



The Corporation of the Town of Whitby Request for Proposal

Project Number: RFP-71-2020

Project Name: Architectural (Prime Consultant) Services for the North Whitby Sports Complex

Closing Time: 2:00:00 P.M. Local Time

Closing Date: **September 3, 2020**

Electronic Bid Submissions Only, shall be received by the Bidding System, no later than 2:00:00 p.m. local time, on the Bid closing date.

Contact: Kim Squires, Purchasing Analyst
Telephone: 905.444.2921
Email: squiresk@whitby.ca

From the date on which this Tender is issued until the Proposal is awarded, Respondents (including any directors, employees, officers, agents, consultants, or representatives) should not communicate with the Town directly or indirectly about the Proposal or the Project **except as detailed in the Inquiries Clause within Section 1 or via the designated contact person noted above.**



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Section 1 - Purpose and Instructions to Bidders

All Respondents shall have an active vendor account in the Bidding System and must be registered as a Plan Taker for this Bid Opportunity. The registered Respondent will then be enabled to download the Bid Call Document, receive Addenda notifications, download Addenda and be able to submit their bid electronically through the Bidding System.

The onus is on the Respondent to create a Bidding System Vendor account and register as a Plan Taker for the bid opportunity at <https://whitby.bidsandtenders.ca>

1.1 Background and Purpose

Background:

The Town of Whitby is located on the north shore of Lake Ontario and covers 147.3 sq.km (58.87 square miles). Whitby “Durham’s Business Centre” is located in the centre of the region and is located 48km east of the centre core of Toronto.

The Town of Whitby has a long history of supporting community athletics. The Town has invested in its sport infrastructure and provides world-class recreation experiences to its residents and visitors, while providing a wide variety of community-level sport facilities and programming that serve neighborhoods throughout Whitby.

In 2015 a comprehensive Sports Facility Strategy (SFS) was developed to guide the planning and management of the Town’s sports facilities toward the year 2031 as the forecasted population approaches 193,000 residents. The SFS involved research and a significant amount of community consultation including Public Information Centres, Web Survey and Stakeholder (Sports Affiliations) Focus Groups.

The concept of the North Whitby Sports Complex (NWSC) was first identified as part of the SFS which was approved by Council in 2015. The SFS identified the need for a number of indoor facilities to be constructed in order to maintain service levels for a growing community. It was determined that the facilities would be consolidated under one roof while also containing non-sport components which include meeting rooms, arts and cultural space and studios. The purpose of this project is to create a multi-faceted hub of community services in one location. The link to the full SFS report is included in **Attachment A** for reference.

The North Whitby Sports Complex will be located on a parcel of land, 5.677 hectares (14.03 acres) on the west side of Baldwin Street North. The NWSC is anticipated to attract over 1.5 million visits annually.

An aerial map of the site is included in the North Whitby Sports Complex Update slideshow which was presented to the various Town of Whitby Sports Affiliations for input in early 2020 (refer to **Attachment B**).



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Purpose:

The Town of Whitby is soliciting proposals from Architectural firms (the “Prime Consultant”). The Prime Consultant will be responsible for undertaking comprehensive design services for the site planning, programming, schematic design, design development, construction documentation, permitting, tendering and construction administration for the NWSC located in Whitby, Ontario. The Prime Consultant’s scope of work includes but is not limited to the following design requirements:

- A twin-pad arena with 85’ by 190’ ice pads encircled by a three-lane indoor walking/running track;
- Indoor aquatics centre with a 8 lane, 25 metre lap pool and separate leisure and therapeutic pools;
- Active Living/Wellness Studio/Multi-Purpose Space;
- Meeting rooms, arts and cultural space and studios to create a multi-faceted hub of community services in one location;
- Associated administration spaces; and
- Full site development & site servicing. This includes all hard & soft landscaping, parking, pedestrian connectivity, vehicle circulation/parking and underground site services from the property line to the building.

The Prime Consultant will be in good standing and registered with the Ontario Association of Architects and must have extensive **experience** in the design of multi-use indoor sports facilities, having completed projects of **similar size and use over the past five years.**

The project will include sustainability principles in the overall design resulting in a high performance building. The successful Respondent will incorporate the following design strategies on the project:

1. Leadership in Energy and Environmental Design (LEED) rating system for LEED Gold Certification;
2. The Canada Green Building Council’s Zero Carbon Building Standard (ZCB) certification;

Note: The Town of Whitby acknowledges the additional costs related to LEED and ZCB certification. The Prime Consultant will be responsible for identifying and quantifying these costs in the various cost estimates identified in Section 3.5.1.(u). The Town will determine whether to proceed with selective sustainability initiatives based on the approved budget.

3. Brooklin Urban Design and Sustainable Development Guidelines (click on hyperlink to obtain the full Guideline) [Brooklin Urban Design and Sustainable Development Guidelines](#) ; and
4. Brooklin Community Secondary Plan (click on hyperlink to obtain the full Plan) [Brooklin Community Secondary Plan](#)



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The Town of Whitby is in the process of completing a feasibility study to build a District Energy Plant (DES) adjacent the NWSC. The DES could provide hot and chilled water to the NWSC. The DES construction may be completed following occupancy of the NWSC. Respondents will be required to provide flexible and sustainable design solutions to minimize the impacts of the turnover from conventional systems to district energy if such a situation would occur. Design guidelines for District Energy ready buildings will need to be consulted.

The project design in its entirety shall meet or exceed the requirements of the Ontario with Disabilities Act (AODA).

The selected Prime Consultant will work with the Town of Whitby to confirm the square footage requirements for the building.

The Prime Consultant Agreement to be executed shall be the Ontario Association of Architects Standard Form of Contract for Architect's Services, Document 600 – 2013, amended October 1, 2019 (OAA Document 600 – 2013), as amended by the Town of Whitby's Supplementary Conditions. Refer to **Attachment D**.

The construction will be completed in the form of a CCDC 2 – 2008 Stipulated Price Contract modified by Supplementary Conditions.

There are no drawings for the site. The successful Respondent is required to complete all required electronic documentation in Revit format compatible for conversion to AutoCAD.

The project design documentation will be written and illustrated in accessible viewing format following AODA requirements.

Section 3 provides the Terms of Reference for this Project in further detail.

1.2 Electronic Bids Submission

Electronic bid submissions only, shall be received by the Bidding System, until **2:00:00 p.m. local time**, on **Thursday September 3, 2020**. The date and time shall be determined by the Town's Bidding System web clock.

Late Bids shall not be accepted by the Town's Bidding System.

Respondents are cautioned that the timing of their Bid Submission is based on when the Bid is **received** by the Bidding System, **not** when a Bid is submitted by a Respondent, as Bid transmissions can be delayed in an **"Internet Bottleneck"** due to file transfer size, transmission speed, etc.

For the above reasons, the Town recommends that Respondents allow sufficient time to upload their Bid Submission and attachment(s) (if applicable) and to resolve any issues that may arise well before the Bid Closing date/time.

The Bidding System will send a confirmation email to the Respondent advising that their bid was submitted successfully. If you do not receive a confirmation email, contact Bids and Tenders Support at support@bidsandtenders.ca (8am to 5pm EST) immediately.



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Proposals will be called, received, opened and awarded in accordance with the Town of Whitby's Purchasing Policy. A copy is available upon request or can be accessed on the [Town of Whitby's website](#).

Documents

Ensure your Bid submission document(s) conforms to the following:

1. Documents should be in PDF format. Documents should not be provided in any other format.
2. Documents should not have a security password, as the Town may not be able to open the file. It is the Respondent's sole responsibility to ensure that their uploaded document(s) are not defective, corrupted or blank and that the documents can be opened and viewed by the Town.
3. The Town may reject any Bid where any document(s) cannot be opened and viewed by the Town.
4. If a Respondent requires to upload more than one (1) document, the Respondent should combine the documents into one Zipped file, as per instructions stated below.

If uploading a zipped file containing more than one (1) document, please ensure each document is named, in relation to the submission format item responding to, for example, if responding to the Previous Experience category save the document as "Previous Experience".

To compress (or zip) a file or folder, follow these steps

1. Locate the file or folder to compress.
2. Right-click the file or folder, point to **Send to**, and then click **Compressed (zipped) folder**.

A new compressed folder is created in the same location. To rename it, right-click the folder, click **Rename**, and then type the new name.

1.3 Withdrawal/Edit Bid Submission

Respondents may edit or withdraw their Bid Submission prior to the closing date and time. However the Respondent is solely responsible to ensure the re-submitted bid is received by the Bidding System as outlined in Part A - Instructions to Bidders.

1.4 Inquiries

Any questions pertaining to the bid document or process **must be received no later than 2pm on Friday August 21, 2020** and must be submitted by clicking on the "Submit a Question" button on the Town's Bids and Tenders web page. All responses to questions on the specific project will be responded to via Addenda.

1.5 Addenda

It may be necessary for a variety of reasons to issue Addenda. All information defined



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within the Addenda shall form an integral part of the Proposal document.

The Bidding System shall require Respondents to acknowledge any Addenda and applicable attachment(s) in order to submit a Bid.

The Town will endeavor to issue any Addenda through the Bidding System forty-eight (48) hours prior to the closing date and time and may extend the closing date as deemed appropriate by the Town.

The Town encourages Respondents **not** to submit their Bid **prior to** forty-eight (48) hours before the Bid closing date and time, in the event that any **Addenda** are issued. If a Respondent submits their bid prior to this or at any time prior to the bid closing and any **Addenda** are issued by the Town, the Bidding System shall automatically withdraw the Bid submission and change the Bid submission to an incomplete status (**not accepted by the Town**). The withdrawn Bid can be viewed by the Respondent in the "My Bids" section of the Bidding System. The Respondent is solely responsible to:

- make any required adjustments to their Bid; and
- acknowledge the Addenda; and
- Ensure the bid is resubmitted and received by the Bidding System **no later** than 2:00:00 p.m. local time, on the Bid Closing Date

1.6 Non Mandatory Site Visit

There will be no scheduled site visit for this RFP

1.7 Contract Award

It is the intention of the Town to award this proposal to the Respondent who best meets the needs of the Town.

The Town reserves the right to not make award to the highest ranking or any Respondent if it is determined that the cost of completing the work exceeds budgetary constraints. The Prime Consultant Agreement to be executed shall be the Ontario Association of Architects Standard Form of Contract for Architect's Services, Document 600 – 2013, amended October 1, 2019 (OAA Document 600 – 2013), as amended by the Town of Whitby's Supplementary Conditions.

1.8 Contract Duration

This contract shall be in effect until the full implementation/completion. The successful Respondent is to provide full design and construction administration services. Refer to Section 3 for the anticipated milestone schedule dates.

1.9 Bid Acceptance

Proposals shall be irrevocable and valid for acceptance by the Town of Whitby for a period of one hundred and twenty (120) days after the Proposal closing date.



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1.10 Pricing/Payment

All pricing shall be inclusive of all travel, training, disbursements, etc. as no additional charges will be accepted by the Town.

The Successful Respondent will be paid through electronic payment as per the **Town's Standard Terms and Conditions**, Terms of Payment.

1.11 Provisional Item(s)

The Town of Whitby reserves the right to award the project with or without Provisional Item(s). Provisional pricing is subject to section 1.10 Pricing/Payment clause and must exclude HST.

All costs associated with the **Sustainable Design Consultant** will be considered a Provisional Item. These costs must be shown separately on the pricing page (excluding HST) for Provisional Item. The Town reserves the right to utilize or remove these services and costs associated with the Provisional Item, as required. This Provisional Item should be detailed within the submission as instructed in Section 2.9 Financial Component and Section 3 – Terms of Reference and only the total cost of the Sustainable Design Consultant (Provisional Item), excluding HST, will be entered on the pricing page for Provisional Item. The sum of all costs (excluding HST) on the pricing page will be used to calculate Criteria 5 – Price Proposal.

1.12 Taxes

The Town of Whitby shall comply with the Harmonized Sales Tax (HST) legislation as enacted in the Federal Excise Tax Act (ETA), which came into effect on July 1, 2010.

All prices quoted shall include applicable customs duty, freight, insurance and all other charges of every kind attributable to the work.

HST is to be shown separately and added to the base amount to arrive at the Total Proposal Price.

1.13 Schedule of Events

The schedule of events set out below represents the Town's best estimate of the time frame that will be followed for the project. Although every attempt will be made to meet this schedule, the Town reserves the right to modify any or all dates at its sole discretion without notice or penalty.



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Activity	Completion Date
RFP Issue Date	July 24, 2020
Deadline for questions/clarifications	August 21, 2020
Response to questions (final addendum)	August 27, 2020
Deadline for Submissions	September 3, 2020
Evaluation Period (by Evaluating Committee)	Sept 4 th to Sept 18 th
Consensus Meeting (w/Evaluating Committee)	Sept 22, 2020
Notification of Short Listed Respondents	Sept 22, 2020
Presentation/Interview by Short Listed Respondents (*Respondents should be mindful of these two dates)	*Sept 30 th and Oct 1 st
Council	November 2, 2020
Award	November 3, 2020

This tentative schedule should be used as a guideline by each Respondent in preparing their submission.

***Dates are estimates only. Award is subject to the appropriate Town approvals.**

1.14 Joint or Consortium Proposals

The submission of joint or consortium Proposals is acceptable. One (1) person or company is to be identified as the Prime Consultant and “Key Contact Person” and be prepared to represent the consortium to the Town. The Key Contact person will serve as the primary contact and take overall responsibility for all communications with the Town during the Proposal submission, evaluation, and any negotiation process and, therefore, act as the entity which will assume the full legal liability to the Town under the Contract, once formed, for the performance of all consortium members’ obligations.

1.15 Bid Call Documents

The Town's Bid Call Document may include, but is not limited to, Section 1 – Purpose and Instructions to Bidders, Section 2 Proposal Submission Requirements, Section 3 Terms of Reference, Section 4 Evaluation and Selection Criteria, 5 Preview of Online bidding system schedules and the following additional documents and forms:

- [Town's Standard Terms and Conditions](#)
- [Certificate of Insurance form](#)
- Attachment A – Sports Facility Strategy (SFS) Report - Link
- Attachment B – North Whitby Sports Complex Update
- Attachment C – Sample - Life Cycle Analysis Sheet
- Attachment D – RAIC Document 600 Supplementary Conditions



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1.16 Contract Performance

The Town reserves the right to conduct a performance evaluation at any time during the contract term. It is the Town's expectation that any issues raised as a result of the performance evaluation will be corrected by the Respondent in a timely manner.

The Town may, without invalidating the contract, suspend performance by the Respondent, for all or any portion of the work, until such time as any performance issues have been resolved.

An annual performance evaluation will be conducted to determine if the Town will continue the contract for any optional term(s). The annual performance evaluation will include but not be limited to the following:

- Level to which the Respondent onsite are meeting the contract requirements (ie. arriving on-time, performing duties as assigned, etc);
- Timely resolution to any previous performance issues raised;
- Invoicing accuracy; and
- Professionalism of the Respondent and their employees.

1.17 Code of Conduct

The Respondents employees shall conduct themselves in such a fashion that ensures the safety of themselves, Town employees and the general public while performing the duties required within this contract. The Respondents employee shall ensure the Town's good name and is aware that they are considered to be responsible and liable for their actions.

The Respondent shall, at all times, be polite and courteous and address all Town inquiries in a respectful manner. The Respondent shall respond to inquiries and complaints regarding all aspects of the contracted work in a timely fashion. The Respondent will further ensure that a high standard of service, courtesy and consideration is exhibited in all of their dealings with Town staff and the public.

Should any Respondents employee give just cause for complaint (of which the Town shall be sole judge) then the Respondent shall take progressive disciplinary measures as necessary up to and including removal of the employee in question from the Town's project.

The Respondent and its employees shall abide by the Town of Whitby's Public Code of Conduct Policy.

1.18 Proposals in English

All Proposals are to be in English only. Any Proposal received by the Town of Whitby that is not entirely in the English language may be disqualified.



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1.19 Insurance Requirements

Insurance is a requirement for this contract and shall be provided within five (5) business days of the Town's request in accordance with the **Town's Standard Terms and Conditions**, Insurance.

The Town uses a third party vendor, QcSolver to assist in the tracking of WSIB clearance certificates and Town of Whitby certificates of insurance.

QcSolver will be requesting these certificates on the Town's behalf and ensuring that the documentation is received and paperwork is up to date to ensure contract compliance.

All information will be kept confidential and shared only with Town of Whitby staff.

The Respondent shall take out and keep in full force and effect throughout the project until completion, and any renewals thereof, **Comprehensive General Liability** Insurance including premises and all operations. This insurance coverage shall be subject to limits of not less than **\$5,000,000.00** inclusive per occurrence for third party Bodily Injury and Property Damage or such other coverage or amount as may be requested as per the Town of Whitby's Certificate of Insurance.

The policy shall include the Corporation of the Town of Whitby as an additional insured in respect of all operations performed by or on behalf of the Respondent. **The [Certificate of Insurance form](#), (enclosed in this web link) shall be completed by the Contractor's agent, broker or insurer and shall be provided prior to the commencement of work.** Further certified copies shall be provided upon request. The Town of Whitby requests your co-operation in having this form completed as is with no amendments being allowed or accepted. The Respondent must carry valid insurance in accordance with the agreement for the entire duration of the agreement. The successful Respondent must provide a facsimile or email copy with the original signature.

The Respondent shall take out and keep in full force and effect throughout the project until completion, and any renewals thereof, **Vehicle Liability insurance** (for all licensed vehicles and equipment) in a combined amount of not less than **\$2,000,000.00** per occurrence, against claims for bodily injury and/or property damage including claims against the Contractor under any hold harmless or indemnity provisions of the Contract in respect of motor vehicles owned or leased by the Respondent which are required by law to be licensed.

The Respondent shall also take out and keep in full force and effect throughout the project until completion, and any renewals thereof, **Professional Liability** insurance in a combined amount of not less than **\$5,000,000.00** per occurrence.



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1.20 Health and Safety

All work shall be carried out in compliance with all governing regulations including the Occupational Health and Safety Act and its regulations. The Respondent shall ensure employees and sub-contractors are aware of and comply with such regulations.

In accordance with OHSA standards, the Successful Respondent shall comply with all measures implemented to control the spread of COVID-19 and abide by any measures implemented by the Town when working or meeting within a Town facility.

Workplace Safety and Insurance Board (WSIB) clearance certificate may be requested to be provided by the Successful Bidder prior to award and commencement of work as per the Town's Standard Terms and Conditions, Workplace Safety and Insurance Board.

Note: Workplace law has changed in Ontario. Please note that Independent Operator status letters no longer apply after 2012.

1.21 Experience and References

Respondents must have previous successful experience with sports facilities projects of similar size and use preferably to be considered for award. Refer to Section 2.10 Client References for more information.

The Town of Whitby reserves the right to contact these references or others in order to obtain information relating to the Respondent's qualifications, business experience, financial resources, reliability, reputation, or other factors that may relate to this project. The Town reserves the right not to award this Proposal to any Respondent whose qualifications or experience are deemed unsatisfactory for the services required under this Proposal. The Town reserves the right not to award this Proposal to any Respondent with whom the Town has experienced consistent service-related problems within the past two years from date of Proposal.

1.22 Timing of Work Completion

Proposals to include a detailed schedule with deliverables based on the Respondents experience and the Town's project milestone dates identified in Section 3.

1.23 Brand Guideline

Projects that contain the Town of Whitby logo or brand should follow the guidelines outlined in the Town of Whitby Brand Guideline document that can be obtained upon request.

1.24 Legislation

The Respondent shall obey all Federal, Provincial and Municipal Laws, Acts,



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Ordinances, Regulations, Orders-in-Council and By-Laws which could in any way pertain to the work outlined in the Contract or to the employees of the Respondent. Without limiting the generality of the foregoing, the Respondent shall satisfy all statutory requirements imposed by the Occupational Health and Safety Act and Regulations made there under, on a supplier, a Constructor and/or Employer with respect to or arising out of the performance of a Respondent's obligations under this Contract.

The Respondent will render the Town of Whitby free from any liability which might arise from any breach of the Municipal, Provincial or Federal Regulations, Ordinances, By-Laws or Laws and from any debts or obligations contracted by himself or his employees in conjunction with the performance of this contract.

Should a dispute arise from the terms and conditions of this contract regarding meaning, intent or ambiguity, the decision of the Town of Whitby shall be final.

1.25 Supplemental Terms and Conditions

Proposals including supplemental terms and conditions may be accepted. Provisions that conflict with those contained in the RFP or diminish the Town's rights under any Agreement resulting from the RFP will be considered null and void. The Town is not responsible for identifying conflicting supplemental terms and conditions before issuing an Award.

The Prime Consultant Agreement to be executed shall be the Ontario Association of Architects Standard Form of Contract for Architect's Services, Document 600 – 2013, amended October 1, 2019 (OAA Document 600 – 2013), as amended by the Town of Whitby's Supplementary Conditions.

After Award, if conflict arises between a supplemental term or condition included in the Proposal and a term or condition of the RFP, the term or condition of the RFP will prevail. If the Town's rights would be diminished as a result of application of a supplemental term or condition included in the Proposal, the supplemental term or condition will be considered null and void.

1.26 Errors and Omissions

The Town shall not be held liable for any errors or omissions in any part of this RFP. The information contained in the RFP is supplied as a guideline for Respondents and is not necessarily comprehensive or exhaustive. Nothing in the RFP is intended to relieve the Respondents from forming their own opinions and conclusions.

1.27 Material Supplied by the Town

All material (i.e., requirements, designs, documentation, plans and information) viewed or obtained by the Respondent in connection with this RFP is the property of the Town



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and must be treated as confidential, unless otherwise stated. The material shall not be used for any other purpose other than replying to this RFP and the fulfillment of any resulting Agreement. All material shall be returned upon request of the Town.

In the event of conflicts or inconsistencies among material viewed or obtained, documents with the most recent date shall prevail, unless specified in the RFP. Where there are any inconsistencies between this RFP and the material, the RFP shall prevail.

1.28 Non-Disclosure and Conflict of Interest Agreement

Due to the nature of the work and potential exposure to confidential information, the Successful Respondent(s) may be required to sign a Non-Disclosure and Conflict of Interest Agreement. Therefore proposals shall include a statement indicating whether or not the Respondent(s) or any individuals proposed to work on the project has a possible conflict of interest, and if so, describe the nature of that conflict. The Town reserves the right to cancel the Award or Agreement if any interest disclosed from any source could either give the appearance of a conflict or cause speculation as to the objectivity of the Respondent in completing the work. The Town's determination regarding any questions of conflict of interest shall be final.

1.29 Municipal Freedom of Information and Protection of Privacy Act

All correspondence, documentation and information provided to the Town, including the submission of Proposals, shall become the property of the Town. As such, these items are subject to the Municipal Freedom of Information and Protection of Privacy Act, and may be subject to release pursuant to the Act.

Respondents are reminded to identify in their Proposal any specific scientific, technical, commercial, proprietary, or similar confidential information, for which disclosure could cause them injury. Complete Proposals are not to be identified as confidential.

1.30 Preparation Costs

The Town will not pay for any costs associated with the preparation, submittal, presentation, or evaluation of any Proposal.

1.31 Evaluation of Proposals

A selection committee made up of Town staff will evaluate the proposals. The scoring will be based solely on the evaluation factors outlined in Section 4, Evaluation and Selection Criteria. The selection committee may choose one or more top rated Respondents for a presentation/ interview/ demonstration, if required. The selection committee will then complete a final evaluation based on the evaluation criteria outlined



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in Section 4 and arrive at a final consensus score. Scoring will be done based on that testing to determine the Successful Respondent (see Section 4.2 Selection Process). The Town of Whitby Purchasing Services Division will facilitate the evaluation process.

1.32 Assignment

The Respondent shall not assign the contract or any portion thereof without the prior written consent of the Town.

1.33 Complete Proposal Submission

Notwithstanding all submission requirements identified elsewhere in this RFP, proposal submissions will be deemed complete if they fully respond to all tasks identified under Section 3, Terms of Reference.

1.34 Value Added Proposals

Respondents are encouraged to identify and integrate value-added opportunities into their proposals, recognizing the significance of this project. Recommendations of tools (or technologies or solutions) that will help the Town achieve its goals and bring innovation and efficiencies or saving to the Town will be viewed favorably (see Section 4, Evaluation Criteria for details).

1.35 Covid-19 or Pandemic

Should the COVID-19 Pandemic be a factor upon project award in terms of physical distancing requirements, the Respondent should identify how the project will be undertaken to ensure physical distancing by conducting meetings virtually and other tasks through alternative means. If physical distancing is no longer a concern or can be accommodated to provide for in-person meetings, then the Town's expectation is that all meetings identified occur in-person. All pricing shall include the cost to organize and attend all meetings, consultations, mapping exercises and/or focus groups, regardless of how the meetings are conducted, being either in-person or virtual.

The Respondent should confirm that any alterations to timeframes or project duration resulting from the COVID-19 pandemic, or related consequences of the pandemic, will be accommodated at no additional cost to the Town

1.36 Reserved Rights

The Town of Whitby reserves the right to:

- a) Cancel the Proposal at any time prior to acceptance of a bid;
- b) Evaluate submissions based on past performance, timely project



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completion, appropriate manpower, equipment and facilities;

- c) Reject any or all bids;
- d) Cancel any order if the goods or services are unsatisfactory;
- e) Accept the Proposal in whole or in part;
- f) Reject any Proposal where satisfactory evidence of Respondents experience to successfully prosecute and complete the work in the specified time, is not furnished by the Respondent;
- g) Not consider a Respondent who has been terminated by the Town or has been deemed by the Town to have provided unsatisfactory performance on any previous or current contract, or based on previous dealings between the Town and the Respondent;
- h) Not consider a Respondent who is currently involved in or responsible for litigation of any kind against the Town; and
- i) Not accept the lowest or any Proposal.

Without limiting the generality of the foregoing, any Proposal which is incomplete, illegible, and obscure or which contains alterations not called for, or irregularities of any kind, may be rejected.



Section 2 - Proposal Submission Requirements

2.1 Proposal Format and Content

The Town discourages overly lengthy and costly Proposals. However, for the Town to evaluate Proposals fairly and completely, Respondents should provide all of the information requested in the format set out in the RFP. Failure to provide all required information may result in the Respondent being disqualified or scoring poorly in the evaluation.

Respondents to submit their Proposal with each of the following sections clearly identified and presented in separate sections. All pages are to be numbered for reference. Respondents are encouraged to upload one complete document file.

Accessible Documents

Studies, Reports, Specifications, drawing (if possible) and/or Plans that result from this project must be created and provided to the Town in an accessible format compatible to Adobe Acrobat XI or higher. Please refer to the [Town of Whitby's Purchasing web page](#) for a link on How to Create an Accessible Document (AODA).

2.2 Table of Contents

The Respondent should provide a Table of Contents adhering to the format outlined herein.

2.3 Introduction

Proposals should include the complete name and address of the firm and the name, mailing address, and telephone number of the person the Town should contact regarding the proposal.

Proposals should confirm that the firm will comply with all of the provisions in this RFP. A Respondents failure to include these items in their proposals may cause their proposal to be deemed non-responsive and the proposal may be rejected.

2.4 Executive Summary

The Respondent should provide a general overview of their RFP response.

2.5 Understanding of the Project

- Provide a written summary demonstrating the Respondents understanding and unique approach to this project, including an understanding of the challenges and



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- opportunities of the project. Include potential strategies to overcome the project
- Include a description of the design vision to be beneficial in achieving design excellence in this project while satisfying the Town of Whitby's requirements.
 - Identify the approach to incorporating sustainability and energy efficient design provisions into the project.

Submissions shall include methods and processes utilized by your Team which lead to the successful completion of a project within timeframes indicated.

2.6 Respondent Background & Project Experience

Respondents are to provide an overview of the company detailing the following:

Background

- (a) Respondents background including the number of years the Prime Consultant has been in business. A brief description of any sub-consultant's company background should also be provided
- (b) Respondents organization chart to show the current corporate structure

Project Experience

- (c) Provide documentation that clearly demonstrates the experience and success of the Prime Consultant and the proposed Project Team for five (5) projects of similar size and complexity over the past ten (10) years. Listed projects to include the following information:

- Name of Owner
- Project address
- Project description
- Building amenities including sizes of spaces;
- Estimated budget and final construction cost;
- Project start and completion dates;
- Relevant design drawings, renderings and photographs;
- List the sub-consultants engaged by the Prime Consultant;
- Identify sustainable and energy efficient design provisions included in the project; and
- Describe any challenges or constraints on the project and how they were overcome.

2.7 Respondent Team and Qualifications

Resumes of proposed staff resources to be utilized on the project should be included in the response. The resumes should be brief and succinct to demonstrate contributions that are relevant to this project.

The submission shall also include a brief overview of the Lead Designer and remaining



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project team. For the Lead Designer and each team member please list:

- (a) Qualifications and experience of the Lead Designer including a summary resumes/curricula, relevant experience, certifications and designations, training, and years of experience in that role.
- (b) Qualifications and experience of the various Project Team members from the architectural firm all listed sub-consultants who will play a primary role in the project. Provide resumes/curricula, LEED and/or ZCB qualifications, relevant experience, certifications, designations and training, and years of experience and roles and responsibilities. Include any examples where the sub-consultants have worked together with the Prime Consultant on previous projects. Identify the roles and responsibilities of each member of the project team during the various phases of the project.

The Lead for the Prime Consultant will be an Architect who is registered to practice in the Province of Ontario and should possess ten (10) years' experience in the design, community consultation, preparation of construction documentation and contract administration relevant to recreation facilities.

Engineers must be licensed to practice in the Province of Ontario and have a consulting engineer designation in the required disciplines.

2.8 Schedule and Staff Resource Time Matrix

Include a project schedule including a Gantt Chart outlining the scope of work to be undertaken/milestone dates and a Staff Resource Time Matrix.

2.9 Financial Component

The Financial Component shall include an itemized list to complete the project. Costs for individual tasks shall be provided and the total cost including all travel, mileage, fees, meals and disbursements will become the upset limit of the project which shall not be exceeded without prior authorization from the Town. The Respondent shall be responsible for all project costs.

Additional Services Fee – Include hourly rates for all personnel (Architect and Sub-Consultants) that would be assigned to this project

Costs for additional items recommended by the Respondent beyond those requested in the RFP shall be identified clearly and priced separately. The Respondent shall also propose a schedule for invoicing and payments that is tied to well-defined, specific deliverables.

Prices and charges quoted shall be firm without escalator clauses or other qualifications, and be expressed in Canadian currency. All applicable duty and excise



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taxes shall be included, excluding Harmonized Sales Tax (H.S.T.), which shall be shown separately on the total cost, where applicable. Should any additional tax, duty or variation in any tax or duty imposed by the Government of Canada or Province of Ontario become directly applicable to the project subsequent to submission of the Proposal and before the delivery of the completed project covered by the Agreement, an appropriate increase or decrease in the price of the work may be negotiated to compensate for such changes as of the effective date thereof.

2.10 Client References

Submissions must include a list of four (4) or more client references of projects completed over the past ten (10) years. References should be similar in scope, complexity and value as described in this RFP. The Respondent name, contact person(s), contact title, phone number and email address must be included.

The Town of Whitby reserves the right to contact these references or others in order to obtain information relating to the Respondents qualifications, business experience, financial resources, reliability, reputation, or other factors that may relate to this project. The Town reserves the right not to award this Proposal to any Respondent whose qualifications or experience are deemed unsatisfactory for the services required under this Proposal. The Town reserves the right not to award this Proposal to any Respondent with whom the Town has experienced consistent service or performance related problems within the past two years from date of Proposal.



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Section 3 - Terms of Reference

The schedule of events set out below represents the Town's best estimate of the time frame that will be followed for the project. Although every attempt will be made to meet this schedule, the Town reserves the right to modify any or all dates at its sole discretion without notice or penalty.

After Award of the RFP below are estimated completion dates of activities.

Activity	Completion Date
Functional Program, Site Planning, Room Data Sheets and Block Schematics	December 2020 to April 2021
Due Diligence Investigations	Spring 2021
Site Planning Process	March to October 2021
Schematic Design, Design Development and Construction Documentation	April 2021 to January 2022
Building Permit Submission	November 1, 2021
Issue Construction Tender	March 1, 2022
Construction Tender Award	End of April 2022
Construction Period	May 2022 to June 2024
Full Occupancy/Substantial Performance	July 2024

3.1 Components of Project

In consultation with the Town, the successful Respondent will provide all Architectural (Prime Consultant) services described in this RFP for the North Whitby Sports Complex.

Drawings and specifications created for tendering documents must be provided in an accessible format.

3.2 Project Organization and Governance

The Town of Whitby intends to form an agreement for full design services with a single architectural firm who shall act as the Prime Consultant, and coordinate delivery of integrated services as proscribed by this Request for Proposal.

The lead for the consulting team will be an Architect (Prime Consultant) who is registered to practice in the Province of Ontario and possess significant recent experience in the design and construction administration relevant to sports complexes.

Engineers must be licensed to practice in the Province of Ontario and have a consulting engineer designation in the required disciplines. The consulting team will have responsibility for all necessary consulting services for the project.



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The Prime Consultant will organize regular meetings with the Town of Whitby Project Team throughout the planning, schematic design, design development, construction document, tendering and construction administration phases to ensure the productive engagement of all parties, as well as identify any areas of concern. The Respondent shall be responsible to produce minutes of all such design meetings within three (3) business days of the meeting, and shall forward copies of these minutes to the Town of Whitby.

The Prime Consultant Team Lead shall be responsible for the management of expenditure of fees and deliverables, and will report regularly to the Town of Whitby on the status of deliverables and fee expenditures. The Town of Whitby will accept no responsibility for extra fees that were not identified ahead of expenditure, and mitigated wherever reasonable.

3.3 Fee References shall be as follows

A – Lump sum

B – Hourly Rates for additional services

3.4 General Project Requirements

The following sections outline the Prime Consultant's responsibilities on the project. The Prime Consultant will be required to plan, coordinate, manage and control all aspects of the project under the direction of the Town of Whitby Facilities staff by providing all of the necessary personnel and resources to complete the project except where materials or information is to be supplied by the Town or other agency as specifically indicated.

Without necessarily limiting the scope of services, the technical expertise and skills that must be supplied by the Respondent in fulfilling the design requirements of this assignment must include the following disciplines at a minimum:

- Architecture including but not limited to:
 - Site Planning
 - Functional Programming
 - Full Base Building and Interior Design
 - Aquatics and Arena Design Specialists
 - Asset Management Life Cycle Analysis (refer to section 3.5.3(e))
- Building Code, Fire and Life Safety Consultant
- Structural Engineer
- Mechanical Engineer
- Electrical Engineer
- Audio Visual, Security & Information Technology Consultant
- Civil Engineer
- Acoustical Consultant



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- Sustainable Design Consultant (Provisional Item) for LEED Gold certification and ZCB certification which also includes Building Envelope Specialist and Energy Modeling and Life Cycle Costing (capital cost vs operating cost) Analysis (this is a provisional item and all costs associated must be included as such, See Section 1.11 Provisional Item)
- Building Commissioning Consultant
- Vertical (Elevator) Transportation Consultant
- Landscape Architect
- Wayfinding & Signage Consultant
- Independent Cost Consulting Firm with PQS Designation
- Hardware Consultant
- Transportation Consultant
- Other consultants as deemed appropriate relative to the specific project under consideration

Note: The successful Respondent will also work with the Town of Whitby on the procurement and implementation of the furniture and equipment in the building. This scope of work includes providing the appropriate building infrastructure in the design to support the selected furniture and equipment. The Respondent will also be required to provide recommendations on the furniture selection process to be procured by the Town of Whitby.

3.4.1 Phase 1 – Site Planning, Block Planning, Schematic Design, Design Development and Tender Documentation

- a) Visit the site to undertake detailed investigations, site measurements and verify existing conditions;
- b) Complete detailed design adhering to building code requirements and comply with the Town of Whitby Accessibility Documents;
- c) Review and confirm site infrastructure capabilities (in particular power, water, communications, stormwater management facilities, sewer, gas, etc.) to confirm suitability on the project;
- d) Conduct visioning sessions with the Town of Whitby at the beginning of the project;
- e) Develop the space and functional program with the Town of Whitby;
- f) Prepare design briefs for the design disciplines for review and approval prior to starting the schematic design phase;
- g) Review LEED and ZCB program requirements to ensure schematic design of the facility would earn a LEED Gold and ZCB certification status and demonstrate the additional capital funding required to meet that standard;
- h) Create individual room data sheets for all areas of the new and renovated facility and summarize initial program requirements;
- i) Attend and lead all meetings with regulatory officials to obtain the required approvals. Prepare all Site Plan Application (SPA) and Committee of Adjustment (CofA) documents and obtain approval with the Authorities



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Having Jurisdiction. Coordinate with the Authorities Having Jurisdiction for the SPA, Building Permit, Central Ontario Conservation Authority (CLOCA) and other authorities responding to and resolving any outstanding conditions in a timely manner. Lead all meetings required to obtain the required approvals;

- j) Engage Urban Design staff of the Planning and Development Department early in the design process to ensure compliance with Town standards and expectations, including, but limited to, those detailed in the Town of Whitby's Official Plan, the Brooklin Community Secondary Plan, and the Brooklin Urban Design and Sustainable Development Guidelines;
- k) Apply for the building permit on the Town of Whitby's behalf;
- l) Research and apply to any grants including but not limited to energy and water incentives and rebates through various organizations, including Enbridge Gas and Savings by Design, Elexicon, as well as federal grants. This may require participating in design charrettes. The consultant is to incorporate in their design any incentives that are feasible.
- m) Meet with the Town of Whitby Internal Stakeholders (Facilities, Recreation, Technology & Innovation Services, Parks, Public Works, etc) to understand the project requirements and communicate the design concepts and deliverables throughout the project;
- n) Chair regular design meetings with the Town of Whitby's Project Team and produce meeting minutes within 72 hours following the meeting;
- o) Present to the Senior Leadership Team (SLT) at various design milestones in the project to review the design progress and answer questions related to the project. The meeting will include visual renderings in order to adequately represent the project design;
- p) Oversee and assume responsibility for assembly, coordination, and management of all Sub-Consultants;
- q) Provide the terms of reference (scope of work) to be included in the geotechnical Request for Proposal (RFP) issued by the Town of Whitby. Analyse the geotechnical report and incorporate the requirements into the overall design;
- r) Include design considerations for potential COVID-19 measures;
- s) Provide the terms of reference (scope of work) to be included in the topographical survey request for proposal. Analyze the topographical survey and incorporate the requirements into the overall design;
- t) Provide terms of reference (scope of work) for any additional due diligence request for proposals that may be required outside of the Prime Consultant's scope of services to enable the design to be completed;
- u) Retain an independent Cost Consulting firm with Professional Quantity Surveyor (PQS) designation to complete cost estimates at the end of the following stages:



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1. Concept Plans (April 2021) – Provide square footage order of magnitude estimates for the 3 design concepts as described in Section 3.5.1(bb)
 2. 25% Schematic Design in Elemental Cost Estimate format (July 2021)
 3. 50% Design Development in Elemental Cost Estimate format (September 2021)
 4. 90% Construction Documentation in Elemental Cost Estimate format (November 2021)
- v) Environmental sustainability strategies shall be integrated into the design of the building. Sustainability strategies shall have measurable benefits from both an operational standpoint and visitor experience of the building;
 - w) Design is to incorporate energy management thinking through the use of an iterative design process. Energy modelling is to be used throughout the design process to inform the design on the feasibility/viability of energy management measures on a life cycle costing (capital cost vs operating cost) basis. These energy modeling reports with the life cycle costing are to be submitted with the cost estimates at the 25% Schematic Design and 50% Design Development stages (refer to 3.5.1(u) above);
 - x) Achieve LEED Gold and ZCB certification under the Canada Green Building Council's certification process. Prime Consultant is responsible for preparing and collecting all necessary documentation and submitting to the CaGBC;
 - y) Provide flexible design for the potential conversion of hot and chilled water from the future District Energy Plant.
 - z) Participate in four (4) meetings with the Town of Whitby's Mid-Block Arterial Road engineering consultant to ensure overall design coordination between the two projects;
 - aa) Include nine (9) individual meetings with the Council members to review the overall design intent and receive input;
 - bb) Provide three (3) design concept options based on the feedback received from the 9 Council Member meetings, Sports Facility Strategy, Project Team and the Community Consultation Meetings. The concept plans will include three (3) block plans including space adjacencies (1 for each option) and six (6) exterior renderings (2 for each option). The preferred option will be selected from the three (3) options;
 - cc) Include one (1) final design presentation to Council highlighting the three (3) design concepts with a recommendation to proceed with the preferred option based on the information gathered from the Council Member and Community Consultation meetings for Council approval;
 - dd) Conduct one (1) meeting with the Town of Whitby's Accessibility Advisory Committee to review the design documents, receive input and obtain formal approval;

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- ee) Attend six (6) Community Consultation meetings and prepare presentation boards highlighting the building features and elements for the three (3) options;
- ff) Assist Town staff in managing and coordinating with internal project stakeholders;
- gg) Prepare detailed landscape design drawings by a licensed Landscape Architect registered under the Ontario Association of Landscape Architects (OALA);
- hh) Provide colour board samples and finish material selection sample boards when presenting to SLT, Council and the Community;
- ii) Provide a list(s) of proposed cost reduction/value engineering strategies to bring the project cost back to budget if the estimate indicates a potential cost overruns;
- jj) Prepare all tender documents in accessible viewing format;
- kk) Develop and manage a regular internal quality assurance review process between the Prime Consultant and Sub-Consultants to ensure the design and work meet quality standards, design codes and Town of Whitby requirements;
- ll) Apply for and obtain all necessary regulatory permits (Site Plan Application, Minor Variances, Building Permit, Conservation Authority, Hydro, Gas, Electrical Safety Authority, etc). Respond to questions from the Building Department and all other Authorities Having Jurisdiction regarding the permit requirements;
- mm) Meet with Town of Whitby to conduct a full turn page review of the tender documents at 80% Construction Documentation and obtain feedback and approval prior to tender issuance. The Town of Whitby feedback on the documentation is to be incorporated into the documents prior to tender issuance;
- nn) Provide a site servicing report including but not limited to: utility/service availability; storm water management; permits; estimated costs and regulations; testing and inspection costs; water flow tests; pressure tests or power load tests, or other required site servicing tests;
- oo) Undertake and provide a storm water management report for the site;
- pp) Participate in the development of the Request for Pre-Qualification of General Contractors (RFPQ). The Town of Whitby will issue the RFPQ and lead the process. The Prime Consultant will review the proposals and be part of the Evaluation Team to shortlist the firms; and
- qq) Present the design documentation to the Town of Whitby Project Team at the end of the following milestones for review and approval:
 - Block Planning
 - Schematic Design
 - Design Development
 - Construction Documentation

3.4.2 Phase 2 – Tender and Construction



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- a) The Town of Whitby will issue the construction tender including the standard general front end document which provides the high level instructions to bidders. The Respondent will work with the Procurement Department and will provide the required pricing items, general requirements & conditions, full drawings and specifications as part of the tender documents. Specifications to be provided in Word format;
- b) The Prime Consultant will provide CCDC2 supplementary conditions for review by the Town of Whitby. The Town of Whitby will incorporate the relevant sections into the tender documents;
- c) Attend and lead the bidders site meeting during the tender period to outline scope of work and answer questions;
- d) Prepare responses to bidder's queries and provide to the Town;
- e) Review the construction tender results and provide comments and recommendations to the Town of Whitby;
- f) Complete a value engineering exercise if the project tender results exceed the Town of Whitby budget and require cost reductions prior to awarding the construction tender;
- g) Provide the Issued for Construction drawings in a AutoCAD digital format and PDF format at no additional cost to the successful general contractor and Town prior to construction mobilization;
- h) Lead the construction kick-off meeting and prepare the agenda and meeting minutes. The selected general contractor will chair and minute all construction meetings following the kick-off meeting;
- i) Prepare Construction Administrative Services such as contemplated change notices, responses to RFI's, change orders, change directives, site instructions, clarifications, field reports, monthly progress reports;
- j) Negotiate the value of contemplated change orders. Recommend acceptance/rejection to the Town's Project Manager;
- k) Complete reviews and approvals of all shop drawings, samples and other submittals from the Contractor during construction;
- l) Follow up with the General Contractor on site progress and outstanding issues in a timely manner;
- m) Attend bi-weekly (or more frequently as required by the project) Owner, Architect and Contractor (OAC) site meetings during construction ;
- n) Review and approve the General Contractor's monthly progress billings (progress draws). Prepare the certificates for payment acting in the role of Payment Certifier for the project. Apply all new Construction Act measures into the scope of services;
- o) Provide contractual interpretations as required;
- p) Prepare regular field review reports with progress photographs on the project (includes all consultants involved in the contract administration of the project);
- q) Determine the point of Substantial Performance and issue the Certificate for Substantial Performance (Form 6) and related documentation;



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- r) Coordinate with the Town's Project Manager with a single point of responsibility in coordinating contractor activities as they relate to this project;
- s) Assist in the implementation of Town requested changes to the contract;
- t) Attend monthly Town of Whitby Project Steering Committee (PSC) meetings with the Town of Whitby;
- u) Assist in the solicitation and coordination of other specialist Consultants and Suppliers for the Town;
- v) Undertake a complete and thorough inspection of the Contractor's work and ensure that deficiencies are being corrected expeditiously and to the satisfaction of the Town;
- w) Provide required documentation to the Authorities Having Jurisdiction in order receive building occupancy and all permits required on the project;
- x) Create a comprehensive deficiency list with input from the General Contractor and Town of Whitby;
- y) Ensure the Contractor submits all warranty and close out documentation to the satisfaction of the Town of Whitby; and
- z) Prime Consultant must understand and adhere to the requirements of the newly introduced Bill 142, An Act to amend the Construction Lien Act to the Construction Act.

3.4.3 Phase 3 – Post Construction

- a) Review all warranties, training, operating and maintenance manuals and related documents for completion prior to the general contractor formally submitting to the Town of Whitby;
- b) Prepare and submit the as-built (Record Drawings) drawings in a Revit digital format compatible for conversion to AutoCAD and PDF format based on the red-line drawings issued by the Contractor;
- c) Provide closure on any outstanding Building Permit and Occupancy related items;
- d) Prepare, submit and follow up on all LEED and ZCB documentation to the CaGBC in order to obtain the building certification; and
- e) Prepare a life cycle analysis of the various building and site components in excel format to correspond with the requirements in the Asset Management Planning for Municipal Infrastructure Regulation, O. Reg 588/17. The Town of Whitby standard Life Cycle analysis sheet sample is included in Attachment C. The excel version will be provided to the Prime Consultant for preparation of the life cycle analysis on this project; and
- f) Advise the Town on the release of final progress payments to the Contractor and release of holdback funds.



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3.5 Services Provided by the Municipality

The Town will provide the following services/information:

Rooms for meeting with the Town of Whitby and the various stakeholders.

Site Plan Application and Building Permit related fees will be paid by the Town.

All relevant documents in the possession of the Town will be provided to the successful Respondent once completed.

This could include, but not be limited to:

- Geotechnical Report
- Environmental Site Assessment Phase 1 and 2 (if required)
- Topographical Survey
- Legal Survey
- Utility Locates
- Any additional relevant reports not included in the Prime Consultant's scope of work in order to complete the project design.

3.6 Fee Proposal

Detailed Fee Proposal Costing

- Provide a detailed Fee Proposal for the services detailed in the Request for Proposal exclusive of HST.
- Provide a schedule detailing hourly rates for all personnel that would be assigned to this project.
- All disbursements are to be included in the base Fee Proposal and shall cover any and all incidental costs associated with fulfilling their obligations under the contract and shall include, but not be limited to, reports, postage, fax, courier, photocopying, telephone calls (both local and long distance), use of cellular phones, mileage and gas (both local and distance), production of drawings, attendance at meetings, hotel accommodation, meals and travel of any nature

3.7 Value Added Opportunities

Anything that is not part of the pricing proposal must be identified separately. Value added opportunities that are included in the cost should be clearly identified as included. Alternative solutions/ designs if applicable.

Section 4 - Evaluation and Selection Criteria

4.1 Evaluation Criteria

Mandatory Evaluation Criteria

All proposals will be reviewed to determine if they are responsive. Note that Electronic Bid Submission requirements under Section 1, Item 1.2 must be followed.

All other items included in Section 1, 2, 3 and 4 that are identified will be evaluated against the criteria listed in the document. Failure to satisfy these requirements will result in lower scoring including failing to achieve the minimum required to proceed in the evaluation.

The Respondent should have the necessary resources, skills, knowledge, education and experience to meet the requirements of this project. Relevant information provided through the Proposal and in any subsequent interview or presentation will be evaluated in terms of:

Evaluation Criteria Rating Chart

Criteria Number	Criteria Description	Weight Factor (points)
1	Respondents Understanding of the Project	10
2	Respondents Background & Project Experience	30
3	Respondents Team and Qualifications	30
4	Detailed Schedule and Staff Resource Matrix	5
5	Price Proposal	25
Step 1 Total		100
6	Shortlisted Respondent Presentations	10
Grand Total		110

Proposals will be evaluated against questions including but not limited to the following:

Criteria #1: Respondents Understanding of Project Requirements

Maximum 10 points

- Has the Respondent demonstrated an understanding of the objectives, challenges and constraints?
- Does the Respondent successfully convey their design vision for the project?



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- Has the Respondent identified the approach to incorporating sustainability design provisions into the project?
- Does the proposal illustrate how the Respondent will meet the specific needs of the Town outlined in the objectives and scope of work?

Criteria #2: Respondents Background and Project Experience

Maximum 30 points

- Does the Respondent successfully demonstrate their capacity and relevant experience on the subject matter?
- Has the Respondent completed projects that included similar sustainable design initiatives?
- Has the Respondent successfully completed five (5) projects of similar size and complexity in the past ten (10) years?

Criteria #3: Respondents Team and Experience

Maximum 30 points

- Does the Lead Designer demonstrate the relevant experience (minimum of 10 years) on the subject matter?
- Has the proposed project team worked together in the past on similar projects?
- Do the proposed listed Architectural and Sub-Consultant Team members provide the relevant experience on the subject matter?
- Does the Project Team composition cover all expertise areas necessary to complete this project to the satisfaction of the Town?
- Degree of evidence of the Project Team members experience with projects of similar size and complexity?

Criteria #4: Detailed Schedule and Staff Resource Matrix

Maximum 5 points

- Does the Gantt Chart provide realistic deliverables and milestones which demonstrate that the project will be completed on schedule?
- Does the Staff Resource Time Matrix illustrate that the Project Team can adequately execute the project?
- Is the allocation of time/resources of the various Project Team members appropriate?

Criteria #5: Price Proposal

Maximum 25 points

A pricing calculation will be made to allocate up to 25 points of the overall rating as further outlined in detail in Section 4.2, Selection Process, Step 3.



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At this point the total score for Criteria 1 through 5 will be calculated and used to short list Respondents with the highest ranking.

Criteria #6: Presentation Criteria (Shortlisted Respondents)

Maximum 10 points

Only those shortlisted proposals rated highest may be invited to take part in a presentation and question and answer session with the selection team. The presentation will provide an opportunity for the top rated Respondent to further describe their Proposals, and allow the selection committee to seek further clarification(s). The presentations will receive a score which is included in the final scoring.

Should the COVID-19 Pandemic be a factor in terms of physical distancing requirements, the Respondent shall be prepared to provide a virtual presentation to the selection committee at the Town's request through the Town's preferred platform.

4.2 Selection Process

A Selection Committee consisting of Town staff representatives will evaluate the Proposals and choose the Selected Respondent. As part of the selection process, the Town may contact one or more Respondents to clarify or obtain more information about their Proposal or to request the Respondent to exhibit or otherwise demonstrate the information contained therein.

It is the Town's intent to enter into an Agreement with one Respondent deemed capable of providing the required deliverables identified in all of the tasks as outlined in Section 3.

The Town may also conduct discussions with Respondents for the purpose of clarification. The purpose of these discussions will be to ensure full understanding of the requirements of the RFP and Proposal. Discussions will be limited to specific sections of the RFP identified by the Town's Purchasing Staff.

Discussions will only be held with Respondents who have submitted a Proposal deemed to be reasonably acceptable for award.

The following steps outline in detail how the proposals submitted will be evaluated:

Step 1 – Evaluation of Criteria 1 through 4 noted in Section 4.1

Only those proposals achieving 60% or greater in each of these criteria sections 1 through 4 will then move on to Step 2 Those achieving less than 60% in any one or more of these areas will not be considered for award.



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Step 2 – Evaluation of Price Proposal

Proposals that have successfully moved through Steps 1 above will have their pricing rated based on the formula listed below:

A maximum of 25pts will be assigned to cost. **Note that the cost scores will be applied only after the evaluation from Step 1 have been completed.**

A formula where the lowest bid is awarded full points and each other bid is calculated against the low bid will be used.

Example : Low Bid \$40,000 Other bid \$50,000 $\frac{40,000 \times 25 \text{ pts}}{50,000} = 20 \text{ pts}$

Based on this calculation the Low Respondent (\$40,000) would get 25 pts and Other Respondent (\$50,000) would get 20 pts.

Scores from Step 1 and Step 2 will be totaled and ranked from highest to lowest out of 100 points. The top rated proposal(s) only will be invited for a formal Presentation.

Step 3 – Reference Check

References may be contacted and will only be rated as a pass/fail whereby references that are considered accurate and relevant based on the size and scope of this project, and prove to validate, to the Town's satisfaction, that the Respondent generally meets the company's expectations will be rated as a pass.

Step 4 – Award

The selection committee will recommend award to the Respondent achieving the highest score as a result of the evaluation of Steps 1 through 3.

4.3 Negotiations

The Town may elect to initiate negotiations with the Selected Respondent prior to Award. The option of whether or not to initiate negotiations rests solely with the Town. The Selected Respondent will be responsible for any expenses to attend any such negotiations.

The Town reserves the right to add terms and conditions during negotiations. These terms and conditions will be within the scope of the RFP and will not affect the Proposal evaluations.

4.4 Failure to Negotiate

The Town may terminate negotiations with the Selected Respondent and commence negotiations with the next highest ranked Respondent if the Selected Respondent:



**Corporation of the Town of Whitby
Request for Proposal RFP-71-2020
Architectural (Prime Consultant) Services - North Whitby Sports
Complex**

- Fails to provide information required to begin negotiations in a timely manner;
- Fails to negotiate in good faith;
- Indicates they cannot perform the Work within the budgeted funds available for the Project; or
- Cannot come to terms with the Town, after a good faith effort.

Upward price negotiation will not be permitted for work considered to be defined as in the scope of this RFP. If the Selected Respondent is not prepared to accept the Work at the price submitted, they will be permitted to withdraw without prejudice.

If valued added, or innovative work is proposed by the Selected Respondent, and is considered by the Town to be outside the scope of the RFP, price negotiation may take place for that component only and be considered over and above the work described herein. It will be at the sole discretion of the Town whether or not value added, innovative work is to be accepted. If accepted, it will form part of this Agreement.

For greater clarity, this clause shall not be intended to permit Respondents to separate out prices for the various services and deliverables that are identified with the scope of work.

No liability shall accrue to the Town for its decision in this regard.

4.5 Award

The Town reserves the right to:

- Issue an Award for this project in whole or in part;
- Issue an Award to more than one Respondent; or
- Refrain from making an Award if it determines that to be in its best interest.

The Town may make an Award on the basis of the Proposals received without discussion. Therefore, each initial offer should contain the Respondents best terms/information, including all required documentation as listed in this RFP. A low bid does not necessarily constitute an Award.



**Corporation of the Town of Whitby
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Complex**

Section 5 - Attachments

- Attachment A – Sports Facility Strategy (SFS) Report - Link
- Attachment B – North Whitby Sports Complex Update
- Attachment C – Sample - Life Cycle Analysis Sheet
- Attachment D – RAIC Document 600 Supplementary Conditions

Attachment A – Town of Whitby Sports Facility Strategy – June 2015

https://www.whitby.ca/en/discoverwhitby/resources/cm-Report_SportsFacilityStrategyfinal20150710.pdf

North Whitby Sports Complex - Update

Meeting Date: 05-Mar-2020

Town of Whitby
John Romano

Stakeholders

Why are we here today?

North Whitby Sports Complex

- ✓ Proposed new facility is to consists of:
 - 2 ice surfaces similar to Pad 1 or 2 at McKinney Centre,
 - an aquatic facility including a leisure pool,
 - A therapeutic pool, and
 - an 8 lane, 25 metre pool.

- In addition, there will be a walking track around one the ice pads, multipurpose programming space and associated administration spaces

How we got here

Culture, Parks, Recreation and Open Space Plan

- ✓ The need for a new sports facility was first formally identified in 2006 through the Culture, Parks, Recreation and Open Space Strategic Master Plan (CPROS)
 - Recommended a Sports Facility Strategy because of future growth



How we got here

Sports Facility Strategy

- ✓ Developed a Sports Facility Strategy in 2015 with Monteith Brown
- ✓ The Strategy involved research and a significant amount of community consultation including:
 - Public Information Centres, Web Survey, User, Group Survey, Stakeholder Focus Groups and Key Informant Interviews.
 - The draft findings were presented to User Groups, School Boards and Key Partners.



How we got here

Sports Facility Strategy Recommendation

- ✓ **“Construct a multi-use community centre at the Brooklin Memorial Park site or other suitable alternative location commencing around the year 2020. The facility should contain a twin pad arena, indoor aquatics centre, active living studio, indoor track and any other program or community space deemed to be required through other municipal planning process.”**

Is this still the case?

Does Whitby need more ice pads?

- ✓ In 2017, largest consumer of prime- time ice is youth under the age of 19
- ✓ Staff review of minor sport ice utilization and participation levels to identify any changes in usage since the SFS.
 - Using Census Data staff determined the current percentage of Whitby residents under 19 years of age participating in ice sports,
 - Then determined how many hours of prime time ice would be required to service the projected population growth.

Review determined that the recommendation in the SFS was still valid.



Is this still the case?

Do we still need an aquatics centre?

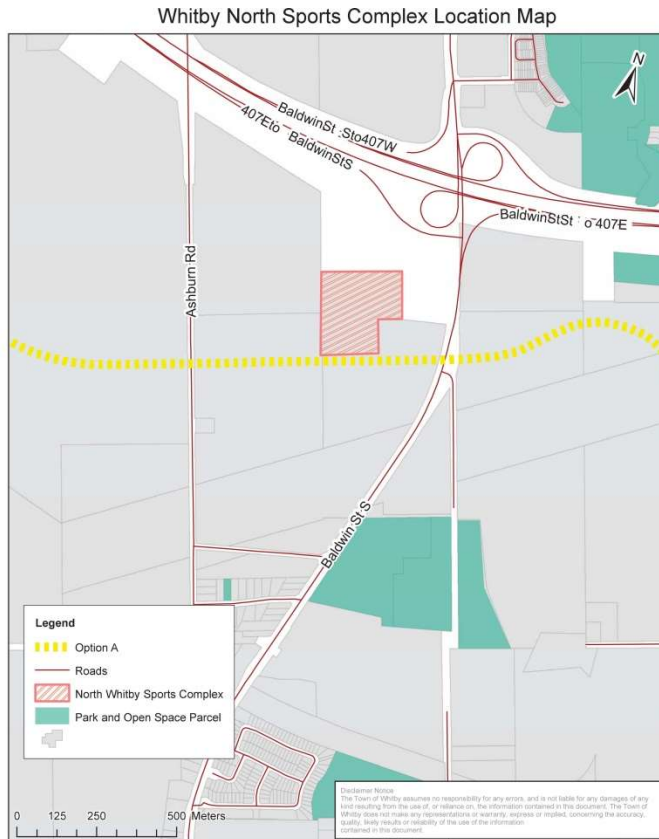


- ✓ Whitby has one aquatic centre per 65,700 the Town's service level for the provision
 - 1:65,700 is at the lower end of the benchmarked spectrum compared to other Greater Toronto Area municipalities.
 - Continues to be large waitlists and demand for increased aquatics programming.
 - Staff has increased the number of program hours from 77,150 hours in 2012 to 88,495 hours in 2019
 - 371 people on a wait list for aquatic programs in 2019.
 - Limited opportunities to further expand in the existing facilities.

Review determined that the recommendation in the SFS was still valid.

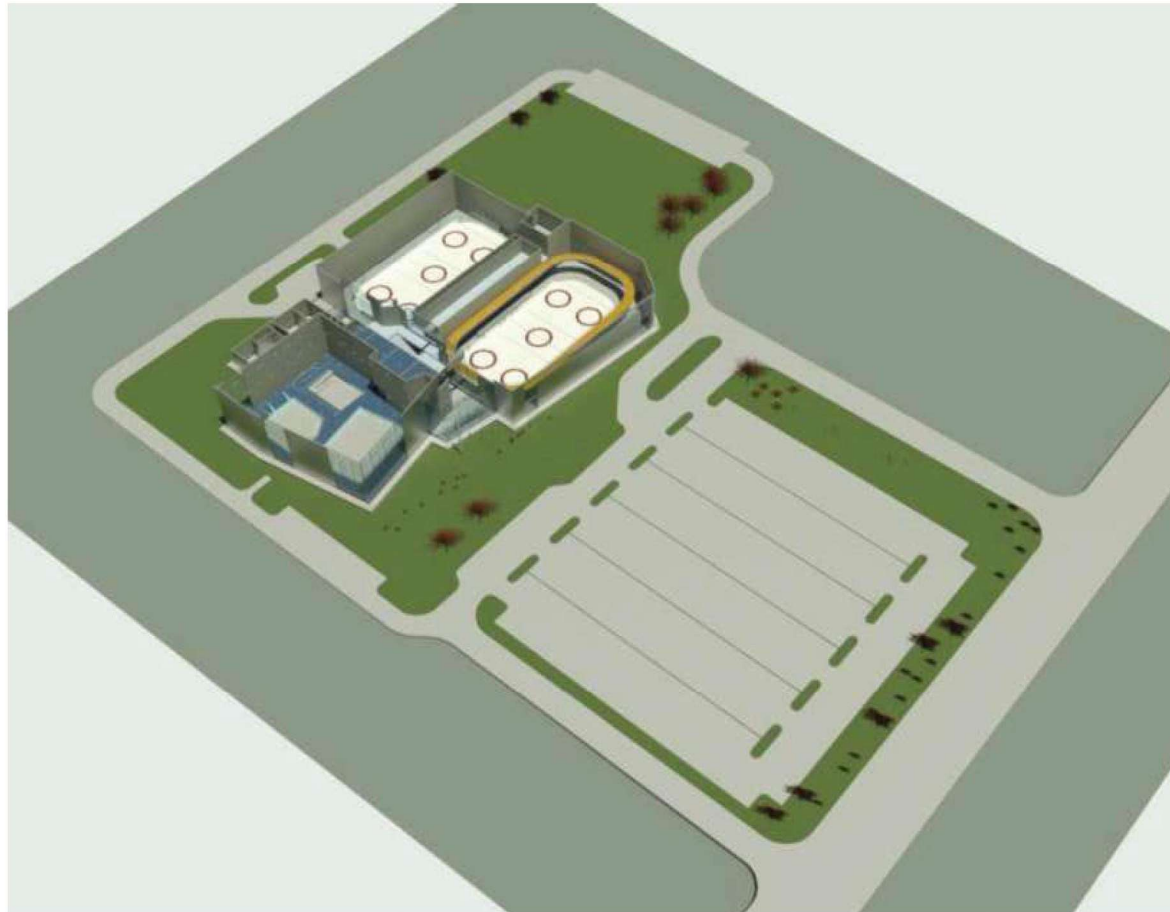
An indoor sports complex is needed

Where?

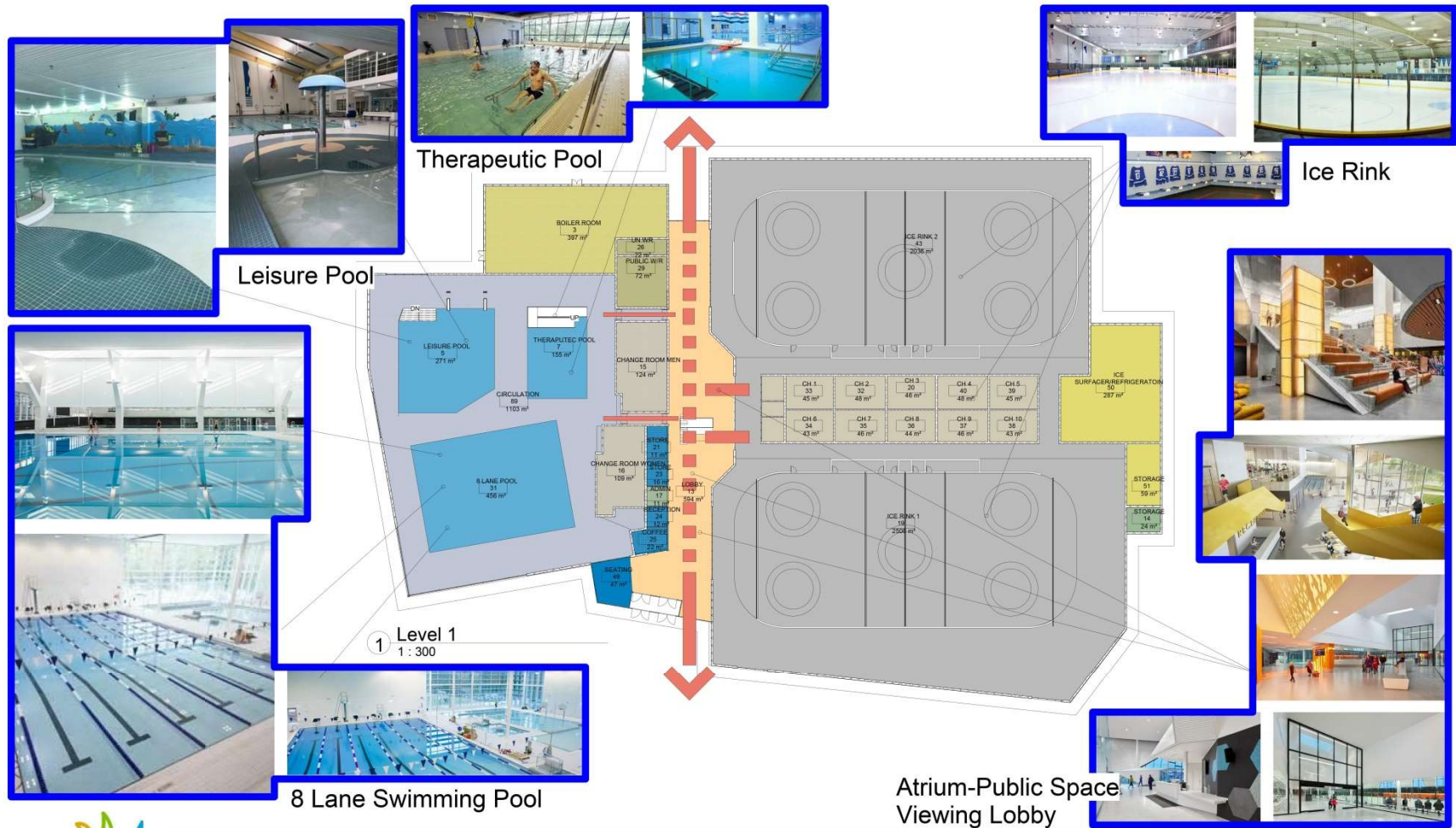


- ✓ The SFS recommended Brooklin Memorial Park or another suitable location. Brooklin memorial Park was no longer ideal because:
 - Consumption of parkland
 - Congestion of downtown
 - Another site became available, also close to the spine corridor
- ✓ The planning to date for the North Whitby Sports Complex has been based on the findings and recommendations of the SFS, as well as the site size and location.

Whitby North Sports Complex Aerial View



North Whitby Sports Complex 1st Floor Concept



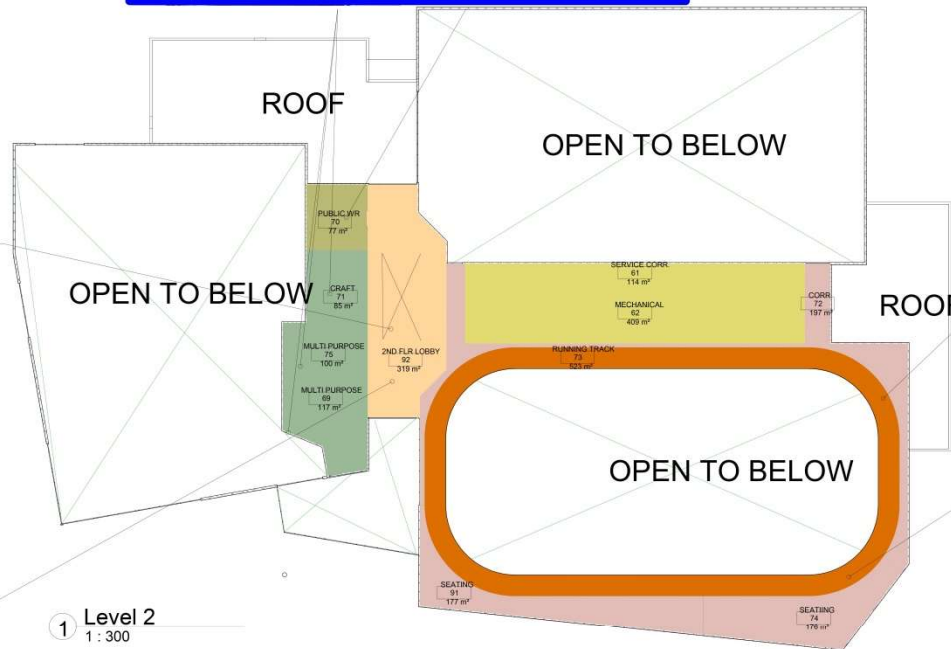
North Whitby Sports Complex 2nd Floor Concept



Multi Purpose Room



2nd FLR Lobby Viewing Building Entrance



Running Track located above the Ice Rink

Next Steps



✓ Milestones

- 2020 – Stakeholder and community engagement and Architect firm on board
- 2021 – Design process and Council approval of tender/design
- 2022 – Construction
- 2024 – Occupancy

Questions?

Contact Information

John Romano

Commissioner, Community Services

romanoj@whitby.ca

905.430.4321

Facility Name	Group Element	Individual Elements	Sub-Element	Description	Location	Condition	Quantity	Measurement	Unit of Measure	Construction Estimate per Unit	Subtotal	Soft Costs (10% and Contingency (10%))	Total Replacement Value	Estimating Source	Construction Year	Estimated Life Cycle Factor (Yrs)	Replacement Year (Priority Rating)	Comments
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Stackable Chairs	Dry Land Training Area 203	B - Good	2	1 unit	unit	66	132	26	158	Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1010 Partitions	C101005 Interior Windows	Interior Windows - 2'6" x 4'	Dry Land Training Area 203	B - Good	1	1 unit	unit	36	36	86	43	YFC - 2018 (\$26/sf + \$10/sf removal)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1010 Partitions	C101005 Interior Windows	Interior Windows - 5' x 3'6"	Dry Land Training Area 203	B - Good	1	1 unit	unit	36	36	201	65	YFC - 2018 (\$26/sf + \$10/sf removal)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202004 Rugs and Accessories	Carpet Exercise Mats	Dry Land Training Area 203	B - Good	11	1 unit	unit	50	550	110	660	Allowance	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 7' x 4' 6"	Dry Land Training Area 203	B - Good	7	1 unit	unit	400	2800	560	3,360	YFC - 2018 (based on \$50/sfx8sf)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Dry Land Training Area 203	B - Good	1	1818 sf	sf	2	3636	727	4,363	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3030 Ceiling Finishes	C303004 Acoustical Ceiling Tiles and Panels	Acoustic ceiling panels - 2' X 4'	Dry Land Training Area 203	B - Good	1	2135 sf	sf	8	17080	3416	20,496	YFC - 2018 (\$5.39 + \$2 removals/disposal)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 2' x 4'	Dry Land Training Area 203	B - Good	20	1 unit	unit	352	7040	1408	8,448	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Exit Signs	Dry Land Training Area 203	B - Good	2	116	unit	68	136	116	698	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Lights	Dry Land Training Area 203	B - Good	1	1 unit	unit	291	291	58	349	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102002 Glazed Interior Doors	Steel Door w/ Glazing and Hardware	Dry Land Training Area 203	B - Good	3	1 unit	unit	3000	9000	1800	10,800	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Dry Land Training Area 203	B - Good	1	1 unit	unit	2500	2500	500	3,000	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Table - 8' x 3'	Dry Land Training Area 203	C - Fair	1	1 unit	unit	330	330	66	396	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	E10 Equipment	E1020 Institutional Equipment	E102009 Audio-Visual Equipment	DELL Projector Ceiling Mounted	Dry Land Training Area 203	A - Very Go	1	1 unit	unit	1000	1000	200	1,200	Best Buy estimate	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1010 Partitions	C101005 Interior Windows	Interior Windows - 5' x 3'6"	Corridor	B - Good	2	20 unit	unit	36	1440	288	1,728	YFC - 2018 (\$26/sf + \$10/sf removal)	2005	30	2035	
McKinney Arena (MCK)	D40 Fire Protection	D40301 Fire Protection Specialties	D403001 Fire Extinguishing Devices	Fire Extinguisher	Corridor	B - Good	1	1 unit	unit	150	150	30	180	Based on Ulme estimate	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Exit Signs	Corridor	B - Good	1	1 unit	unit	291	291	58	349	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Crate	Corridor	B - Good	3	1 unit	unit	330	990	198	1,188	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Corridor	B - Good	2	1 unit	unit	2500	5000	1000	6,000	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 2' x 4'	Corridor	B - Good	2	1 unit	unit	352	704	141	845	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D40 Fire Protection	D40301 Fire Protection Specialties	D403009 Other Special Fire Protection Systems	Eye Chair	Corridor	B - Good	1	1 unit	unit	1300	1300	260	1,660	Based on Global Industries	2005	30	2035	
McKinney Arena (MCK)	C20 Stairs	C2010 Stair Construction	C201001 Interior Stair Construction	Paint	Corridor	B - Good	1	27.5 sf	sf	2	55	11	66	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1010 Partitions	C101004 Interior Guardrails and Screens	Railing (7')	Corridor	C - Fair	2	7 lf	lf	158	2212	442	2,654	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 2' x 4'	Storage 204	B - Good	1	1 unit	unit	352	352	70	422	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Janitor Sink	Storage 204	A - Very Go	1	1 unit	unit	1940	1940	388	2,328	YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Rectangular Tables (8' x 3')	Storage 204	C - Fair	9	1 unit	unit	330	2970	594	3,564	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Wood Shelf (2' x 2')	Storage 204	C - Fair	1	1 unit	unit	330	330	66	396	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Rectangular Tables (6' x 3')	Storage 204	C - Fair	3	1 unit	unit	330	990	198	1,188	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Storage 204	C - Poor	2	360 sf	sf	2	720	144	864	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3030 Ceiling Finishes	C303004 Acoustical Ceiling Tiles and Panels	Acoustic ceiling panels - 2' X 4'	Storage 204	B - Good	1	81 sf	sf	8	648	130	778	YFC - 2018 (\$5.39 + \$2 removals/disposal)	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201099 Emergency Fixtures	Eye Station Wall Mount	Storage 204	C - Fair	1	1 unit	unit	568	568	114	682	Based on Pure Flow estimate	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Male Washroom 129	B - Good	1	1 unit	unit	2500	2500	500	3,000	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Hand dryer	Male Washroom 129	B - Good	2	1 unit	unit	1200	2400	480	2,880	RS Means - 2018 (\$1072/replace and \$328/removal)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Sink	Male Washroom 129	B - Good	2	1 unit	unit	1940	3880	776	4,656	YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sink	Male Washroom 129	B - Good	3	1 unit	unit	1940	5820	1164	6,984	YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Strip Lights - 1' x 4'	Male Washroom 129	B - Good	2	1 unit	unit	352	704	141	845	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Exit Signs	Male Washroom 129	B - Good	1	1 unit	unit	291	291	58	349	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Backup Light	Male Washroom 129	B - Good	1	1 unit	unit	291	291	58	349	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Pol Lights	Male Washroom 129	B - Good	1	1 unit	unit	352	352	70	422	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201002 Urinals	Urinals	Male Washroom 129	B - Good	3	1 unit	unit	1980	5940	1188	7,128	YFT - 2018 (includes flush valve)	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201001 Waterclosets	Toilets	Male Washroom 129	A - Very Go	2	1 unit	unit	1980	3960	792	4,752	YFT - 2018 (includes flush valve)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Grab bar	Male Washroom 129	B - Good	1	1 unit	unit	250	250	50	300	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Toilet Paper dispensers	Male Washroom 129	B - Good	3	1 unit	unit	55	165	33	198	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 8' x 4'	Male Washroom 129	B - Good	1	1 unit	unit	400	400	80	480	YFC - 2018 (based on \$50/sfx8sf)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301004 Tile and Terrazzo Wall Finishes	Tile Wall	Male Washroom 129	A - Very Go	1	552 sf	sf	15	8280	1656	9,936	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3030 Ceiling Finishes	C303006 Painting and Staining Ceilings	Painted drywall	Male Washroom 129	B - Good	1	210 sf	sf	3	630	126	756	RS Means - 2018 (\$2/sf new, \$1/sf scaffold)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Diaper Change Room	Family Washroom 112	C - Fair	1	1 unit	unit	330	330	66	396	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1x4'	Family Washroom 112	B - Good	1	1 unit	unit	352	352	70	422	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Grab bar	Family Washroom 112	B - Good	3	1 unit	unit	250	750	150	900	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201001 Waterclosets	Sink	Family Washroom 112	A - Very Go	1	1 unit	unit	1940	3880	776	4,752	YFT - 2018 (includes flush valve)	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sink 3x1'	Family Washroom 112	B - Good	1	1 unit	unit	1940	1940	388	2,328	YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 1'x2'	Family Washroom 112	B - Good	1	1 unit	unit	400	400	80	480	YFC - 2018 (based on \$50/sfx8sf)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap Dispensers	Family Washroom 112	B - Good	1	1 unit	unit	182	182	36	218	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Toilet Paper dispensers	Family Washroom 112	B - Good	1	1 unit	unit	55	55	11	66	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Family Washroom 112	B - Good	1	1 unit	unit	2500	2500	500	3,000	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3030 Ceiling Finishes	C303006 Painting and Staining Ceilings	Painted drywall	Family Washroom 112	B - Good	1	288 sf	sf	3	864	173	1,037	RS Means - 2018 (\$2/sf new, \$1/sf scaffold)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301004 Tile and Terrazzo Wall Finishes	Tile Wall	Family Washroom 112	A - Very Go	1	522 sf	sf	15	7830	1566	9,396	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Male Washroom 125	B - Good	1	1 unit	unit	2500	2500	500	3,000	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap Dispensers	Male Washroom 125	B - Good	1	1 unit	unit	120	120	24	144	RS Means - 2018 (\$1072/replace and \$328/removal)	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sink	Male Washroom 125	B - Good	1	1 unit	unit	182	182	36	218	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sink	Male Washroom 125	B - Good	2	1 unit	unit	1940	3880	776	4,656	YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Strip Lights - 1' x 4'	Male Washroom 125	B - Good	4	1 unit	unit	352	1408	282	1,690	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Exit Signs	Male Washroom 125	B - Good	1	1 unit	unit	291	291	58	349	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Backup Light	Male Washroom 125	B - Good	1	1 unit	unit	291	291	58	349	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Pol Lights	Male Washroom 125	B - Good	2	1 unit	unit	352	704	141	845	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201001 Waterclosets	Toilets	Male Washroom 125	A - Very Go	2	1 unit	unit	1980	3960	792	4,752	YFT - 2018 (includes flush valve)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Grab bar	Male Washroom 125	B - Good	1	1 unit	unit	250	250	50	300	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Toilet Paper dispensers	Male Washroom 125	B - Good	1	1 unit	unit	55	110	22	132	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301															

McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Toilet paper dispenser	Female Washroom 126	A - Very Good	3	1	unit	55	165	33	198 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201001 Waterclosets	Toilets	Female Washroom 126	A - Very Good	3	1	unit	1980	5940	1188	7,128 YFT - 2018 (includes flush valve)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	D50 Electrical	C103002 Toilet and Bath Accessories	Emergency Backup Unit	Female Washroom 126	B - Good	3	1	unit	321	963	133	798 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Strip Lights - 1' x 4'	Female Washroom 126	B - Good	3	1	unit	352	1056	211	1,267 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Backup Light	Female Washroom 126	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap dispenser	Female Washroom 126	A - Very Good	1	1	unit	182	182	36	218 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2020 Plumbing Fixtures	D201005 Showers/Tubs	Showers	Female Washroom 126	C - Fair	2	1	unit	164	328	66	394 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C301005 Wall Finishes	C301005 Painting to Walls	Paint	Corridor 132	B - Good	2	1	unit	1038	2076	415	2,038 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4'	Corridor 132	B - Good	3	1	unit	352	1056	211	1,267 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Corridor 132	B - Good	4	1	unit	2500	10000	2000	12,000 (frame)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102002 Glazed Interior Doors	Steel Door w/ Glazing and Hardware	Corridor 132	B - Good	3	1	unit	3000	9000	1800	10,800 (frame)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201009 Other Fixed Interior Furnishings	Wooden Miter Shelf - Wall Mounted	Corridor 132	B - Good	2	1	unit	150	300	60	960 Allowance	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Stackable Chairs	Meeting Room 205	B - Good	12	1	unit	66	792	158	950 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Foldable Table	Meeting Room 205	C - Fair	4	1	unit	330	1320	264	1,584 (escalation)	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	E1010 Commercial Equipment	E101008 Office Equipment	White Board 48in x 36in	Meeting Room 205	C - Fair	3	1	unit	472	1416	283	1,699 Based on Global Industrial estimate	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	1ft x 4ft lights	Meeting Room 205	B - Good	6	1	unit	352	2112	422	2,534 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1010 Partitions	C101005 Interior Windows	Interior Windows - 5' x 36"	Meeting Room 205	B - Good	108	3	unit	35	108	22	1,300 YFC - 2018 (\$26/sf + \$10/sf removal)	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Exit Signs	Meeting Room 205	B - Good	2	1	unit	291	582	116	698 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Garbage can	Meeting Room 205	C - Fair	1	1	unit	110	110	22	132 Suncorp cost estimate (based on 2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Meeting Room 205	B - Good	1	900	sf	2	1800	360	2,160 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	1ft x 4ft lights	Kitchen 206	B - Good	2	1	unit	352	704	141	845 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	E1010 Commercial Equipment	E109002 Food Service Equipment	Paper Towel dispensers	Kitchen 206	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103009 Cabinets	Milwork with plastic laminate countertop and cupboards	Kitchen 206	B - Good	1	16	lf	550	8800	1760	10,560 Based on \$1,800/m	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Paper towel dispenser	Kitchen 206	B - Good	1	1	unit	55	55	11	66 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	E1090 Other Equipment	E109002 Food Service Equipment	Microwave	Kitchen 206	C - Fair	2	1	unit	378	756	151	907 Based on Home Depot (Samsung)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap dispenser	Kitchen 206	A - Very Good	1	1	unit	182	182	36	218 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Storage shelves	Kitchen 206	B - Good	2	1	unit	1200	2400	480	2,880 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sinks	Kitchen 206	A - Very Good	2	1	unit	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103009 Cabinets	Milwork with plastic laminate countertop and cupboards	Kitchen 206	C - Fair	1	15	lf	550	8250	1650	9,900 Based on \$1,800/m	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Kitchen 206	B - Good	1	500	sf	2	1000	200	1,200 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Lounge Chairs	Meeting Room 207	B - Good	4	1	unit	440	1760	352	2,112 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Office Chairs	Meeting Room 207	B - Good	6	1	unit	440	2640	528	3,168 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Office Chairs	Meeting Room 207	B - Good	6	1	unit	440	2640	528	3,168 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1010 Partitions	C101005 Interior Windows	Interior Windows - 2'6" x 4'	Meeting Room 207	B - Good	2	1	unit	36	72	14	86 YFC - 2018 (\$26/sf + \$10/sf removal)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1010 Partitions	C101005 Interior Windows	Interior Windows - 5' x 36"	Meeting Room 207	B - Good	5	1	unit	36	180	36	216 YFC - 2018 (\$26/sf + \$10/sf removal)	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	White Board 48in x 36in	Meeting Room 207	B - Good	7	1	unit	400	2800	560	3,360 YFC - 2018 (based on \$50/sfx8sf)	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Meeting Room 207	B - Good	1	1400	sf	2	2800	560	3,360 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3030 Ceiling Finishes	C303004 Acoustical Ceiling Tiles and Panels	Acoustic ceiling panels - 2' X 4'	Meeting Room 207	B - Good	1	1176	sf	8	9408	1862	11,268 YFC - 2018 (\$5.39 + \$2 removals/disposal)	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Strip Lights - 2' x 4'	Meeting Room 207	B - Good	9	1	unit	352	3168	634	3,802 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Exit Signs	Meeting Room 207	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Lights	Meeting Room 207	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102002 Glazed Interior Doors	Steel Door w/ Glazing and Hardware	Meeting Room 207	B - Good	2	1	unit	3000	6000	1200	7,200 (frame)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Table - 8' x 3'	Meeting Room 207	C - Fair	3	1	unit	330	990	198	1,188 (escalation)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Game Tables	Meeting Room 207	C - Fair	2	1	unit	330	660	132	792	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Storage shelves	Meeting Room 207	B - Good	5	1	unit	1200	6000	1200	7,200 Allowance	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Filing Cabinets	Meeting Room 207	C - Fair	3	1	unit	330	990	198	1,188 (escalation)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Storage units	Meeting Room 207	B - Good	1	1	unit	1200	1200	240	1,440 Allowance	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Small Table	Meeting Room 207	C - Fair	3	1	unit	330	990	198	1,188 (escalation)	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	E1020 Institutional Equipment	E102009 Audio-Visual Equipment	Televisions	Meeting Room 207	B - Good	3	1	unit	898	2694	539	3,233 Based on Samsung 55"	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Double Sink 2.5' x 6' Countertop	Female Washroom 208	A - Very Good	1	1	unit	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Hand dryer	Female Washroom 208	A - Very Good	1	1	unit	1200	1200	240	1,440 RS Means - 2018 (\$1072/replace and \$328/removal)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Hand dryer	Female Washroom 208	B - Good	1	1	unit	1200	1200	240	1,440 RS Means - 2018 (\$1072/replace and \$328/removal)	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201001 Waterclosets	Toilets	Female Washroom 208	A - Very Good	2	1	unit	1980	3960	792	4,752 YFT - 2018 (includes flush valve)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap dispenser	Female Washroom 208	A - Very Good	1	1	unit	182	182	36	218 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Strip Lights - 1' x 4'	Female Washroom 208	B - Good	4	1	unit	352	1408	282	1,690 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Backup Light	Female Washroom 208	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Emergency Backup Unit	Female Washroom 208	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Pot Lights	Female Washroom 208	B - Good	2	1	unit	352	704	141	845 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Female Washroom 208	B - Good	1	1	unit	2500	2500	500	3,000 (frame)	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 7' x 4' 6"	Female Washroom 208	B - Good	2	1	unit	400	800	160	960 YFC - 2018 (based on \$50/sfx8sf)	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301004 Tile and Terrazzo Wall Finishes	Tile Wall	Female Washroom 208	A - Very Good	1	556	sf	15	8370	1674	10,044 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sinks	Female Washroom 209	A - Very Good	2	1	unit	1940	3880	776	4,656 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Double Sink 2.5' x 6' Countertop	Male Washroom 209	A - Very Good	2	1	unit	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Hand dryer	Male Washroom 209	A - Very Good	1	1	unit	1200	1200	240	1,440 RS Means - 2018 (\$1072/replace and \$328/removal)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Paper Towel dispensers	Male Washroom 209	B - Good	1	1	unit	55	55	11	66 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201001 Waterclosets	Toilets	Male Washroom 209	A - Very Good	1	1	unit	1980	1980	396	4,752 YFT - 2018 (includes flush valve)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Strip Lights - 1' x 4'	Male Washroom 209	A - Very Good	2	1	unit	182	364	73	432 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Strip Lights - 1' x 4'	Male Washroom 209	B - Good	4	1	unit	352	1408	282	1,690 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Backup Light	Male Washroom 209	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Grab bar	Male Washroom 209	B - Good	1	1	unit	250	250	50	300 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Pot Lights	Male Washroom 209	B - Good	2	1	unit	352	704	141	845 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Male Washroom 209	B - Good	1	1	unit	2500	2500	500	3,000 (frame)	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 7' x 4' 6"	Male Washroom 209	B - Good	2	1	unit	400	800	160	960 YFC - 2018 (based on \$50/sfx8sf)	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301004 Tile and Terrazzo Wall Finishes	Tile Wall	Male Washroom 209	A - Very Good	1	540	sf	15	8100	1				

McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C10309 Cabinets	Wooden Cabinet	Corridor 106	A - Very Good	1	1	1	550	550	110	860	Based on \$1,800/m	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3030 Ceiling Finishes	C30304 Acoustical Ceiling Tiles and Panels	Acoustical ceiling panels - 2' X 4'	Corridor 106	B - Good	1	1	1	192	58	1536	1,843 YFC - 2018 (\$5.39 + \$2 removals/disposal)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C30105 Painting to Walls	Paint	Unnamed Corridor	B - Good	1	1	1	700	58	1400	1,680 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4'	Unnamed Corridor	B - Good	3	1	1	352	1056	211	1,267 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Unnamed Corridor	B - Good	3	1	1	2500	2500	1500	9,000 (frame)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C30304 Acoustical Ceiling Finishes	C30304 Acoustical Ceiling Tiles and Panels	Acoustic ceiling panels - 2' X 4'	Unnamed Corridor	B - Good	1	1	1	174	58	1392	1,670 YFC - 2018 (\$5.39 + \$2 removals/disposal)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 7' x 4' 6"	Unnamed Corridor	C - Fair	3	1	1	400	1200	240	1,440 YFC - 2018 (based on \$50/sf&sf)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Dressing Room 1.1.137	B - Good	1	1	1	2500	2500	500	3,000 (frame)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4'	Dressing Room 1.1.137	B - Good	6	1	1	352	2112	422	2,534 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D50902 Emergency Lighting and Power	Emergency Backup Light	Dressing Room 1.1.137	B - Good	1	1	1	291	291	58	349 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 1.1.137	B - Good	1	1	1	78	15	390	2,340 Based on similar projects	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E20103 Seating (Fixed)	E201003 Seating (Fixed)	Wall Mounted Benches	Dressing Room 1.1.137	B - Good	9	1	1	350	3150	630	3,780 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 7' x 4' 6"	Dressing Room 1.1.137	B - Good	1	1	1	400	400	80	480 YFC - 2018 (based on \$50/sf&sf)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Strip Lights - 1' x 4'	Dressing Room 1.1.137	B - Good	12	1	1	352	4224	845	5,069 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Dressing Room 1.1.137	B - Good	1	1	1	1000	58	2000	4,400 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E201099 Other Fixed Interior Furnishings	E201009 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 1.1.137	B - Good	1	1	1	77	15	385	2,310 Allowance	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Single Sink 2.5' x 5' Countertop	Dressing Room 1.1.137	A - Very Good	1	1	1	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Paper Towel dispensers	Dressing Room 1.1.137	B - Good	1	1	1	55	55	11	66 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201001 Waterclosets	Toilets	Dressing Room 1.1.137	C - Fair	1	1	1	1980	1980	396	2,376 YFT - 2018 (includes flush valve)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap dispenser	Dressing Room 1.1.137	A - Very Good	1	1	1	182	182	36	218 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301004 Tile and Terrazzo Wall Finishes	Tile Wall	Dressing Room 1.1.137	C - Fair	1	1	1	270	55	4050	810	4,860 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sink	Dressing Room 1.1.137	C - Fair	1	1	1	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Toilet Paper dispensers	Dressing Room 1.1.137	B - Good	1	1	1	55	55	11	66 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201005 Showers/Tubs	Showers	Dressing Room 1.1.137	C - Fair	2	1	1	164	328	66	394 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 1.1.137	B - Good	1	1	1	77	15	385	2,310 Allowance	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap Bar Holder	Dressing Room 1.1.137	B - Good	1	1	1	182	182	36	218 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Dressing Room 1.2.139	B - Good	1	1	1	2500	2500	500	3,000 (frame)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4'	Dressing Room 1.2.139	B - Good	6	1	1	352	2112	422	2,534 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D50902 Emergency Lighting and Power	Emergency Backup Light	Dressing Room 1.2.139	B - Good	1	1	1	291	291	58	349 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 1.2.139	B - Good	1	1	1	78	15	390	2,340 Based on similar projects	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E20103 Seating (Fixed)	E201003 Seating (Fixed)	Wall Mounted Benches	Dressing Room 1.2.139	B - Good	9	1	1	350	3150	630	3,780 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 7' x 4' 6"	Dressing Room 1.2.139	B - Good	1	1	1	400	400	80	480 YFC - 2018 (based on \$50/sf&sf)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Strip Lights - 1' x 4'	Dressing Room 1.2.139	B - Good	12	1	1	352	4224	845	5,069 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Dressing Room 1.2.139	B - Good	1	1	1	1000	58	2000	4,400 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E201099 Other Fixed Interior Furnishings	E201009 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 1.2.139	B - Good	1	1	1	77	15	385	2,310 Allowance	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Single Sink 2.5' x 5' Countertop	Dressing Room 1.2.139	A - Very Good	1	1	1	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Paper Towel dispensers	Dressing Room 1.2.139	B - Good	1	1	1	55	55	11	66 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201001 Waterclosets	Toilets	Dressing Room 1.2.139	C - Fair	1	1	1	1980	1940	388	2,376 YFT - 2018 (includes flush valve)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap dispenser	Dressing Room 1.2.139	A - Very Good	1	1	1	182	182	36	218 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301004 Tile and Terrazzo Wall Finishes	Tile Wall	Dressing Room 1.2.139	C - Fair	1	1	1	270	55	4050	810	4,860 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sink	Dressing Room 1.2.139	C - Fair	1	1	1	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Toilet Paper dispensers	Dressing Room 1.2.139	B - Good	1	1	1	55	55	11	66 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201005 Showers/Tubs	Showers	Dressing Room 1.2.139	C - Fair	2	1	1	164	328	66	394 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 1.2.139	B - Good	1	1	1	77	15	385	2,310 Allowance	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap Bar Holder	Dressing Room 1.2.139	B - Good	1	1	1	182	182	36	218 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Dressing Room 1.3.141	B - Good	1	1	1	2500	2500	500	3,000 (frame)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4'	Dressing Room 1.3.141	B - Good	6	1	1	352	2112	422	2,534 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D50902 Emergency Lighting and Power	Emergency Backup Light	Dressing Room 1.3.141	B - Good	1	1	1	291	291	58	349 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 1.3.141	B - Good	1	1	1	78	15	390	2,340 Based on similar projects	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E20103 Seating (Fixed)	E201003 Seating (Fixed)	Wall Mounted Benches	Dressing Room 1.3.141	B - Good	9	1	1	350	3150	630	3,780 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 7' x 4' 6"	Dressing Room 1.3.141	B - Good	1	1	1	400	400	80	480 YFC - 2018 (based on \$50/sf&sf)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Strip Lights - 1' x 4'	Dressing Room 1.3.141	B - Good	12	1	1	352	4224	845	5,069 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Dressing Room 1.3.141	B - Good	1	1	1	1000	58	2000	4,400 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E201099 Other Fixed Interior Furnishings	E201009 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 1.3.141	B - Good	1	1	1	77	15	385	2,310 Allowance	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Single Sink 2.5' x 5' Countertop	Dressing Room 1.3.141	A - Very Good	1	1	1	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Paper Towel dispensers	Dressing Room 1.3.141	B - Good	1	1	1	55	55	11	66 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201001 Waterclosets	Toilets	Dressing Room 1.3.141	C - Fair	1	1	1	1980	1980	396	2,376 YFT - 2018 (includes flush valve)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap dispenser	Dressing Room 1.3.141	A - Very Good	1	1	1	182	182	36	218 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301004 Tile and Terrazzo Wall Finishes	Tile Wall	Dressing Room 1.3.141	C - Fair	1	1	1	270	55	4050	810	4,860 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sink	Dressing Room 1.3.141	C - Fair	1	1	1	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Toilet Paper dispensers	Dressing Room 1.3.141	B - Good	1	1	1	55	55	11	66 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201005 Showers/Tubs	Showers	Dressing Room 1.3.141	C - Fair	2	1	1	164	328	66	394 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 1.3.141	B - Good	1	1	1	77	15	385	2,310 Allowance	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap Bar Holder	Dressing Room 1.3.141	B - Good	1	1	1	182	182	36	218 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Dressing Room 1.4.143	B - Good	1	1	1	2500	2500	500	3,000 (frame)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4'	Dressing Room 1.4.143	B - Good	6	1	1	352	2112	422	2,534 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D50902 Emergency Lighting and Power	Emergency Backup Light	Dressing Room 1.4.143	B - Good	1	1	1	291	291	58	349 YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 1.4.143	B - Good	1	1	1	78	15	390	2,340 Based on similar projects	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E20103 Seating (Fixed)	E201003 Seating (Fixed)	Wall Mounted Benches	Dressing Room 1.4.143	B - Good	9	1	1	350	3150	630	3,780 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 7' x 4' 6"	Dressing Room 1.4.143	B - Good	1	1	1	400	400	80	480 YFC - 2018 (based on \$50/sf&sf)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Strip Lights - 1' x 4'	Dressing Room 1.4.143	B - Good	12	1	1	352	4224	845	5,069 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Dressing Room 1.4.143	B - Good	1	1	1	1000	58	2000	4,400 RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E201099 Other Fixed Interior Furnishings	E201009 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 1.4.143	B - Good	1	1	1	77	15	385	2,310 Allowance</				

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McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 2' x 4'	Office 122	B - Good	2	1	unit	352	704	141	845	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102002 Glazed Interior Doors	Steel Door w/ Glazing and Hardware	Office 122	B - Good	2	1	unit	3000	6000	1200	7,200	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Wood Cabinet	Office 122	C - Fair	8	1	unit	330	2640	528	3,168	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Wooden Box	Office 122	C - Fair	1	1	unit	330	330	66	396	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Wooden Table	Office 122	C - Fair	1	1	unit	330	330	66	396	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Office 122	B - Good	6	1	unit	25	150	30	180	Based on similar projects	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Metal Cabinet	Office 122	C - Fair	2	1	unit	330	660	132	792	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	E10 Equipment	E101008 Commercial Equipment	E101008 Office Equipment	Cork Board 3' x 2'	Office 122	B - Good	2	1	unit	472	944	189	1,133	Based on Global Industrial estimate	2005	30	2035	
McKinney Arena (MCK)	E10 Equipment	E1090 Other Equipment	E109002 Food Service Equipment	Panasonic Microwave	Office 122	C - Fair	1	1	unit	378	378	76	454	Based on Home Depot (Samsung)	2005	30	2035	
McKinney Arena (MCK)	E10 Equipment	E1090 Other Equipment	E109002 Food Service Equipment	Drink Fridge	Office 122	B - Good	1	1	unit	2500	2500	500	3,000	Allowance	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Filing Cabinets	Figure Skating Office 120	C - Fair	4	1	unit	330	1320	264	1,584	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Wood Cabinet	Figure Skating Office 120	C - Fair	8	1	unit	330	2640	528	3,168	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	E10 Equipment	E1090 Other Equipment	E109002 Food Service Equipment	Acoustic ceiling panels - 2' X 4'	Figure Skating Office 120	B - Good	1	1	unit	2500	2500	500	3,000	Allowance	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C30304 Acoustical Ceiling Tiles and Panels	C30304 Acoustical Ceiling Tiles and Panels	Acoustic ceiling panels - 2' X 4'	Figure Skating Office 120	B - Good	289	8	1	unit	8	2312	462	2,774	YFC - 2018 (\$5.39 + \$2 removals/disposal)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1010 Partitions	C101005 Interior Windows	Interior Windows - 26" x 4"	Figure Skating Office 120	B - Good	1	1	unit	36	36	7	43	YFC - 2018 (\$26/sf + \$10/sf removal)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102002 Glazed Interior Doors	Steel door with glazing and hardware	Figure Skating Office 120	B - Good	2	1	unit	3000	6000	1200	7,200	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 2' x 4'	Figure Skating Office 120	B - Good	4	1	unit	352	1408	282	1,690	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Stackable Chairs	Figure Skating Office 120	B - Good	7	1	unit	66	462	92	554	Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Wooden Table	Figure Skating Office 120	C - Fair	2	1	unit	330	660	132	792	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sink	Figure Skating Office 120	A - Very Go	1	1	unit	1940	1940	388	2,328	YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Paper towel dispenser	Figure Skating Office 120	B - Good	1	1	unit	55	55	11	66	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	E10 Equipment	E1010 Commercial Equipment	E101008 Office Equipment	Cork Board 3' x 2'	Figure Skating Office 120	B - Good	3	1	unit	472	1416	283	1,699	Based on Global Industrial estimate	2005	30	2035	
McKinney Arena (MCK)	E10 Equipment	E1090 Other Equipment	E109002 Food Service Equipment	Microwave	Figure Skating Office 120	C - Fair	1	1	unit	378	378	76	454	Based on Home Depot (Samsung)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Figure Skating Office 120	B - Good	3	77	1	unit	25	5775	1155	6,930	Allowance	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	2.5ft x 11.5ft Computer Tables	Figure Skating Office 120	B - Good	1	1	unit	330	330	66	396	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Office Chairs	Figure Skating Office 120	B - Good	1	1	unit	440	440	88	528	Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Figure Skating Office 120	B - Good	1	1	unit	680	sf	2	1,360	1,632	RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 2' x 4'	Reception Room 104	B - Good	2	1	unit	352	704	141	845	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Hand Sanitizer	Reception Room 104	A - Very Go	1	1	unit	182	182	36	218	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Shelving -32'	Reception Room 104	A - Very Go	1	1	unit	1100	1100	220	1,320	Allowance	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103009 Cabinets	Wood Cabinetry	Reception Room 104	C - Fair	8	1	unit	550	4400	880	5,280	Based on \$1,800/m	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Coat Rack	Reception Room 104	B - Good	1	1	unit	0	0	0	0	Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Pull Drawers	Reception Room 104	C - Fair	8	1	unit	330	2640	528	3,168	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Reception Room 104	B - Good	1	560	sf	2	1120	224	1,344	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Front Desk Countertop	Reception Room 104	A - Very Go	1	7	1	unit	550	3850	770	4,620	Based on \$1,800/m	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C30304 Acoustical Ceiling Tiles and Panels	C30304 Acoustical Ceiling Tiles and Panels	Acoustic ceiling panels 2ft X 4ft	Reception Room 104	B - Good	1	280	sf	8	2240	448	2,688	YFC - 2018 (\$5.39 + \$2 removals/disposal)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 2' x 4'	Corridor 108	B - Good	3	1	unit	352	1056	211	1,267	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Exit Signs	Corridor 108	B - Good	1	1	unit	291	291	58	349	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Corridor 108	B - Good	3	1	unit	2500	7500	1500	9,000	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Corridor 108	B - Good	1	510	sf	2	1020	204	1,224	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Light	Corridor 108	B - Good	1	1	unit	291	291	58	349	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 2' x 4'	Meeting Room 103	B - Good	4	1	unit	352	1408	282	1,690	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Light	Meeting Room 103	B - Good	1	1	unit	291	291	58	349	YFC - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Rectangular Tables (2ft x 5ft)	Meeting Room 103	C - Fair	5	1	unit	330	1650	330	1,980	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Office Chairs	Meeting Room 103	B - Good	15	1	unit	440	6600	1320	7,920	Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Stackable Chairs	Meeting Room 103	B - Good	11	1	unit	66	726	145	871	Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Round Tables	Meeting Room 103	B - Good	1	1	unit	330	330	66	396	Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Meeting Room 103	B - Good	1	729	sf	2	1458	292	1,750	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 2' x 4'	Office 105	B - Good	1	1	unit	352	352	70	422	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	E10 Equipment	E1020 Institutional Equipment	E102009 Audio-Visual Equipment	Monitors	Office 105	B - Good	2	1	unit	898	1796	359	2,155	Based on BestBuy	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Shelving -32'	Office 105	A - Very Go	1	1	unit	1100	1100	220	1,320	Allowance	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103009 Cabinets	Wood Cabinetry	Office 105	C - Fair	8	1	unit	550	4400	880	5,280	Based on \$1,800/m	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Pull Drawers	Office 105	C - Fair	8	1	unit	330	2640	528	3,168	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Office 105	B - Good	1	351	sf	2	702	140	842	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C30304 Acoustical Ceiling Tiles and Panels	C30304 Acoustical Ceiling Tiles and Panels	Acoustic ceiling panels 2ft X 4ft	Office 105	B - Good	1	91	sf	8	728	146	874	YFC - 2018 (\$5.39 + \$2 removals/disposal)	2005	30	2035	
McKinney Arena (MCK)	E10 Equipment	E1020 Institutional Equipment	E102009 Audio-Visual Equipment	Sound System	Office 105	B - Good	1	1	unit	50000	50000	10000	60,000	Allowance for building	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Office 105	B - Good	3	1	unit	2500	7500	1500	9,000	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035	
McKinney Arena (MCK)	D40 Fire Protection	D40909 Other Protection Systems	D409099 Other Special Fire Protection Systems	Evac Chair	Office 105	B - Good	1	1	unit	1390	1390	278	1,668	Based on Global Industries	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C30205 Carpeting	C302005 Carpeting	Carpet	Office 105	B - Good	1	351	sf	8	2808	562	3,370	YFC - 2018 (includes existing removals)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Fireproof Safe	Office 105	B - Good	2	14	1	unit	330	9240	1848	11,088	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 2' x 4'	ProShop 107	B - Good	4	1	unit	352	1408	282	1,690	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Shelving -32'	ProShop 107	A - Very Go	1	1	unit	1100	1100	220	1,320	Allowance	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103009 Cabinets	Wood Cabinetry	ProShop 107	C - Fair	8	1	unit	550	4400	880	5,280	Based on \$1,800/m	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	ProShop 107	B - Good	1	594	sf	2	1188	238	1,426	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103006 Shelving	Countertop	ProShop 107	A - Very Go	1	181	sf	550	9900	1980	11,980	Based on \$1,800/m	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C30304 Acoustical Ceiling Tiles and Panels	C30304 Acoustical Ceiling Tiles and Panels	Acoustic ceiling panels 2ft X 4ft	ProShop 107	B - Good	2	286	sf	8	2296	458	2,748	YFC - 2018 (\$5.39 + \$2 removals/disposal)	2005	30	2035	
McKinney Arena (MCK)	C30 Interior Finishes	C30203 Wood Flooring	C302003 Wood Flooring	Wood Flooring	ProShop 107	B - Good	1	286	sf	20	5720	1144	6,864	YFC - 2018 (\$15/sf new and \$5/sf remove	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Bar Chair	ProShop 107	B - Good	1	1	unit	66	66	13	79	Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Work Bench	ProShop 107	A - Very Go	1	1	unit	350	350	70	420	Based on Suncorp estimate (2015 plus 10%)	2005	30	2035	
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4' Bar	Janitor 133a	B - Good	1	1	unit	352	352	70	422	RS Means - 2018	2005	30	2035	
McKinney Arena (MCK																		

McKinney Arena (MCK)	D30 HVAC	D3020 Heat Generating Systems	D305002 Unit Heaters	Heater Gas Modine	Ice Resurface Room 167	B - Good	1	1	unit	1500	1500	300	1,800 Allowance	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Floor Sink Drain	Ice Resurface Room 167	A - Very Go	1	1	unit	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035
McKinney Arena (MCK)	E10 Other Equipment	D5090 Other Electrical Services	D509099 Other Special Systems or Devices	Fuel Meter/Vehicle	Ice Resurface Room 167	B - Good	1	1	unit	1500	1500	300	1,800 Allowance	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D501005 Electrical Service & Distribution	D501005 Panels	Electrical Panel RP-2D	Storage Room 169	B - Good	2	1	unit	5000	10000	2000	12,000 Allowance based on similar projects	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5010 Electrical Service & Distribution	D501005 Panels	GE Lighting Control	Storage Room 169	B - Good	1	1	unit	8000	8000	1600	9,600	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E20200 Movable Furnishing	E202003 Freestanding Furnishing	Work Bench-10'x5'	Storage Room 169	A - Very Go	1	1	unit	350	350	70	420 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103005 Lockers	Lockers	Storage Room 169	B - Good	4	1	unit	318	1272	254	1,526 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D50200 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4' Bar	Storage Room 169	B - Good	4	1	unit	352	1408	282	1,690 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E20200 Movable Furnishing	E202003 Freestanding Furnishing	Garbage can	Storage Room 169	B - Good	2	1	unit	720	720	140	8,400 Allowance	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509099 Other Special Systems or Devices	Logic 68 Charger	Storage Room 169	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E20200 Movable Furnishing	E202003 Freestanding Furnishing	Garbage can	Storage Room 169	C - Fair	2	1	unit	110	220	44	264 Suncorp cost estimate (based on 2015 plus 10%)	2005	30	2035
													Based on Suncorp estimate (2015 plus 10%)			
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Storage Shelves	Storage Room 169	B - Good	2	1	unit	1200	2400	480	2,880 (escalation)	2005	30	2035
McKinney Arena (MCK)	B20 Exterior Enclosure	B203001 Solid Doors	B203001 Solid Doors	Metal Doors	Storage Room 169	A - Very Go	1	1	unit	2170	2170	434	2,604 Includes \$870 new door, \$700 hardware, \$600	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D20100 Plumbing Fixtures	D201009 Other Domestic Water Supply	Water Meter	Storage Room 169	B - Good	1	1	unit	4000	4000	800	4,800 Allowance	2005	30	2035
McKinney Arena (MCK)	D30 HVAC	D3020 Heat Generating Systems	D305002 Unit Heaters	Rheem Pro 40 Heater	Boiler Room 168	B - Good	1	1	unit	1500	1500	300	1,800 Allowance	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D50200 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4' Bar	Boiler Room 168	B - Good	4	1	unit	352	1408	282	1,690 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D30 HVAC	D3020 Heat Generating Systems	D302099 Other Heat Generating Systems	Burkay Copper Coil Boilers	Boiler Room 168	B - Good	1	1	unit	40000	40000	8000	48,000 Allowance	2005	30	2035
McKinney Arena (MCK)	D30 HVAC	D3020 Heat Generating Systems	D305002 Unit Heaters	Therm X Trol Hot Water Port	Boiler Room 168	B - Good	1	1	unit	1500	1500	300	1,800 Allowance	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D20200 Domestic Water Distribution	D202003 Domestic Water Equipment	Large Grey Water Storage	Boiler Room 168	B - Good	1	1	unit	7000	7000	1400	8,400 Allowance	2005	30	2035
McKinney Arena (MCK)	B20 Exterior Enclosure	B203001 Solid Doors	B203001 Solid Doors	Metal Doors	Boiler Room 168	B - Good	1	1	unit	2170	2170	434	2,604 Includes \$870 new door, \$700 hardware, \$600	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Floor Sink Drain	Custodian Room 168A	C - Fair	1	1	unit	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D50200 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4' Bar	Custodian Room 168A	B - Good	2	1	unit	352	704	141	845 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap dispenser	Custodian Room 168A	A - Very Go	1	1	unit	182	182	36	218 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	E1010 Commercial Equipment	D503001 Fire Alarm Systems	OSG Fire Alarm	Custodian Room 168A	A - Very Go	2	1	unit	0	0	0	0	2005	30	2035
													Based on Suncorp estimate (2015 plus 10%)			
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Storage Shelves	Custodian Room 168A	B - Good	2	1	unit	1200	2400	480	2,880 (escalation)	2005	30	2035
McKinney Arena (MCK)	D30 HVAC	D30400 Distribution Systems	D304099 Other Distribution Systems	Exhaust fan	Custodian Room 168A	B - Good	1	1	unit	500	500	100	600 Allowance	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Custodian Room 168A	B - Good	1	1	unit	660 sf	2	1320	1,584 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D50200 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4' Bar	Stairs S05	B - Good	2	1	unit	352	704	141	845 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Stairs S05	B - Good	1	1	unit	625 sf	2	1250	1,500 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Stair Station Wall Mount	Stairs S05	A - Very Go	1	1	unit	182	182	36	218 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	Cimco gas Detector	Stairs S05	B - Good	1	1	unit	40000	40000	8000	48,000 Allowance	2005	30	2035
													YFC - 2018 (includes removals, hardware, door,			
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Stairs S05	B - Good	1	1	unit	2500	2500	500	3,000 (frame)	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D50200 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4' Bar	Refrigeration Room 174	B - Good	8	1	unit	352	2816	563	3,379 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Fire Station Wall Mount	Refrigeration Room 174	A - Very Go	1	1	unit	182	182	36	218 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D30 HVAC	D3030 Cooling Generating Systems	D303099 Other Cooling Generating Systems	Cimco Condenser (#6x4x38 4030)	Refrigeration Room 174	B - Good	1	1	unit	40000	40000	8000	48,000 Allowance	2005	30	2035
McKinney Arena (MCK)	D30 HVAC	D3030 Cooling Generating Systems	D303099 Other Cooling Generating Systems	Cimco Compressors (#6x-W06A)	Refrigeration Room 174	B - Good	4	1	unit	40000	160000	32000	192,000 Allowance	2005	30	2035
McKinney Arena (MCK)	D30 HVAC	D3030 Cooling Generating Systems	D303099 Other Cooling Generating Systems	Armstrong Pumps (#6x5x11.5 4030)	Refrigeration Room 174	B - Good	4	1	unit	40000	160000	32000	192,000 Allowance	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	Cimco Main Disconnect Switch	Refrigeration Room 174	B - Good	1	1	unit	40000	40000	8000	48,000 Allowance	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5010 Electrical Service & Distribution	D501099 Other Service and Distribution	Electronic Metering Walkchen	Refrigeration Room 174	B - Good	1	1	unit	40000	40000	8000	48,000 Allowance	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Light	Refrigeration Room 174	B - Good	1	1	unit	58	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Exit Signs	Refrigeration Room 174	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	Cimco Main Control Unit	Refrigeration Room 174	B - Good	1	1	unit	40000	40000	8000	48,000 Allowance	2005	30	2035
													Based on Suncorp estimate (2015 plus 10%)			
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Wooden Computer Desk	Refrigeration Room 174	B - Good	1	1	unit	330	330	66	396 (escalation)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Stackable Chairs	Refrigeration Room 174	B - Good	2	1	unit	150	150	30	180 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	WEG Pumps	Refrigeration Room 174	B - Good	1	1	unit	40000	80000	16000	96,000 Allowance	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103014 Casework	Cork Board	Refrigeration Room 174	B - Good	1	1	unit	472	472	94	566 Based on Global Industrial estimate	2005	30	2035
													YFC - 2018 (includes removals, hardware, door,			
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7' W/ Glazing	Refrigeration Room 174	B - Good	1	1	unit	2500	2500	500	3,000 (frame)	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	Exhaust from Moeller	Refrigeration Room 174	B - Good	1	1	unit	40000	40000	8000	48,000 Allowance	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1010 Partitions	C101005 Interior Windows	Acoustic Windows - 3' x 3'	Refrigeration Room 174	B - Good	1	1	unit	110	110	22	132 Suncorp cost estimate (based on 2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Garbage can	Refrigeration Room 174	C - Fair	1	1	unit	110	36	72	132 Suncorp cost estimate (based on 2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Light	Electrical 175	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Exit Signs	Electrical 175	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D50200 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4' Bar	Electrical 175	B - Good	3	1	unit	352	1056	211	1,267 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	Hydro Metering Unit by Others	Electrical 175	B - Good	1	1	unit	0	0	0	0 Allowance	2005	30	2035
													Based on Suncorp estimate (2015 plus 10%)			
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Table 2'x6'	Electrical 175	B - Good	1	1	unit	330	330	66	396 (escalation)	2005	30	2035
													YFC - 2018 (includes removals, hardware, door,			
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Electrical 175	B - Good	1	1	unit	2500	2500	500	3,000 (frame)	2005	30	2035
McKinney Arena (MCK)	D30 HVAC	D30400 Distribution Systems	D304099 Other Distribution Systems	Exhaust fan Delhi	Electrical 175	B - Good	1	1	unit	500	500	100	600 Allowance	2005	30	2035
McKinney Arena (MCK)	D40 Fire Protection	D40300 Fire Protection Specialties	D403001 Fire Extinguishing Devices	Vulcan Controllers	Electrical 175	B - Good	1	1	unit	150	150	30	180 Based on Uline estimate	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	Main Switch Disconnect Federal Pioneer	Electrical 175	B - Good	1	1	unit	1000	1000	200	1,200 Allowance	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D50200 Lighting and Branch Wiring	D502002 Lighting Equipment	Lights - 1' x 4' Bar	Electrical 131	B - Good	3	1	unit	352	1056	211	1,267 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	Disconnect Federal Pioneer 600w	Electrical 131	B - Good	1	1	unit	1000	1000	200	1,200 Allowance	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	Disconnect Federal Pioneer Canteen	Electrical 131	B - Good	1	1	unit	1000	1000	200	1,200 Allowance	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	Disconnect DP 2AA	Electrical 131	B - Good	1	1	unit	1000	1000	200	1,200 Allowance	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	D30400 Distribution Systems	D304099 Other Distribution Systems	Fire Alarm Panel	Electrical 131	B - Good	1	1	unit	4000	4000	800	48,000 Allowance	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5010 Electrical Service & Distribution	D501005 Panels	Fire Alarm Panel	Electrical 131	B - Good	2	1	unit	5000	10000	2000	12,000 Allowance	2005	30	2035
McKinney Arena (MCK)	D40 Fire Protection	D40300 Fire Protection Specialties	D403001 Fire Extinguishing Devices	Fire Extinguisher	Electrical 131	B - Good	1	1	unit	150	150	30	180 Based on Uline estimate	2005	30	2035
													YFC - 2018 (includes removals, hardware, door,			
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Electrical 131	B - Good	1	1	unit	2500	2500	500	3,000 (frame)	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509099 Other Special Systems or Devices	Vulcan Controllers	Electrical 131	B - Good	3	1	unit	291	873	174	1,048 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	Motor Starters	Electrical 131	B - Good	1	1	unit	40000	40000	8000	48,000 Allowance	2005	30	2035
McKinney Arena (MCK)	D30 HVAC	D30400 Distribution Systems	D304099 Other Distribution Systems	Exhaust fan Delhi	Electrical 131	B - Good	1	1	unit	500	500	100	600 Allowance	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	D30400 Distribution Systems	D304099 Other Distribution Systems	D transformers	Electrical 131	B - Good	1	1	unit	40000	40000	8000	4			

McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201002 Urinals	Urinals	Male Washroom 173	B - Good	1	1	unit	1980	1980	396	2,376 YFT - 2018 (includes flush valve)	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	2'5' x 5' Countertop	Male Washroom 173	A - Very Gd	1	1	unit	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal). Includes electronic sensor	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Hand dryer	Male Washroom 173	A - Very Gd	1	1	unit	1200	1200	240	1,440 RS Means - 2018 (\$1072/replace and \$328/removal)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Toilet Paper dispensers	Male Washroom 173	B - Good	1	1	unit	55	55	11	66 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201001 Waterclosets	Toilets	Male Washroom 173	A - Very Gd	2	1	unit	1980	3960	792	4,752 YFT - 2018 (includes flush valve)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap dispenser	Male Washroom 173	A - Very Gd	1	1	unit	182	182	36	218 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Light 2'x4'	Male Washroom 173	B - Good	1	1	unit	352	352	70	422 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Backup Light	Male Washroom 173	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Grab bar	Male Washroom 173	B - Good	1	1	unit	250	250	50	300 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Male Washroom 173	B - Good	1	1	unit	2500	2500	500	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 7' x 4' 6"	Male Washroom 173	B - Good	2	1	unit	400	800	160	960 YFC - 2018 (based on \$50/sfx8sf)	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Male Washroom 173	A - Very Gd	1	488	sf	2	976	195	1,171 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sink	Male Washroom 173	A - Very Gd	1	1	unit	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035
McKinney Arena (MCK)	D30 HVAC	D3020 Heat Generating Systems	D302099 Other Heat Generating Systems	Wall Mounted Heaters	Male Washroom 173	B - Good	2	1	unit	40000	80000	16000	96,000 Allowance	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Round Hanging Ceiling Lights	Front Lobby 102	B - Good	10	1	unit	352	3520	704	4,224 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E202003 Freestanding Furnishing	Flat Screen TV	Front Lobby 102	B - Good	5	1	unit	998	4990	998	5,988 Best Buy estimate	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Advertising Boards	Front Lobby 102	B - Good	1	1	unit	998	998	198	7,186 Best Buy estimate	2005	30	2035
McKinney Arena (MCK)	D30 HVAC	D3040 Distribution Systems	D304099 Other Distribution Systems	Chhaust fan	Front Lobby 102	B - Good	5	1	unit	750	3750	750	4,500 Allowance	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Vending Machine	Front Lobby 102	B - Good	4	1	unit	0	0	0	0 Rental? To be confirmed	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Wooden Table w/ 4 seats	Front Lobby 102	C - Fair	10	1	unit	330	3300	660	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201003 Seating (Fixed)	Benches	Front Lobby 102	B - Good	3	1	unit	350	1050	210	1,260 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Exit Signs	Front Lobby 102	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Light	Front Lobby 102	B - Good	3	1	unit	291	873	175	1,048 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1010 Partitions	C101005 Interior Windows	Interior Windows - 5' x 3'6"	Front Lobby 102	B - Good	17	1	unit	36	612	122	734 YFC - 2018 (\$26/sf + \$10/sf removal)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Newspaper Stand	Front Lobby 102	B - Good	4	1	unit	55	220	44	264 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Garbage can	Front Lobby 102	C - Fair	2	1	unit	110	220	44	264 Suncorp cost estimate (based on 2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Hanging Washroom Sign	Front Lobby 102	B - Good	2	1	unit	291	582	116	698 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201008 Drinking Fountains and Coolers	Drinking fountain	Front Lobby 102	B - Good	1	1	unit	2140	2140	428	2,468 YFC - 2018 (\$1940 + \$200 removal)	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	E1020 Institutional Equipment	E102002 Medical Equipment	Defibrillator	Front Lobby 102	B - Good	1	1	unit	3000	3000	600	3,600 Based on St. Johns Ambulance quote	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Front Lobby 102	A - Very Gd	1	7709	sf	2	15418	3084	18,502 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Round Hanging Ceiling Lights	Rear Lobby 165	B - Good	8	1	unit	352	2816	563	3,379 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Vending Machine	Rear Lobby 165	B - Good	1	1	unit	0	0	0	0 Rental? To be confirmed	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Wooden Table w/ 4 seats	Rear Lobby 165	C - Fair	8	1	unit	330	2640	528	Based on Suncorp estimate (2015 plus 10% escalation)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Wooden Table w/ 2 seats	Rear Lobby 165	C - Fair	13	1	unit	330	4290	858	5,148 escalation)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201003 Seating (Fixed)	Benches	Rear Lobby 165	B - Good	6	1	unit	350	2100	420	2,520 Based on Suncorp estimate (2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Exit Signs	Rear Lobby 165	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Light	Rear Lobby 165	B - Good	4	1	unit	291	1164	233	1,397 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1010 Partitions	C101005 Interior Windows	Interior Windows - 5' x 3'6"	Rear Lobby 165	B - Good	20	1	unit	36	720	144	864 YFC - 2018 (\$26/sf + \$10/sf removal)	2005	30	2035
McKinney Arena (MCK)	B20 Exterior Enclosure	B2010 Exterior Walls	B202001 Windows	Curtain Wall	Rear Lobby 165	A - Very Gd	1	400	sf	100	40000	8000	48,000 RS Means - 2018 (\$88/sf new + \$12/sf removal)	2005	30	2035
McKinney Arena (MCK)	D40 Fire Protection	D4030 Fire Protection Specialties	D403001 Fire Extinguishing Devices	Fire Extinguisher	Rear Lobby 165	B - Good	1	1	unit	150	150	30	180 Based on Uline website	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Garbage can	Rear Lobby 165	C - Fair	1	1	unit	110	110	22	132 Suncorp cost estimate (based on 2015 plus 10%)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103014 Casework	Cork Board 3x3.5	Rear Lobby 165	B - Good	1	1	unit	472	472	94	566 Based on Global Industrial estimate	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Arena Sign	Rear Lobby 165	B - Good	3	1	unit	873	873	175	1,048 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Rear Lobby 165	A - Very Gd	1	5070	sf	2	10140	2028	12,168 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	D20 Plumbing	D2010 Plumbing Fixtures	D201004 Sinks	Sink	Canteen 164	A - Very Gd	1	1	unit	1940	1940	388	2,328 YFC - 2018 (\$1740 + \$200 removal)	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Pot lights	Canteen 164	B - Good	4	1	unit	352	1408	282	1,690 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	E1090 Other Equipment	E109002 Food Service Equipment	Fridge	Canteen 164	B - Good	1	1	unit	2500	2500	500	3,000 Allowance	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103009 Cabinets	Milwork with plastic laminate countertop and cupboards	Canteen 164	B - Good	1	37	lf	550	20350	4070	24,420 Based on \$1,800/m	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	E1090 Other Equipment	E109002 Food Service Equipment	Popcorn Machine	Canteen 164	C - Fair	2	1	unit	0	0	0	0 By vendor	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103002 Toilet and Bath Accessories	Soap dispenser	Canteen 164	A - Very Gd	1	1	unit	182	182	36	218 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Paper Cup Holder	Canteen 164	B - Good	2	1	unit	55	110	22	132 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103009 Cabinets	Milwork with plastic laminate countertop and cupboards	Canteen 164	C - Fair	1	6	lf	550	3300	660	3,960 Based on \$1,800/m	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Canteen 164	B - Good	1	28	sf	2	56	11	67 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	E1090 Other Equipment	E109002 Food Service Equipment	Freezer	Canteen 164	C - Fair	2	1	unit	0	0	0	0 By vendor	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Coat Rack	Canteen 164	B - Good	2	1	unit	0	0	0	0 By vendor	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	E1090 Other Equipment	E109002 Food Service Equipment	Slushie Machine	Canteen 164	C - Fair	2	1	unit	0	0	0	0 By vendor	2005	30	2035
McKinney Arena (MCK)	E10 Equipment	E1090 Other Equipment	E109002 Food Service Equipment	Coffee Maker	Canteen 164	C - Fair	2	1	unit	0	0	0	0 By vendor	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E202003 Freestanding Furnishing	Flat Screen TV	Canteen 164	B - Good	5	1	unit	998	4990	998	5,988 Best Buy estimate	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3030 Ceiling Finishes	C303004 Acoustical Ceiling Tiles and Panels	Acoustic ceiling panels 2ft X 4ft	Canteen 164	B - Good	1	190	sf	8	1520	304	1,824 YFC - 2018 (\$5.39 + \$2 removals/disposal)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E202003 Freestanding Furnishing	Cash Register	Canteen 164	B - Good	5	1	unit	0	0	0	0 By vendor	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201099 Other Fixed Interior Furnishings	Hooks - Wall Mounted	Dressing Room 117	B - Good	1	78	lf	25	1950	390	2,340 Based on similar projects	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5090 Other Electrical Services	D509002 Emergency Lighting and Power	Emergency Backup Light	Dressing Room 117	B - Good	1	1	unit	291	291	58	349 YFC - 2018	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2010 Fixed Furnishings	E201003 Seating (Fixed)	Wall Mounted Benches	Dressing Room 117	B - Good	1	76	lf	50	3800	760	4,560 RS Means - 2019	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Mirrors - 7' x 4' 6"	Dressing Room 117	B - Good	2	1	unit	400	800	160	960 YFC - 2018 (based on \$50/sfx8sf)	2005	30	2035
McKinney Arena (MCK)	E20 Furnishings	E2020 Movable Furnishing	E202003 Freestanding Furnishing	Balance Bars	Dressing Room 117	B - Good	2	14	lf	330	9240	1848	11,088 escalation)	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1030 Fittings	C103014 Casework	Cork Board 3' x 2'	Dressing Room 117	D - Poor	2	1	unit	472	944	189	1,133 Based on Global Industrial estimate	2005	30	2035
McKinney Arena (MCK)	C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Steel Door - 3' x 7'	Dressing Room 117	B - Good	2	1	unit	2500	5000	1000	YFC - 2018 (includes removals, hardware, door, frame)	2005	30	2035
McKinney Arena (MCK)	D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Strip Lights - 1' x 4'	Dressing Room 117	B - Good	12	1	unit	352	4224	845	5,069 RS Means - 2018	2005	30	2035
McKinney Arena (MCK)	C30 Interior Finishes	C3010 Wall Finishes	C301005 Painting to Walls	Paint	Dressing Room 117	B - Good	1	2060	sf	2	4120	824	4,944 RS Means - 2018	2005	30	2035

The Corporation of the Town of Whitby

SUPPLEMENTARY CONDITIONS to OAA Document 600 – 2013, amended October 1, 2019 ("OAA Document 600 – 2013")

The following Supplementary Conditions are intended to modify the Ontario Association of Architects Standard Form of Contract for Architect's Services, Document 600 - 2013 consisting of the Agreement, Definitions and General Conditions governing same. If there is a conflict between the OAA Document 600 – 2013 and these Supplementary Conditions, these Supplementary Conditions shall have priority.

AGREEMENT

The Agreement of the OAA Document 600 – 2013 is hereby amended as follows:

SA 1 ARTICLE A9 INITIAL INFORMATION

SA 1.1 Delete the second sentence of Article A-9 in its entirety and substitute the following words:

In the event that this information changes materially for reasons that are beyond the control of the *Architect*, *Consultants* engaged by the *Architect*, or anyone for whom they are at law responsible, the *Client* and *Architect* shall adjust the schedule and the *Architect's* services as may be appropriate.

SA 1.2 The parties agree that they will work together in good faith to perform the services using their best commercial efforts and to address the ongoing COVID-19 pandemic. In the event the *Architect* is unable to perform the contract as a result of COVID-19, upon notice to the *Client* and subject to mutual agreement, the services may cease with no additional claim for costs by either party and only additional time being permitted. As other circumstances change, the parties will communicate with one another to ensure a joint solution will be met which ensures the safety and health for all those which participate in the services.

SA 2 ARTICLE A11 FEES

SA 2.1 Add the following words into the box at Article A11:

Fee Class F1 - Fixed Fee

In GC 2, GC 3 and the RFP the services to be provided with a Fee Reference of "F1" are included for the lump sum fee of \$_____.

The compensation and invoicing for each phase of services shall be based on the following apportionment of the total fee:

Planning & Schematic design phase	(10%)
Design development phase	(20%)
Construction documents phase	(25%)
Bidding or negotiating phase	(5%)
Construction phase	(37%)

Post Construction (3%)

Fee Class – F2 - Hourly Rates

Hourly rates as submitted by the *Architect* through the Bidding System (as set out in the RFP, defined below) for Additional Services shall be in effect for the duration of the contract, and the rates include all charges and expenses other than HST.

SA 3 ARTICLE A12 REIMBURSEMENT

SA 3.1 Delete Article A12 in its entirety and substitute a new Article A12 as follows:

A12 The *Architect* shall not be reimbursed by the *Client* for any expenses and all of the *Architect's* expenses shall be included in the *Architect's* fees, unless pre-approved in writing by the *Client*.

SA 4 ARTICLE A13 AUTOMOBILE TRAVEL COSTS

SA 4.1 Delete Article A13 in its entirety and substitute a new Article A13:

A13 Without limiting the generality of Article A12, all of the *Architect's* travel related costs, including automobiles, tolls, printing, postage, telephone charges, courier, meals, and hotels and other accommodations are included in the *Architect's* fees.

SA 5 ARTICLE A14 PROPER INVOICES

SA 5.1 Delete Article A14 in its entirety and substitute new Article A14 as follows:

A14 The *Client* shall pay the *Architect* by electronic payment within 28 days of receipt of a *Proper Invoice*, the invoiced amount or the undisputed portion thereof on account of the *Architect's* fee plus applicable taxes. If the *Client* disputes all or a portion of the invoiced amount it shall issue a *Notice of Non-Payment*. *Proper Invoices* shall be issued and submitted monthly unless otherwise agreed.

SA 6 ARTICLE A15 INVOICES

SA 6.1 Delete Article A15 in its entirety and substitute new Article A15 as follows:

A15 An unpaid *Proper Invoice* or the unpaid balance thereof shall bear interest calculated at the rate specified in the *Construction Act*, R.S.O. 1990, c. C.30 (the "***Construction Act***") commencing on the 29th day after the date that the *Architect's Proper Invoice* is received.

SA 7 ARTICLE A16 EXTENT OF CONTRACT

SA 7.1 Delete Article A16 in its entirety and substitute new Article A16 EXTENT OF CONTRACT as follows:

SA 7.2 A16 This contract incorporates and includes the *Client's* Request for Proposal bearing **Project Number RFP-71-2020**, including any addenda and including any documents incorporated by reference, for example, the *Client's* Standard Terms

and Conditions (collectively, the “RFP”), the purchase order issued by the *Client* to the *Architect* and any attachments to it (the “**Purchase Order**”), and the *Architect*’s Proposal delivered in relation to the Project. This contract represents the entire and integrated agreement between the *Client* and the *Architect* and supersedes all other prior negotiations, representations, or contracts, either written or oral. Unless otherwise stated, this contract may be amended only in writing signed by both the *Client* and the *Architect*.

SA 8 ARTICLE A17 KEY PERSONNEL AND PROJECT TEAM

SA 8.1 Delete Article A17 in its entirety and substitute new Article A17 KEY PERSONNEL AND PROJECT TEAM as follows:

A17 The *Architect* shall use the key personnel, team members, *Consultants* and *Consultants*’ key personnel identified in its Proposal submitted in response to the *Client*’s RFP in the performance of the *Architect*’s services under this contract for the *Project*. If no such key personnel, team members, *Consultants* or *Consultants*’ key personnel are identified in the *Architect*’s Proposal, the *Architect* shall identify a representative authorized to act on its behalf with respect to the *Project*, and key personnel and team members who will perform the *Architect*’s services under this contract. The *Architect* shall not choose to substitute or replace its representative, key personnel or other key team members without consulting with and obtaining the prior written consent of the *Client*, which consent shall not be unreasonably withheld. The *Architect* shall have no claim against the *Client* for additional costs arising out of or incidental to any removal, substitution and/or replacement of its personnel (including its key personnel).

SA 9 ARTICLE A18 REMOVAL AND/OR REPLACEMENT OF PERSONNEL

Delete Article A18 in its entirety and substitute new Article A18 REMOVAL AND/OR REPLACEMENT OF PERSONNEL as follows:

A18 The *Client* may object to any of the *Architect*’s personnel who, in the opinion of the *Client*, are lacking in appropriate skills or qualifications, engage in misconduct or are incompetent or negligent. The *Architect* must remove such personnel upon receipt from the *Client* of notice requiring it to do so and must not re-employ that person in connection with the Project without the prior express consent of the *Client*. In addition, the *Architect* must at its cost replace such removed personnel with suitably qualified, competent, skilled and approved personnel.

SUPPLEMENTARY DEFINITIONS

The Definitions of the OAA Document 600 – 2013 are hereby amended as follows:

SD 1 ARCHITECT

SD 1.1 Add “and means the *Prime Consultant*, as that term is used in the RFP” after the words “issued by OAA”.

SD 2 CONSTRUCTION ACT DOCUMENTS

SD 2.1 Add new definition “*Construction Act Document*” as follows:

Construction Act Document means a Notice of Non-Payment, a notice of adjudication given pursuant to Section 13.7 of Part II.1 of the *Construction Act* or any documents or responses to *Adjudication* to be given or provided pursuant to Part II.1 of the *Construction Act*.

SD 3 CONSTRUCTION COST

SD 3.1 Delete the words “, and all applicable taxes, including the full amount of value-added taxes, whether recoverable or not” from the fourth and fifth lines of the definition of *Construction Cost*, and add the words “any applicable taxes or value-added taxes, or” after the word “include” in the fifth line of the definition of *Construction Cost*.

SD 4 CONSULTANT

SD 4.1 Delete “.” from the end of the second line and add the words “, and Sub-Consultant(s) as that term is defined in the RFP.”

SD 5 NOTICE OF NON-PAYMENT

SD 5.1 Add new definition “*Notice of Non-Payment*” as follows:

A *Notice of Non-Payment* is a notice delivered pursuant to Section 6.4(2) of the *Construction Act* in the manner and form prescribed in the *Construction Act*.

SD 6 PROPER INVOICE

SD 6.1 Delete the words “, agreed reimbursables” from the first line of the definition of *Proper Invoice*.

SD 7 PROPOSAL

SD 7.1 Add new definition “*Proposal*” as follows:

Proposal means the *Architect’s* proposal submitted in response to the RFP and includes all of the information submitted by the *Architect* in the Bidding System as set out in the RFP.

SD 8 RECORD DRAWINGS

SD 8.1 Add new definition “*Record Drawings*” as follows:

Record Drawings means the drawings that are prepared by the *Architect* by revising the editable CAD files prepared to the *Client’s* current standards to reflect changes to the construction drawings made during construction based on:

- content of as-built drawings prepared by the contractor; and
- changes in response to site instructions, change orders, change directives and other direction given in writing by the *Architect*.

SD 9 WORKING DAY

SD 9.1 Add new definition “*Working Day*” as follows:

Working day means a day other than a Saturday, Sunday, statutory holiday, or statutory vacation day that is observed by the construction industry in the area of the *Place of the Work*.

SUPPLEMENTARY GENERAL CONDITIONS

The General Conditions of the OAA Document 600 – 2013 are amended as follows:

SC 1 GC1 ARCHITECT’S RESPONSIBILITIES

SC 1.1 Paragraph 1.1.3

1.1.3 Add the words “properly qualified” before the word “representative” in paragraph 1.1.3.

SC 1.2 Paragraph 1.1.4

Delete the word “Article”, and substitute the words “Articles A10.1 and” in paragraph 1.1.4.

SC 1.3 Paragraph 1.1.5

Delete paragraph 1.1.5 in its entirety and substitute new paragraph 1.1.5 as follows:

1.1.5 “maintain and keep accurate *Project* records (which shall include all tangible records, documents, computer printouts, electronic information, books, plans, *Construction Documents*, expenses, accounts, fees, levies, duties and taxes for permits, licenses and approvals from authorities having jurisdiction, *Record Drawings*, other information relating to the *Work* and *Project* related expenses approved by the *Client* prior to expenditure) in its office in Ontario in accordance with all applicable legal requirements but in any event for not less than 6 years from *Substantial Performance of the Work* or until all claims in relation to the *Project* have been settled or finally resolved, whichever is later. During this time, the *Architect* shall allow the *Client* access to the *Project* records during normal business hours upon the giving of reasonable notice. The *Architect* shall include equivalent provisions to those provided herein in each consulting contract and shall require the *Consultants* engaged by the *Architect* to incorporate them into every level of contract thereunder for any part of the *Work*.

SC 1.4 Paragraph 1.1.10

Add new paragraph 1.1.10 as follows:

1.1.10 The *Architect* shall engage on behalf of the *Client*, and subject to the *Client*’s prior written approval, specialist *Consultants* and other vendors, as the *Client* may direct in writing as noted in this contract, to provide services to supplement the

Architect's services. The *Architect* shall coordinate and process the pre-approved specialist *Consultants'* and other vendors' invoices without any additional mark-up, fee or other charges being added by the Architect.

SC 1.5 Paragraph 1.1.11 COOPERATION WITH LITIGATION

Add new paragraph 1.1.11 and 1.1.12 as follows:

1.1.11 Provided that the *Architect* is not adverse in interest to the *Client*, the *Architect* shall cooperate with and assist the *Client* with respect to any litigation or other disputes that the *Client* is involved in regarding the *Project*, and the *Architect* shall be compensated by the *Client* for said cooperation and assistance at the rates set out by the *Architect* for Additional Services in its Proposal.

1.1.12 Paragraphs 1.1.5, 1.1.7, and 1.1.11 shall survive the completion, expiry or termination of this Contract.

SC 2 GC2 ARCHITECT'S SCOPE OF BASIC SERVICES

SC 2.1 Paragraph 2.1

Delete the words "and electrical engineering" and substitute "electrical and other engineering services including in the RFP" after the word "mechanical" in the third line of paragraph 2.1.

SC 2.2 Paragraph 2.1

Delete paragraphs 2.1.1 to 2.1.35 in their entirety and substitute new paragraphs 2.1 (1. to 89.) attached as Schedule "A" to these Supplementary Conditions.

SC 3 GC3 PROVISION OF ADDITIONAL SERVICES

SC 3.1 Paragraph 3.1

Add the words "unless otherwise indicated below or provided elsewhere in the RFP or contract" after the words "basic services" in the first line of paragraph 3.1.

SC 3.2 Paragraph 3.1

Delete paragraphs 3.1.1. to 3.1.29 in their entirety and substitute Schedule "B" hereto.

SC 3.3 Paragraph 3.2

Add the words at the beginning of the third sentence, "Unless the reason for requirement for such services is caused by an act or omission of the *Architect*, a *Consultant* engaged by the *Architect*, or any party for whom the Architect or its Consultants are responsible for under this contract," and decapitalize the word "Compensation".

SC 3.4 Paragraph 3.2.3

Add the words “which affect the provision of the professional services by the *Architect* under this contract” after the word “by-laws”.

SC 3.5 Paragraph 3.2.4

Add following the word jurisdiction “following the issuance of a building permit,”

SC 3.6 Paragraph 3.2.11

Delete paragraph 3.2.11 in its entirety

SC 3.7 Paragraph 3.2.12

Delete paragraph 3.2.12 in its entirety

SC 3.8 Paragraphs 3.3, 3.4 and 3.5

Add new paragraphs 3.3, 3.4 and 3.5 as follows:

3.3 If the scope of the *Project* or of the *Architect's* services are changed in any manner for reasons that do not relate in any way to any negligent act or omission or failure to properly perform this contract by the *Architect* or any *Consultant* engaged by the *Architect* or any party who they are responsible for under this contract, and that are not otherwise provided for in this contract, the *Architect's* fees shall be adjusted in accordance with the provisions of this paragraph 3.3 as follows:

- .1 For additional services, or when revisions or additions are made by the *Client* to the program of requirements or previously approved documents prepared by the *Architect*, and such revisions or additions require services in addition to those already provided for under this contract, the fee for such additional services shall be calculated in accordance with this paragraph 3.3. The *Architect* shall only provide such additional services if authorized in writing, in advance, by the *Client*. If advance authorization to provide such additional services is not provided by the *Client*, the *Architect* shall not be entitled to receive any additional compensation for providing such services.
- .2 Where the *Client* has not authorized the provision of additional services, revisions or additions in the manner outlined in paragraph 3.3.1 but the *Architect* believes that instructions or directions given by the *Client* will require additional services, the *Architect* shall promptly notify the *Client* of the required additional services in writing, and in advance of providing the said services. The fee for, and authorization to provide, the additional services will be determined in the manner outlined in this paragraph 3.3 In the event that the *Architect* fails to provide prompt notice as required, the *Architect* shall provide the required services, but shall not be entitled to receive any additional compensation for providing such services.
- .3 Whenever any fee adjustment is contemplated pursuant to paragraphs 3.3.1 or 3.3.2, the *Architect* shall provide to the *Client*, in advance of

providing any additional services, a written quotation for the additional services setting out a detailed description of the additional services, the methodology utilized for calculating the additional fee requested, an amount of adjustment for the contract price, if any, and the adjustment in the contract time, if any, for the proposed change in the services. The quotation shall also state on its face that the additional services are in addition to the original scope of work under this contract and whether, in the opinion of the *Architect*, the requirement to provide the additional services was caused by an act or omission of the contractor.

- .4 If the *Client* and *Architect* do not agree that instructions or directions given by the *Client* as referenced in paragraph 3.3.2 will require additional services that would entitle the *Architect* to an adjustment to the *Architect's* Fee, the *Client* will give such instructions as in the *Clients'* opinion are necessary for the proper performance of the *Architect's* services and to prevent delay in the completion of the Project pending settlement of the dispute. The *Architect* shall act immediately accordingly to such instructions, it being understood that by doing so, it does not jeopardize any claim for additional fees that the *Architect* may have. If it is subsequently determined that the said instructions or directions did require additional services that would entitle the *Architect* to an adjustment to the *Architect's* fee, the fee for such additional services will be determined in the manner outlined in paragraph 3.3.
- .5 The *Architect* agrees that no additional compensation shall be paid to it where additional services, or revisions or additions to the program of requirements or previously approved documents prepared by the *Architect* are required:
 - .1 as a result of any error, act or omission by the *Architect*, any *Consultant* engaged by the *Architect*, or anyone for whom they are responsible;
 - .2 by authorities having jurisdiction at the place of the *Project*, and that the *Architect* ought to have reasonably foreseen; or
 - .3 as a result of coordination issues with or between the *Architect's* *Consultants*, which the *Architect* ought to have reasonably foreseen.
- .6 The *Client* shall approve or reject the *Architect's* written quotation referenced in paragraph 3.3.3 within five *Working Days* of receipt of same. If the *Client* approves the written quotation or negotiated amount, it shall provide the *Architect* with written confirmation of the additional services and the compensation. If the *Client* does not approve the *Architect's* written quotation, the fee for such additional services shall be at hourly rates identified in Article A11 unless otherwise mutually agreed by the *Client* and the *Architect*, in writing.
- .7 Notwithstanding paragraph 3.3.3., if the *Client* directs the *Architect* to proceed with additional services prior to the parties' agreeing to a corresponding adjustment in the *Architect's* fee the *Client* will give such

authorization in writing as in the *Client's* opinion are necessary for the proper performance of the *Architect's* services and to prevent delays in the completion of the *Project*. The *Architect* shall act immediately in accordance with such authorization.

- .8 Any adjustment in the *Architect's* fee for additional services directed through a written authorization under paragraph 3.3.7 shall be at the hourly rates identified in Article A11 unless otherwise mutually agreed by the *Client* and *Architect*, in writing.

3.4 Following commencement of construction on the *Project*, if the *Architect* becomes aware that the time scheduled for construction may be exceeded, the *Architect* shall immediately advise the *Client* in writing, setting out the *Architect's* assessment of any extension of time that may be required, the reasons for that extension, and review steps proposed by the contractor that may be taken to overcome the potential delay. In addition, the *Architect* shall notify the *Client* if the *Architect* intends to claim payment of additional fees or other compensation as a result of any such delay.

3.5 Notwithstanding anything else in this contract, no additional fees or compensation of any kind shall be payable to the *Architect* by the *Client* as a result of any delay in performance or completion of this contract, or of the *Work*, if the *Architect* fails to provide the *Client* with written notice of its intention to claim such fees or compensation within 20 *Working Days* after the commencement of the delay. In the case of a continuing delay, only one written notice of such delay shall be necessary. If the *Architect* provides the required written notice, the *Architect* and the *Client* will agree in writing to what, if any, additional fees or compensation the *Architect* is entitled to.

SC 4 GC4 CLIENT'S RESPONSIBILITIES

SC4.1 Paragraph 4.4.7

Delete paragraph 4.4.7 in its entirety.

SC 4.2 Paragraph 4.4.8

Add the word "reasonably" after the words "*Consultants* if".

SC 4.3 Paragraph 4.5

Delete the words "satisfactory to the *Architect*" from the third line of paragraph 4.5.

SC 5 GC5 BUDGET, ESTIMATES AND CONSTRUCTION COST

SC 5.1 Paragraph 5.2

Delete the words "and the *Client* shall cooperate with the *Architect* in making such adjustments." and Add "and the *Architect* shall cooperate with the *Client* in making such adjustments." from the end of paragraph 5.2

SC 5.2 Paragraph 5.3

Delete the words “as an Additional Service” and substitute the words “in accordance with the terms of this contract” at the end of paragraph 5.3.

SC 5.3 Paragraph 5.5

Delete the words “latest agreed” in the first line of paragraph 5.5 and add the words “provided pursuant to subsection 3.5.1 u. 3. of the RFP (“**90% Construction Documentation**”),” after the word “Cost” in the second line of paragraph 5.5.

SC 5.4 Paragraph 5.6

Delete the number “15%” and substitute the number “5%” in the second and fifth lines of paragraph 5.6.

Delete the words “latest agreed” and substitute the words “90% Construction Documentation” in the second and fifth lines of paragraph 5.6.

Add the words “The *Client* may withhold payment of any amounts then due, or which may become due, to the *Architect* under this contract until such time as the *Architect* has complied with its obligations under this paragraph 5.6, at which time any outstanding fees and expenses shall be paid as provided in GC 11.” to the end of paragraph 5.6.

SC 5.5 Paragraph 5.7

Delete the words “latest agreed” and substitute the words “90% Construction Documentation” in the first line of paragraph 5.7.

SC 6 GC6 CONSTRUCTION PHASE SERVICES

SC 6.1 Paragraph 6.2.5

Delete “and” at the end of the fourth line.

SC 6.2 Paragraph 6.2.6

Delete “.” at the end of the third line and add “; and”.

SC 6.3 Paragraph 6.2.7

Add new paragraph 6.2.7 as follows:

6.2.7 Provide administration of the construction contract.

SC 7 GC7 COPYRIGHT AND USE OF DOCUMENTS

SC 7.1 Paragraph 7.5

Delete the words “and reimbursable expenses, including all fees and expenses of suspension or termination,” from the first and second line of paragraph 7.5.

Add the words “, except for any amounts in dispute between the parties.” to the end of paragraph 7.5.

SC 7.2 Paragraphs 7.6, 7.7, 7.8 and 7.9

Add new Paragraphs 7.6, 7.7, 7.8 and 7.9 as follows:

7.6 The *Architect* consents to the right of the *Client* to enlarge, alter or demolish the building, or in any other way to alter the design and confirms that such work does not violate the moral rights of the *Architect*. Acting in good faith, the *Client* may, but shall not be obliged to, in cases of significant restoration, alteration or addition, consult with the *Architect* as to how best retain the integrity of the *Architect's* work while providing for the new work.

7.7 The *Architect* shall provide editable electronic documentation in Revit format compatible for conversion to AutoCAD drawings and shall grant a licence to the *Client* and consents to the right of the *Client* to use the editable Revit/AutoCAD files developed by the *Architect* and its *Consultants* and prepared to the *Client's* current standards, for management of the facility including future additions, renovations, or alterations. Any such use by the *Client* will be at the *Client's* sole risk, without liability to the *Architect* in contract or in tort.

7.8 Notwithstanding anything contained in this General Condition GC7, the *Architect* grants the *Client* the right and license to use all models, photographs and renderings, whether or not they are *Instruments of Service*, and whether or not specifically commissioned, including all software and electronic media, and to reproduce, publish and display same in the same or other media, for promotional and advertising purposes and in submitting to award programs in connection with the *Project*, whether before or after its completion, subject only to crediting the *Architect* as the source thereof and citing the *Architect's* name and address.

7.9 Unless otherwise agreed to in writing, in advance, any process or design developed by the *Architect* and its *Consultants* specifically for inclusion in the *Project* shall be the property of the *Client* and any patents sought for the same shall be applied for and taken out in the *Client's* name, responsibility and expense. The *Architect* shall cooperate with the *Client* in obtaining these patents.

SC 8 GC8 LIABILITY

SC 8.1 Paragraph 8.1

Add the words “, as described in section 1.18 of the RFP” to the end of the words “omissions liability coverage”.

SC 8.2 Paragraph 8.2

Delete paragraph 8.2 in its entirety.

SC 8.3 Paragraph 8.4.2

Add the words “but however, shall notify the *Client* in a timely manner, in writing, of any such acts or omissions the *Architect* observes” after the word “documents” in the third line of paragraph 8.4.2.

SC 8.4 Paragraph 8.4.4

Add the words “except to the extent that the *Architect* has specified a procedure for removal of toxic or hazardous substances or materials in the *Construction Documents*, or a hazardous procedure.” after the word “*Materials*” at the end of paragraph 8.4.4.

SC 8.5 Paragraph 8.5

Delete paragraph 8.5 in its entirety and substitute with:

8.5 The *Client* and the *Architect* agree that both parties may engage *Consultants* under other contracts. Where either party engages a *Consultant*, that party shall be responsible for the contract with its *Consultant* and for its *Consultant's* acts, omissions or errors. Nothing in this clause shall derogate from the *Architect's* duty to coordinate all *Consultants*.

SC 8.6 Paragraph 8.6

Delete paragraph 8.6 in its entirety and substitute with:

NO PERSONAL LIABILITY EXCEPT FOR INTENTIONAL ACTS

8.6 In no event shall the parties commence any proceeding in contract, tort, equity, breach of statutory duty or otherwise against any current or former elected official, director, officer, employee, agent or appointee of the other party (the “**Personal Representatives**”) and the Personal Representatives shall not be liable for any injury (including death), damage or loss suffered by anyone in any way related to any act or omission of the Personal Representatives, unless such injury, damage or loss is directly caused by the intentional or criminal acts, omissions or errors of the Personal Representatives while acting pursuant to this contract.

SC 8.7 Paragraph 8.7

Add the words “, unless those changes are made by *Consultants* engaged by the *Architect*” to be the end of paragraph 8.7.

SC 8.8 Paragraph 8.8

Add new paragraph 8.8 as follows:

8.8 IN ADDITION TO AND WITHOUT LIMITING THE GENERALITY OF SECTION 15 OF THE *CLIENT'S* STANDARD TERMS AND CONDITIONS BEARING THE HEADING “INDEMNIFICATION AND LIMITATION OF LIABILITY”:

NO CLIENT LIABILITY FOR ANYTHING CAUSED BY THE ARCHITECT

.1 The *Client*, its elected members of council, directors, officers, employees, appointees, agents, volunteers, successors, and assigns will in no event be liable for any injury (including death), damage or loss sustained by anyone that are in any way attributable to any acts or omissions of the *Architect*, including its partners, directors, officers, employees, agents, contractors, sub-contractors, *Consultants*, or sub-consultants, in connection with the performance or purported performance of this contract.

THE ARCHITECT SHALL INDEMNIFY THE CLIENT

.2 The *Architect* shall indemnify, defend, and save harmless the *Client*, its elected members of council, directors, officers, employees, appointees, agents, volunteers, successors, and assigns, from and against all actions, claims, demands, losses, costs, damages, suits or other proceedings by whomsoever made, sustained, brought or prosecuted that are in any way attributable to any acts or omissions of the the *Architect*, including its partners, directors, officers, employees, agents, contractors, sub-contractors, *Consultants*, or sub-consultants, in connection with the performance or purported performance of this contract.

SC 8.9 Paragraph 8.9

Add new paragraph 8.9 as follows:

8.9 Paragraphs 8.1 to 8.9 shall survive the completion, expiry or termination of this contract.

SC 9 GC9 SUSPENSION OF SERVICES

SC 9.1 Paragraph 9.1

Delete paragraph 9.1 in its entirety and substitute with:

9.1 The *Client* may suspend the provision of services by the *Architect* under this contract at any time for any reason and without cause upon giving the *Architect* seven days written notice to that effect. In such event, the *Architect* shall be entitled to be paid for all services performed to the date of suspension and to be compensated for all actual costs incurred arising from the suspension and such other damages as the *Architect* may have sustained as a direct result of the suspension. Notwithstanding the foregoing, in no event shall the *Architect's* actual costs continue to accrue during the suspension, and in no event shall the *Architect* be entitled to be compensated for any indirect, special, or consequential damages incurred. In the event that the suspension continues for more than 180 days, the contract shall be deemed to be terminated and the provisions of GC10.5 shall apply.

SC 9.2 Paragraph 9.6

Add the words "pursuant to GC9 SUSPENSION OF SERVICES" after the word "services" in the first line of paragraph 9.6.

Delete the words “reimbursable expenses and” after the words “together with” in the third line of paragraph 9.6.

Delete the words “Before resuming services, the” and substitute the word “The” before the word “Architect” in the fourth line of paragraph 9.6.

SC 10 GC10 TERMINATION OF SERVICES

SC 10.1 Paragraph 10.1.3

Delete paragraph 10.1.3 in its entirety and replace with “18 months from the date of certification of Substantial Performance of the Work, or;”

SC 10.2 Paragraph 10.1.4

Delete paragraph 10.1.4 in its entirety and replace with “18 months from the date of completion of the *Work*”.

SC 10.3 Paragraphs 10.2, 10.3, 10.4, 10.5, 10.6 and 10.7

Delete paragraphs 10.2, 10.3, 10.4, 10.5, 10.6 and 10.7 in their entirety and substitute the following:

10.2 This contract may be terminated by either party upon not less than seven days written notice should the other party fail to substantially perform its obligations under this contract in accordance with its terms through no fault of the party initiating the termination, provided that the party terminating the contract has given at least ten days written notice to the other party of its intention to terminate the contract and its reasons for doing so, and has offered the other party the opportunity to remediate the breach during such period of time.

10.2.1 Unless otherwise agreed to by the parties in writing, failure by the Architect or any of its *Consultants* to deliver the items set out in Schedule A and the RFP in a reasonable and timely manner shall be considered to be a material breach of the contract. The above shall not apply where delays have been caused by the *Client* or a contractor, or due to force majeure events.

10.3 This contract may be immediately terminated by the *Client* upon written notice to the *Architect* if any of the following events of default occur:

- .1 if the *Architect* is declared bankrupt, makes an assignment or a proposal in bankruptcy or becomes insolvent;
- .2 if the *Architect* is wound up, dissolved, liquidated, has its existence terminated or has any resolution passed therefor; or
- .3 if a trustee in bankruptcy, receiver, receiver and manager, liquidator or other officer with similar powers is appointed for the *Architect* or over all or any material part of its property.

10.4 This contract may be terminated by the *Client* at its sole discretion, at any time, for any reason that does not relate to any default under this contract by the *Architect*, by giving the *Architect* at least seven days written notice.

10.5 In the event of the deemed termination of this contract under paragraph 9.1 or by the *Architect* under paragraph 10.2 or by the *Client* under paragraphs 5.5.4 or 10.4, the *Architect* shall be paid for all services performed by the *Architect* in accordance with this contract up to the date of termination and for all actual costs incurred by the *Architect* as a direct result of the termination. In no event shall the *Architect* be entitled to be compensated for any loss of profit on services not performed under this contract, unperformed portions of the *Work*, or indirect, special or consequential damages.

10.6 If this contract is terminated by the *Client* pursuant to paragraphs 10.2 or 10.3, the *Client* may withhold any payments which may otherwise be, or become, due to the *Architect* commensurate with the value of work outstanding until such time as the services that were required to be completed by the *Architect* pursuant to this contract, and the *Work*, are completed in full. Upon such total performance of the services and the *Work*, the *Client* shall pay the *Architect* any amounts being withheld pursuant to this paragraph less the amount of any and all costs, damages, losses and expenses incurred by the *Client* as a result of, or in any way relate to, said termination as determined by the *Client* in its sole discretion acting reasonably.

10.7 Upon termination, the *Architect* shall, in addition to its other obligations under this contract and at law:

- .1 at the *Client's* request, provide the *Client* with a report detailing (i) the current state of the provision of services by the *Architect* as of the date of termination; and (ii) any other information requested by the *Client* pertaining to the provision of the services and performance of this contract;
- .2 execute such documentation as may be required by the *Client* to give effect to the termination; and
- .3 comply with any other instructions provided by the *Client*, including but not limited to instructions for facilitating the transfer of the *Architect's* obligations under this contract to another person or entity.

SC 10.4 Paragraphs 10.8, 10.9 and 10.10

Add new paragraphs 10.8, 10.9 and 10.10 as follows:

10.8 The *Architect* shall be entitled to be paid the actual costs incurred by the *Architect* for the services requested and performed pursuant to paragraph 10.7 only if the contract is terminated by the *Client* pursuant to paragraph 10.4, or by the *Architect* pursuant to paragraph 10.2.

10.9 Termination of this contract shall not relieve the *Architect* of its obligations arising under this contract relating to the services already performed or money paid. In addition to its other rights of holdback and set-off, the *Client* may hold back payment or set-off against any payments then owed, or which may become

owed, until the *Architect* complies with its obligations on termination as set out in this Article 10 – TERMINATION OF SERVICES.

10.10 The *Architect* consents, in the event the *Client* gives notice of termination under paragraphs 10.2, 10.3 or 10.4, to the right of the *Client* to use the editable electronic documentation in Revit format compatible for conversion to AutoCAD files developed by the *Architect* and its *Consultants* and prepared to the *Client's* current standards, for future renovations and completion of the *Project*. Such use by the *Client* will be at the *Client's* sole risk, without liability to the *Architect* in contract or in tort.

SC11 GC 11 PAYMENTS TO THE ARCHITECT

SC11.1 Paragraph 11.1

Delete paragraph 11.1 in its entirety and substitute a new paragraph 11.1 in its place as follows:

11.1 *Proper Invoices* shall be submitted to the *Client's* online invoice submittal portal in accordance with the *Client's* instructions. The date of the *Proper Invoice* shall be the date it is received by email. An acceptable format for the *Architect's Proper Invoices* shall be determined at the outset of the *Project* between the *Client* and the *Architect*. In addition to the minimum stated in the definition of *Proper Invoice*, applications for payment or invoice for payment submitted by the *Architect* must include the following to be considered a "Proper Invoice" under the *Construction Act*:

Proper Invoice Requirements

- .1 *Architect's* full legal name;
- .2 *Architect's* full address – place of business and/or head office, email address, telephone number;
- .3 *Client* contact information including: *Client* Project Manager's First and Last Name, Title and Department;
- .4 Valid HST Registration Number;
- .5 Invoice Date or the date of the application for payment was made;
- .6 Unique Invoice Number;
- .7 Purchase Order Number as assigned by the *Client*;
- .8 Applicable RFP/Tender Number, Contractor Contact, Project Number and Project Site Address;
- .9 Description of Work including a summary breakdown for each respective services or materials were supplied to the *Client*;
- .10 Applicable invoice period or the period during which services or materials were supplied to the *Client*;
- .11 Amount due for the services or materials that were supplied and the payment terms. This shall be broken out as separate line items showing the subtotal, HST and total amount due;
- .12 Previously invoiced amounts and total amounts invoiced to date;
- .13 Holdbacks to be retained and holdback released in accordance with *Construction Act*;
- .14 A statutory declaration as required by GC11.3;

- .15 WSIB Insurance; and
- .16 The information required for a "Proper Invoice" in Section 6.1 of the *Construction Act*.

Additionally, an application for payment or invoice for payment by the Architect will not be considered a *Proper Invoice* unless it is provided in accordance with the following method of delivery:

Method of Delivery

- .17 The *Architect* shall send invoices via electronic mail (e-mail) to both the attention of the *Client* contact(s) specified in the contract and/or Purchase Order and via email to constructionap@whitby.ca. The *Architect* shall reference the invoice Purchase Order number in the email subject line.
- .18 Invoices not received by the *Client* contacts set out in the contract as instructed will not be acknowledged or considered received by the *Client*.
- .19 Invoices delivered after 4:00 pm between Monday to Friday or statutory holiday or weekend will be considered received on the next business day.
- .20 Invoice Blackout Dates - No construction invoices will be accepted by the *Client* between the period of December 10th to January 2nd (inclusive) of the following year. Invoices received during this period will be deemed received by the *Client* on January 3rd.

If a *Proper Invoice* does not include all information required by this GC 11.1, it shall not be considered a "*Proper Invoice*" for the purposes of the *Construction Act*. If the *Client* determines that an invoice does not include all information required by this GC 11.1, the invoice shall be rejected and the *Architect* shall resubmit the invoice with all required information. For clarity, the *Client* shall have no obligation to make a payment and the time periods set in the Form of Agreement and in Section 6.4 of the *Construction Act* shall not apply until the Consultant has submitted an invoice that constitutes a *Proper Invoice*.

SC11.2 Paragraph 11.2

Add following the initial paragraph:

The *Client* will have 14 calendar days after its receipt of an invoice to review and approve or dispute that invoice. If an invoice or part thereof is disputed, the *Client* will notify the *Architect* of the disputed amount of that invoice through a *Notice of Non-Payment* and the nature of the dispute. Payments for all amounts that are not disputed shall be made in accordance with Article A14

SC11.3 Paragraph 11.3

Delete paragraph 11.3 in its entirety and substitute the following new paragraph in its place:

11.3 The *Architect* shall submit, with each invoice for payment after the first, a Statutory Declaration in a form that is acceptable to the *Client*, which states that all accounts for labour, contractors, sub-contractors, *Consultants*, sub-consultants and other indebtedness which may have been incurred by the *Architect* in the

performance of this contract and for which the *Client* may in any way be held responsible, have been paid in full, except for amounts properly retained as a holdback or as an identified amount in dispute.

SC 11.4 Paragraph 11.4

Delete paragraph 11.4 in its entirety.

SC 11.5 Paragraph 11.5

Delete the words “proven to be...” in the last sentence of paragraph 11.5

SC11.6 Paragraph 11.7

Delete Paragraph 11.7 in its entirety and substitute a new paragraph 11.7 in its place as follows:

11.7 The *Architect* shall submit a Workplace Safety & Insurance Board Clearance Certificate with each invoice for payment.

SC 11.7 Paragraphs 11.10, 11.11, 11.12 and 11.13

Delete paragraph 11.10 and 11.11 in their entirety and substitute new paragraphs 11.10, 11.11, 11.12 and 11.13 in their place as follows:

11.10 The *Client* will retain a 10% holdback pursuant to the *Construction Act* from all payments, to be released in accordance with the *Construction Act*.

11.11 Prior to the expiration of the lien period stipulated in the *Construction Act* the *Architect* shall submit an invoice to the *Client* for the holdback amount retained by the *Client*;

11.12 Subject to the provisions of the *Construction Act*, the invoice submitted to the *Client* for release of holdback under paragraph 11.11 above shall be paid by the *Client* no later than fifteen days after the expiration of the lien period stipulated in the *Construction Act*.

11.13 Any payment by the *Client* shall not constitute acceptance of any portion of the services which are not in accordance with the requirements of this contract or acceptance by the *Client* of any amounts set out in an invoice. The *Client* reserves the right to dispute any amounts set out in an invoice at any time during the term of this contract, whether or not it has previously made a payment in respect of such amounts.

SC 12 MISCELLANEOUS CONDITIONS

SC 12.1 Paragraph 12.1

Add the following sentence after the first sentence of Paragraph 12.1 “Either party may at any time give notice to the other of a change of address and thereafter such changed address shall be substituted for the previous address set out in Article A2

and A3.” and add the following sentence to the end of Paragraph 12.1 “The parties specifically agree that this contract can be executed in counterparts and by electronic signature.”

SC 12.2 Paragraph 12.2

Delete the words “The Architect shall be entitled” and substitute the words “The *Architect* may request the *Client’s* permission, which permission may be granted or denied in the *Client’s* sole and unfettered discretion,” at the beginning of paragraph 12.2.

SC 12.3 Paragraph 12.3

Add the word “temporary” before the word “sign” in the second line of paragraph 12.3.

Add the words “that is subject to the approval of the *Client*, in an area of the *Client’s* choice and at the sole expense of the *Architect*” after the word “*Work*” in the second line of paragraph 12.3.

SC 12.4 Paragraph 12.5

Delete paragraph 12.5 in its entirety.

SC 12.5 Paragraph 12.7 CLIENT REVIEWS

Delete paragraph 12.7 in its entirety and substitute new paragraph 12.7 as follows:

12.7 Review and approval by the *Client* of any aspect of the design services, other than by the *Client’s* Project Manager in writing, shall not relieve the *Architect* of any of its obligations under this contract.

SC 12.6 CONSTRUCTION LIENS

Paragraph 12.8

Add new paragraph 12.8 as follows:

12.8.1 In the event that a written notice of lien has been received by the *Client* or a construction lien is preserved against the *Project* by anyone claiming through the *Architect*, the *Architect* shall, at its own expense, forthwith take whatever steps may be necessary to have the written notice of lien withdrawn or to vacate or discharge the lien, as the case may be, including the posting of security into court. In addition, the *Architect* shall take all further steps necessary to protect the interests of the *Client*, including but not limited to, delivering and maintaining a defence on behalf of the *Client* in any lien proceedings at the *Architect’s* sole expense, if requested to do so by the *Client*. Should the *Architect* fail to do so, the *Client* may take any measures the *Client* deems necessary to vacate or discharge the lien and defend the lien proceeding. The *Architect* shall pay the *Client* all costs of doing so and may deduct all such costs from any fees and expenses owing to the *Architect*.

12.8.2 The obligations of the *Architect* pursuant to this paragraph 12.8 shall not apply to a construction lien arising as a result of the *Client's* failure to make timely payment on valid invoices rendered to the *Client* by the *Architect* or to a construction lien arising because the *Client* has given instructions to a *Consultant* engaged by the *Architect* to perform extra work or services without the knowledge or privity of the *Architect*.

12.8.3 Where the *Architect* is solely liable the *Architect* shall indemnify and hold harmless the *Client*, its elected officials, agents and employees from and against all claims, demands, losses, costs, damages, actions, suits and proceedings by anyone claiming through the *Architect*, including, without limiting the generality of the foregoing, any lien claimant who successfully prosecutes an action which results in liability to the *Client*.

12.8.4 Notwithstanding any other provision in this contract, the *Architect* shall not be entitled to submit a *Proper Invoice* and the *Client* shall not be obligated to make payment to the *Architect* if:

- .1 a claim for lien has been received and/or registered against the *Project* lands by anyone claiming through the *Architect*;
- .2 if the *Client* or mortgagee of the *Project* lands has received written notice of a lien by anyone claiming through the *Architect*; or
- .3 the *Client* reasonably believe that any party claiming through the *Architect* has purported to retain title to products or materials in respect of which a *Proper Invoice* has been submitted.

12.8.5 Notwithstanding GC 12.8.4, the *Client* may, in its sole discretion, provide notice to the *Architect* that the *Architect* may submit a *Proper Invoice* notwithstanding the existence of a claim for lien or receipt of a written notice of lien, provided the amount of the lien is withheld from the payment. If the *Architect* receives notice from the *Client* permitting it to submit a *Proper Invoice*, it shall include in such *Proper Invoice* the following:

- .1 a description of the lien and the following certification: "There are no notices or claims for lien against the *Client* or the *Project* lands (as defined in the contract) and I am not aware of any grounds supporting any other claim for lien against the *Client* other than those described in this *Proper Invoice*";
- .2 a separate line item in the *Proper Invoice* setting out the amount of the lien to be withheld from the payment; and
- .3 a copy of the notice provided by the *Client* allowing the submission of such *Proper Invoice* notwithstanding GC 12.8.4.

If the *Proper Invoice* does not include all information required by GC 11.1 and this GC 12.8.5, if any of the required confirmations made by the *Architect* in its *Proper Invoice* are untrue, if the notice provided by the *Client* is not in respect of the *Proper Invoice* submitted by the *Architect* or if the *Architect* is otherwise in breach

of this contract, it shall not be considered a “Proper Invoice” for the purposes of the *Construction Act*.

SC 12.7 RECORD DRAWINGS

Add new paragraph 12.9 as follows:

12.9.1 The *Architect* shall prepare *Record Drawings* as required by GC 2.1.84 and shall provide a writable copy of the digital files in electronic Revit format compatible for conversion to AutoCAD and PDF copy of the digital files to the *Client* within 30 days of the date the *Architect* receives the completed as-built drawings prepared by the contractor.

12.9.2 Unless otherwise agreed in writing, until the completed *Record Drawings* are submitted to it, the *Client* may retain an amount from payments otherwise due to the *Architect* in the amount of \$10,000.

12.9.3 Unless otherwise agreed in writing, should the *Architect* fail to produce completed *Record Drawings* within 60 days of the date it receives the completed as-built drawings prepared by the contractor, the aforesaid amount retained by the *Client* pursuant to paragraph 12.9.2 will be forfeited to the *Client* for the damages deemed to have been incurred by the *Client*, and not as a penalty.

SC 12.8 PRIORITY OF DOCUMENTS

Add new paragraph 12.10 as follows:

12.10 If there is a conflict within the documents incorporated into and forming a part of this contract, which documents (including any amendments thereto) are listed in this paragraph 12.10, the order of priority of documents, from highest to lowest, shall be as follows:

- (1) these Supplementary Conditions to the OAA Document 600 – 2013
- (2) the OAA Document 600 – 2013
- (3) the *Client's* Request for Proposal (RFP, which includes the *Client's* Standard Terms and Conditions)
- (4) the *Client's* Purchase Order
- (5) the *Architect's* Proposal

SC 12.9 INCLUSIVE CUSTOMER SERVICE

Add new paragraph 12.11 as follows:

12.11.1 The *Architect* shall comply with the applicable requirements of O. Reg. 429/07 under the *Accessibility for Ontarians with Disabilities Act, 2005*, as it applies to the *Architects* office.

12.11.2 The *Architect* shall be responsible for carrying out each service interaction in a manner that positively reinforces customer service excellence by treating each

customer with dignity and respect, and by exercising care and attention to individual needs.

12.11.3 The *Architect* shall comply with the requirements of O. Reg. 429/07, and shall provide or confirm the provision of the training, record keeping and reporting take place as required.

12.11.3.4 The *Architect* shall provide training to all personnel who will be delivering goods or services to the *Client*, at a minimum, by providing a copy of the “Town of Whitby Guide to Accessible Documents” and “Town of Whitby Accessibility Standards” as provided by the *Client* on its Website.

SC 12.10 RIGHT TO AUDIT

Add new paragraph 12.12 as follows:

12.12.1 The *Architect* shall maintain complete, true and correct records, together with such supporting or underlying documents and materials, for the duration of this Contract. All such records shall be in an organized and accessible manner to the *Client* and its authorized representatives. The *Architect* will retain these records for a period which is the greatest of (i) seven (7) years following the completion, expiry or termination of this Contract, including any and all renewals thereof; or (ii) such period that any such records are required to be retained under any applicable laws and regulations; and (iii) in the case of any matter which is the subject of dispute under the Contract, the date on which a final resolution of the dispute is achieved. No provision of this contract will be construed so as to give the *Client* any control whatsoever over the *Architect's* records.

12.12.2 The *Client's* and its authorized representatives shall have the right to audit, to examine and make copies of or extracts from all financial and related records relating to or pertaining to this contract kept by or under the control of the *Architect*, including, but not limited to those kept by the *Architect*, its employees, agents, assigns, successors, and *Consultants*. Such records shall include, but are not limited to, accounting records; subcontract files (including proposals of successful and unsuccessful bidders, bid recaps, etc.); related payroll documents (timesheets, etc.); bank statements and journals. Costs of any audits conducted under the authority of this section and not addressed elsewhere will be borne by the *Client* unless the audit identifies or discloses overpricing or overcharges (of any nature) by the *Architect* to the *Client* in excess of 0.5 percent (.5%) of the total contract billings. In this case, in addition to the *Architect* making prompt adjustments for the overcharges, the *Architect* shall also promptly reimburse the *Client* for the actual cost of the *Client's* audit.

12.12.3 During the term of this contract and for seven (7) years following the expiry or termination of this contract, the *Client* or any authorized representative of the *Client* will be entitled, upon at least five (5) business days' prior notice to *Architect*, to review or audit any of these records. When requested by the *Client*, the *Architect* will provide the *Client* and any authorized representatives referred to in this section with access to and copies of these records as well as any further information that may be required with reference to these records.

12.12.4 The *Architect* shall confirm that the *Client* has these audit rights with the *Architect's* employees, agents, assigns, successors and subconsultants and the obligations of these rights shall be explicitly included in any subcontract or agreement formed between the *Consultant* and any subcontractors to the extent that those subcontracts or agreements relate to fulfilment of the *Architect's* obligations to the *Client*.

12.12.5 This right to audit shall not be construed to limit, revoke, or abridge any other rights, powers, remedies or obligations relating to audit which the *Client* may have by municipal, provincial, or federal statute, ordinance or regulation, whether those rights, remedies powers, or obligations are express or implied.

12.12.6 This right to audit section shall survive the completion, expiry or termination of this contract for a period of seven (7) years.

SC 12.12 PERSONAL INFORMATION

Add new paragraph 12.13 as follows:

12.13 The *Architect* will comply with all laws (including regulations and common law) pertaining to the privacy protection of Personal Information to which *Architect* is subject. The *Architect* will provide the *Client* with information, cooperation and assistance, as requested by the *Client* from time to time, in order to enable the *Client* to comply with any and all requirements to which the *Client* is subject under any laws (including the *Municipal Freedom of Information and Protection of Privacy Act*, regulations and common law) pertaining to the privacy protection of Personal Information. The paragraph survives the completion, expiry or termination of this contract.

SC 12.13 TERM

Add new paragraph 12.14 as follows:

12.14 The term of this contract will commence and end on dates to be determined by the *Client*, or on such dates as the parties agree in writing or if this contract is terminated for any other reason under the provisions of this contract.

SC 12.14 VENDOR PERFORMANCE

Add new paragraph 12.15 as follows:

12.15 In the event that the *Client* determines that the *Architect's* performance is unsatisfactory or poor, the *Client* may, in its sole and absolute discretion and without invalidating the contract, suspend performance by the *Architect*, for all or any portion of the Project, until the performance issues have been rectified and resolved to the *Client's* satisfaction. In addition, the *Client* may also suspend the right of the *Architect* to make any future submissions to requests for the provision of services to the *Client* and/or the *Client* may withhold the award of future *Client* contracts to the *Architect*.

SC 12.15 INDEPENDENT CONTRACTOR

Add new paragraph 12.16 as follows:

12.16 The *Architect* is an independent contractor providing services to the *Client* and neither the *Architect* nor any employee or agent of the *Architect* shall hold themselves out as being or shall be construed to be employees or agents of the *Client*.

SC 12.16 THE ARCHITECT'S ADDITIONAL OBLIGATIONS AND WARRANTIES

Add new paragraphs 12.17 and 12.18 as follows:

12.17 The *Architect* shall:

.1 Perform the scope of services, schedule, and staffing as set out in this contract;

.2 Furnish all labour, materials, tools and equipment and to secure all permits and approvals necessary for complete performance of the services required under this contract. All materials supplied shall be new and of the finest quality and suitable for the purposes for which they were manufactured and all workmanship shall be of the highest standard and quality. All materials, tools and equipment used by the *Architect* shall comply with, and the services shall be performed in accordance with, all applicable laws, regulations, orders, municipal or other by-laws, ordinances and rules. The *Architect* shall assume all reasonable overhead expenses in connection with the services; and in each case, to the satisfaction of the *Client*;

.3 Comply with the *Client's* policies, procedures, practices and requirements, that may be communicated and amended from time to time as they relate to the *Architect's* provision of services including but not limited to: the *Client's* Code of Conduct, Vendor Performance Policy, Procedures and/or Practices and Health and Safety Policies and Procedures;

.4 Co-operate with the *Client* and to do all things necessary to enable the *Client* to evaluate the *Architect's* services as required, and in particular, to make the *Architect's* employees, *Consultants*, sub-consultants' employees and agents available at all reasonable times, to the *Client*; and

.5 Carry out the services diligently and expeditiously, subject to delays only beyond its reasonable control as described in section 28 of the *Client's* Standard Terms and Conditions (Force Majeure) and in accordance with those timelines and project schedules set out in this contract. The failure of the *Architect* to consistently adhere to the timelines and/or project schedule(s) will be considered as part of the *Architect's* performance evaluation, as per section 20 of the *Client's* Standard Terms and Conditions and paragraph 12.15 herein. Consistent delays by the *Architect* as described in this subsection and as determined by the *Client*, may result in the Termination of this contract forthwith in accordance with section 10 of the *Client's* Standard Terms and Conditions.

12.18 The *Architect* warrants that:

.1 The services provided by it will be provided in accordance with all applicable laws, regulations, standards and the *Client's* specifications; and

.2 The services provided by it shall be provided diligently and expeditiously in order to meet the schedules and timelines contained in this contract and/or subsequently communicated to the *Architect* from time to time and shall be rendered in accordance with professional standards and as outlined in this contract and, in each case, to the satisfaction of the *Client*.

SC 12.17 SUPERVISION AND STAFFING

Add new paragraph 12.19 as follows:

12.19.1 The *Architect* and its *Consultants* shall use staff that are properly trained and maintain all necessary licences or permits to perform the services under this contract. The *Architect* must provide copies of any and all required licences or permits, upon request, to the *Client*.

12.19.2 The *Architect* and its *Consultants* will carry out, for any person used to furnish services to a *Client* location, criminal record checks and other background checks. The *Architect* and its *Consultants* will not use a person at a *Client* location whom those checks show has a criminal record or for whom the *Architect* and its *Consultants* have reasonable grounds to believe may be a threat to the security of the *Client's* information, staff or property. The *Architect* and its *Consultants* will keep proper evidence of having performed checks and provide this evidence and, if requested by the *Client*, provide such evidence to the *Client* on no less than 10 business days' notice.

12.19.3 The *Architect* shall not employ, in any capacity, any person who is a current employee of the *Client*.

12.19.4 The *Architects'* and its *Consultants'* employees must be legally able to work in the regions where their services are to be provided. The *Architect* shall comply in all instances with all federal, provincial, state, and municipal laws, rules and regulations concerning their employment and labour relations. Each employee of the *Architect* and its *Consultants* must have attained sufficient experience and training to perform the services required by this contract.

SC 12.18 NO MINIMUM PURCHASE OR EXCLUSIVITY

Add new paragraph 12.20 as follows:

12.20 Nothing in this contract obliges the *Client* to request or acquire any minimum level of services from the *Architect*. This contract is not evidence of, nor does it create, an exclusive relationship between the *Client* and the *Architect* in respect of the services required under this contract.

SC 12.19 TRANSFER OF OWNERSHIP

Add new paragraph 12.21 as follows:

12.21 The *Architect* shall notify the *Client* of any transfer in the majority of ownership or controlling interest in the *Architect*, whether through the sale of shares, direct acquisition of assets, or otherwise.

SC 12.20 WAIVER

Add new paragraph 12.22 as follows:

12.22 The failure by the *Client* to insist in one or more instances upon the performance by the *Architect* of any of the terms or conditions of this contract shall not be construed as a waiver of the *Client's* right to require future performance of any such terms or conditions, and the obligations of the *Architect* with respect to such future performance shall continue in full force and effect.

SC 12.21 COUNTERPARTS

Add new paragraph 12.23 as follows:

12.23 This contract may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. If the signature is delivered by fax transmission or by email delivery of a scanned data file (Adobe PDF or otherwise), such signature shall create a valid and binding obligation on the party executing the Agreement with the same force and effect as if it were an original.

END OF SUPPLEMENTARY CONDITIONS

Schedule “A” – Architect’s Scope of Basic Services

2.1	ITEM	Service Provided	Fee Reference
Phase 1 – Site Planning, Block Planning, Schematic Design, Design Development & Tender Documentation			
1.	Review the Client’s Program of Requirements and other information provided by the Client and the characteristics of the site.	X	F1
2.	Prepare the preliminary concept design illustrating the scale and relationship of the project components.	X	F1
3.	Prepare an initial evaluation of the Client’s Program of Requirements.	X	F1
4.	Prepare the schematic design, design development and construction documents based on the project requirements agreed upon with the Client.	X	F1
5.	Schematic Design to include the following documents: <ul style="list-style-type: none"> • Site Plan • Spatial Relationship diagrams • Floor plans • Elevations • Building Sections • Outline Specifications 	X	F1
6.	Design Development to include the following documents: <ul style="list-style-type: none"> • Site Plan • Floor Plans • Elevations • Building Sections • Project brief detailing area calculations, building systems and outline specification 	X	F1
7.	Following the Client’s review and approval of the Schematic Design & Design Development documents and agreed upon updated Estimate of Construction Costs, prepare the Construction Documents consisting of the drawings and specifications for the project.	X	F1
8.	Visit the site to undertake detailed investigations, site measurements and verify existing conditions	X	F1
9.	Complete detailed design adhering to building code requirements and comply with the Town of Whitby Accessibility Documents;	X	F1
10.	Review and confirm site infrastructure capabilities (in particular power, water, communications, stormwater management facilities, sewer, gas, etc.) to confirm suitability on the project	X	F1
11.	Conduct visioning sessions with the Town of Whitby at the beginning of the project	X	F1

12.	Develop the space and functional program with the Town of Whitby	X	F1
13.	Prepare design briefs for the design disciplines for review and approval prior to starting the schematic design phase	X	F1
14.	Review LEED and ZCB program requirements to ensure schematic design of the facility would earn a LEED Gold and ZCB certification status and demonstrate the additional capital funding required to meet that standard	X	F1
15.	Create individual room data sheets for all areas of the new and renovated facility and summarize initial program requirements	X	F1
16.	Attend and lead all meetings with regulatory officials to obtain the required approvals. Prepare all Site Plan Application (SPA) and Committee of Adjustment (CofA) documents and obtain approval with the Authorities Having Jurisdiction. Coordinate with the Authorities Having Jurisdiction for the SPA, Building Permit, Central Ontario Conservation Authority (CLOCA) and other authorities responding to and resolving any outstanding conditions in a timely manner. Lead all meetings required to obtain the required approvals	X	F1
17.	Engage Urban Design staff of the Planning and Development Department early in the design process to ensure compliance with Town standards and expectations, including, but limited to, those detailed in the Town of Whitby's Official Plan, the Brooklin Community Secondary Plan, and the Brooklin Urban Design and Sustainable Development Guidelines	X	F1
18.	Apply for the building permit on the Town of Whitby's behalf	X	F1
19.	Research and apply to any grants including but not limited to energy and water incentives and rebates through various organizations, including Enbridge Gas and Savings by Design, Elexicon, as well as federal grants. This may require participating in design charrettes. The consultant is to incorporate in their design any incentives that are feasible	X	F1
20.	Meet with the Town of Whitby Internal Stakeholders (Facilities, Recreation, Technology & Innovation Services, Parks, Public Works, etc) to understand the project requirements and communicate the design concepts and deliverables throughout the project	X	F1
21.	Chair regular design meetings with the Town of Whitby's Project Team and produce meeting minutes within 72 hours following the meeting	X	F1
22.	Present to the Senior Leadership Team (SLT) at various design milestones in the project to review the design	X	F1

	progress and answer questions related to the project. The meeting will include visual renderings in order to adequately represent the project design		
23.	Oversee and assume responsibility for assembly, coordination, and management of all Sub-Consultants	X	F1
24.	Provide the terms of reference (scope of work) to be included in the geotechnical Request for Proposal (RFP) issued by the Town of Whitby. Analyse the geotechnical report and incorporate the requirements into the overall design	X	F1
25.	Include design considerations for potential COVID-19 measures	X	F1
26.	Provide the terms of reference (scope of work) to be included in the topographical survey request for proposal. Analyze the topographical survey and incorporate the requirements into the overall design	X	F1
27.	Provide terms of reference (scope of work) for any additional due diligence request for proposals that may be required outside of the Prime Consultant's scope of services to enable the design to be completed	X	F1
28.	Retain an independent Cost Consulting firm with Professional Quantity Surveyor (PQS) designation to complete cost estimates at the end of the following stages: 1. Concept Plans (April 2021) – Provide square footage order of magnitude estimates for the 3 design concepts as described in Section 3.5.1(bb) 2. 25% Schematic Design in Elemental Cost Estimate format (July 2021) 3. 50% Design Development in Elemental Cost Estimate format (September 2021) 4. 90% Construction Documentation in Elemental Cost Estimate format (November 2021)	X	F1
29.	Environmental sustainability strategies shall be integrated into the design of the building. Sustainability strategies shall have measurable benefits from both an operational standpoint and visitor experience of the building	X	F1
30.	Design is to incorporate energy management thinking through the use of an iterative design process. Energy modelling is to be used throughout the design process to inform the design on the feasibility/viability of energy management measures on a life cycle costing (capital cost vs operating cost) basis. These energy modeling reports with the life cycle costing are to be submitted with the cost estimates at the 25% Schematic Design and 50% Design Development stages (refer to 3.5.1(u) above);	X	F1

31.	Achieve LEED Gold and ZCB certification under the Canada Green Building Council's certification process. Prime Consultant is responsible for preparing and collecting all necessary documentation and submitting to the CaGBC	X	F1
32.	Provide flexible design for the potential conversion of hot and chilled water from the future District Energy Plant	X	F1
33.	Participate in four (4) meetings with the Town of Whitby's Mid-Block Arterial Road engineering consultant to ensure overall design coordination between the two projects	X	F1
34.	Include nine (9) individual meetings with the Council members to review the overall design intent and receive input	X	F1
35.	Provide three (3) design concept options based on the feedback received from the 9 Council Member meetings, Sports Facility Strategy, Project Team and the Community Consultation Meetings. The concept plans will include three (3) block plans including space adjacencies (1 for each option) and six (6) exterior renderings (2 for each option). The preferred option will be selected from the 3 options;	X	F1
36.	Include one (1) final design presentation to Council highlighting the three (3) design concepts with a recommendation to proceed with the preferred option based on the information gathered from the Council Member and Community Consultation meetings for Council approval;	X	F1
37.	Conduct one (1) meeting with the Town of Whitby's Accessibility Advisory Committee to review the design documents, receive input and obtain formal approval;	X	F1
38.	Attend six (6) Community Consultation meetings and prepare presentation boards highlighting the building features and elements for the 3 options	X	F1
39.	Assist Town staff in managing and coordinating with internal project stakeholders	X	F1
40.	Prepare detailed landscape design drawings by a licensed Landscape Architect registered under the Ontario Association of Landscape Architects (OALA)	X	F1
41.	Provide colour board samples and finish material selection sample boards when presenting to SLT, Council and the Community	X	F1
42.	Provide a list(s) of proposed cost reduction/value engineering strategies to bring the project cost back to budget if the estimate indicates a potential cost overruns	X	F1
43.	Prepare all tender documents in accessible viewing format	X	F1
44.	Develop and manage a regular internal quality assurance review process between the Prime Consultant and Sub-	X	F1

	Consultants to ensure the design and work meet quality standards, design codes and Town of Whitby requirements		
45.	Apply for and obtain all necessary regulatory permits (Site Plan Application, Minor Variances, Building Permit, Conservation Authority, Hydro, Gas, Electrical Safety Authority, etc). Respond to questions from the Building Department and all other Authorities Having Jurisdiction regarding the permit requirements	X	F1
46.	Meet with Town of Whitby to conduct a full turn page review of the tender documents at 80% Construction Documentation and obtain feedback and approval prior to tender issuance. The Town of Whitby feedback on the documentation is to be incorporated into the documents prior to tender issuance	X	F1
47.	Provide a site servicing report including but not limited to: utility/service availability; storm water management; permits; estimated costs and regulations; testing and inspection costs; water flow tests; pressure tests or power load tests, or other required site servicing tests	X	F1
48.	Undertake and provide a storm water management report for the site	X	F1
49.	Participate in the development of the Request for Pre-Qualification of General Contractors (RFPQ). The Town of Whitby will issue the RFPQ and lead the process. The Prime Consultant will review the proposals and be part of the Evaluation Team to shortlist the firms	X	F1
50.	Present the design documentation to the Town of Whitby Project Team at the end of the following milestones for review and approval: i. Block Planning ii. Schematic Design iii. Design Development iv. Construction Documentation	X	F1
Phase 2 - Tender and Construction			
51.	The Town of Whitby will issue the construction tender including the standard general front end document which provides the high level instructions to bidders. The Respondent will work with the Procurement Department and will provide the required pricing items, general requirements & conditions, full drawings and specifications as part of the tender documents. Specifications to be provided in Word format	X	F1
52.	The Prime Consultant will provide CCDC2 supplementary conditions for review by the Town of Whitby. The Town of Whitby will incorporate the relevant sections into the tender documents	X	F1

53.	Attend and lead the bidders site meeting during the tender period to outline scope of work and answer questions	X	F1
54.	Prepare responses to bidder's queries and provide to the Town	X	F1
55.	Review the construction tender results and provide comments and recommendations to the Town of Whitby	X	F1
56.	Complete a value engineering exercise if the project tender results exceed the Town of Whitby budget and require cost reductions prior to awarding the construction tender	X	F1
57.	Provide the Issued for Construction drawings in a AutoCAD digital format and PDF format at no additional cost to the successful general contractor and Town prior to construction mobilization	X	F1
58.	Lead the construction kick-off meeting and prepare the agenda and meeting minutes. The selected general contractor will chair and minute all construction meetings following the kick-off meeting	X	F1
59.	Prepare Construction Administrative Services such as contemplated change notices, responses to RFI's, change orders, change directives, site instructions, clarifications, field reports, monthly progress reports	X	F1
60.	Negotiate the value of contemplated change orders. Recommend acceptance/rejection to the Town's Project Manager	X	F1
61.	Complete reviews and approvals of all shop drawings, samples and other submittals from the Contractor during construction	X	F1
62.	Follow up with the General Contractor on site progress and outstanding issues in a timely manner	X	F1
63.	Attend bi-weekly (or more frequently as required by the project) Owner, Architect and Contractor (OAC) site meetings during construction	X	F1
64.	Review and approve the General Contractor's monthly progress billings (progress draws). Prepare the certificates for payment acting in the role of Payment Certifier for the project. Apply all new Construction Act measures into the scope of services	X	F1
65.	Provide contractual interpretations as required	X	F1
66.	Prepare regular field review reports with progress photographs on the project (includes all consultants involved in the contract administration of the project)	X	F1
67.	Determine the point of Substantial Performance and issue the Certificate for Substantial Performance (Form 6) and related documentation	X	F1

68.	Coordinate with the Town's Project Manager with a single point of responsibility in coordinating contractor activities as they relate to this project	X	F1
69.	Assist in the implementation of Town requested changes to the contract	X	F1
70.	Attend monthly Town of Whitby Project Steering Committee (PSC) meetings with the Town of Whitby	X	F1
71.	Assist in the solicitation and coordination of other specialist Consultants and Suppliers for the Town	X	F1
72.	Undertake a complete and thorough inspection of the Contractor's work and ensure that deficiencies are being corrected expeditiously and to the satisfaction of the Town	X	F1
73.	Provide required documentation to the Authorities Having Jurisdiction in order receive building occupancy and all permits required on the project	X	F1
74.	Create a comprehensive deficiency list with input from the General Contractor and Town of Whitby	X	F1
75.	Ensure the Contractor submits all warranty and close out documentation to the satisfaction of the Town of Whitby	X	F1
76.	Prime Consultant must understand and adhere to the requirements of the newly introduced Bill 142, An Act to amend the Construction Lien Act to the Construction Act	X	F1
77.	Provide General Review services during construction; examine, evaluate and report upon representative samples of the work; keep Client informed of the progress and quality of the work; report defects and deficiencies in the Work observed during the course of the site reviews; and report in writing to the Client, contractor and Chief Building official.	X	F1
78.	Arrange to receive from the contractors as required the WSIB Certificates, Bonds and Insurance Policies.	X	F1
79.	Receive the construction schedule from the contractor, review, comment and forward to the Client.	X	F1
80.	Receive Schedule of Values from contractor, review and adjust as required.	X	F1
81.	Provide assistance in having inspection and testing companies perform services as required by the construction documents.	X	F1
Phase 3 – Post Construction			
82.	Review all warranties, training, operating and maintenance manuals and related documents for completion prior to the general contractor formally submitting to the Town of Whitby	X	F1
83.	Prepare and submit the as-built (Record Drawings) drawings in a Revit digital format compatible for	X	F1

	conversion to AutoCAD and PDF format based on the red-line drawings issued by the Contractor		
84.	Provide closure on any outstanding Building Permit and Occupancy related items	X	F1
85.	Prepare, submit and follow up on all LEED and ZCB documentation to the CaGBC in order to obtain the building certification	X	F1
86.	Prepare a life cycle analysis of the various building and site components in excel format to correspond with the requirements in the Asset Management Planning for Municipal Infrastructure Regulation, O. Reg 588/17. The Town of Whitby standard Life Cycle analysis sheet sample is included in Attachment C. The excel version will be provided to the Prime Consultant for preparation of the life cycle analysis on this project	X	F1
87.	Advise the Town on the release of final progress payments to the Contractor and release of holdback funds	X	F1
88.	Arrange for takeover procedures of the project by the Client, including demonstration of operating equipment, handover of operating and maintenance manuals and replacement parts as specified	X	F1
89.	Prior to the end of the period of one year following the date of Substantial Performance of the Work, review any defects or deficiencies which have been reported or observed during that period, and notify the contractor in writing of those items requiring attention by the contractor to complete the Work in accordance with the construction contract between the owner and contractor	X	F1

Schedule “B” – Provision of Additional Services

- No requested additional services. Not applicable at this time.



Section 6 - Preview of on-line bidding system schedules

Please find below a **preview only** of certain schedules (collectively, "**Schedules**") that will need to be **completed online only** through the Bidding System by the Respondent as part of the Bid submission.

The Respondent acknowledges that the preview below is provided as a courtesy only (to assist the Respondent in determining the size and scope of the project, etc) and shall not be relied upon in any way.

Please note that the Schedules shown below are **subject to change/addition/deletion by addenda** issued by the Town. Following the issuance of any addenda, such changes will be reflected in the electronic Schedules to be completed, but will not be reflected in this document. It is the Respondent's responsibility to review all addenda and ensure that the Bid is submitted based on the current requirements.

For greater certainty, the Respondent shall submit their Bid by completing all Schedules and fields in the online Bidding System. Any Bid submitted on the basis of the preview Schedules below will in the Town's sole discretion, be disqualified and rejected on the basis of being incomplete.