



Naturally Spirited

KILLALOE-HAGARTY-RICHARDS

THE CORPORATION OF THE
TOWNSHIP OF KILLALOE, HAGARTY AND RICHARDS

ARCHITECTURAL & PROFESSIONAL
SERVICES

FIRE STATION REPLACEMENT WITH SOLAR ENERGY OPTION
REQUEST FOR PROPOSAL (RFP)
RFP 2020-02

The Municipality of the Township of Killaloe, Hagarty and Richards is committed to integrating accessibility considerations into our procurement processes. We ask potential suppliers to tell us about the accessible options they offer. We include accessibility considerations in our evaluation.

The Request for Proposal (RFP) process within the Township of Killaloe, Hagarty and Richards is established to promote the exchange of new ideas between potential service providers and the Township. RFP's allow for more flexibility in delivering services and products to the Township of Killaloe, Hagarty and Richards than would the tendering process. RFP's utilize descriptive objectives and technical specifications as a guideline to suppliers rather than a direct agreement of detail. This affords the Township of Killaloe, Hagarty and Richards' access to technologically advanced products, innovative thinking, and new approaches to solving problems, utilizing the combined knowledge and experience of the Suppliers and Contractors. Suppliers and Contractors benefit through an open forum to exchange ideas, promote new products and demonstrate their capabilities without commonly present restraints.

TOWNSHIP OF KILLALOE, HAGARTY AND RICHARDS
REQUEST FOR PROPOSAL (RFP)
2020-02

Contractor's Name

Contractor's Address

City

Province

Postal Code

Telephone Number Cell Number

Fax Number

Email Address

The Contractor will be required to provide all design work, administrative paperwork, machinery, materials, permits, approvals and manpower necessary to construct the new Fire Hall in Killaloe, Ontario. Successful contractor also agrees to provide the client with all services, listed in RFP 2020-02 and contractor's submitted proposal package. Chosen contractor will be required to sign a service agreement, satisfactory to the Township, prior to commencement of project.

The successful Contractor, shall, within ten days as specified of acceptance of the RFP, is required to provide the Township with proof of insurance in an amount not less than five million dollars (\$5,000,000.00), inclusive of public liability and property damage, and to be complete with an endorsement naming the Township as an additional insured for liability with respect to the services to be provided to the Township as contemplated by this RFP and is responsible for all issues relating to WSIB coverage, insurance etc., for their employees and subcontractors with relation to this contract. Upon award, the Contractor must maintain this coverage through the service period. Such insurance coverage must be satisfactory to the Township.

Date: _____

Contract Price: \$ _____ CDN

Applicable Taxes: \$ _____ CDN

Total Contract Price: \$ _____ CDN

Start Date: _____

Completion: _____

Signature

(I have the authority to bind the company)

TOWNSHIP CONTACTS AND ADMINISTRATION

Any questions or request for additional information contact:

Dale Thompson
Building/Asset Manager
Township of Killaloe, Hagarty and Richards
1 John St., P.O. Box 39
Killaloe, Ontario K0J 2A0
(613) 757-2300 - office
(613) 757-3634 – fax
(613) 401-1610 - cell
E-mail: assetmanager@khrtownship.ca

REQUEST FOR PROPOSAL CLOSING

Date of Closing

RFP submissions can be made until **February 28th 2020 at 4:00 PM Local Time.**
RFP submissions received after this deadline will not be given consideration.

Package Submission Process

RFP packages shall be submitted in a closed and sealed envelope clearly marked as to contents “**Architectural & Professional Services, Fire Station Replacement**”:

Susan Sheridan, CMO
CAO/Clerk-Treasurer
Township of Killaloe, Hagarty and Richards
1 John St., P.O. Box 39
Killaloe, Ontario K0J 2A0
(613) 757-2300 - office
(613) 757-3634 – fax
E-mail: ssheridan@khrtownship.ca

Contractors are required to attend a **mandatory site visit** on **February 5st 2020 at 2:00PM** local time at the intersection of HWY 60 and Round Lake Rd. prior to submitting any proposals. Only RFP's submitted after this site visit by contractors who have attended same, will be considered valid for the purposes of this contract.

Lowest or any proposal not necessarily accepted.

TOWNSHIP OF KILLALOE, HAGARTY AND RICHARDS
REQUEST FOR PROPOSAL
ARCHITECTURAL & PROFESSIONAL SERVICES
FIRE STATION REPLACEMENT
KILLALOE, ON
RFP 2020-02

1. Project Summary

The Township of Killaloe, Hagarty and Richards is requesting proposals for Architectural & Professional Services for the design and construction of a new Fire Hall. The new fire hall is to be 6000sqf-6500sqf. The services required to address the following. Pre-design, conceptual design, schematic design, design development, construction documentation and tendering, construction administration to completion, handover and closeout of project.

The Township of Killaloe Hagarty and Richards is looking for a project delivery that allows for collaboration between the design team and Builder while mitigating risk.

2. Property Description

- The property is vacant land at the intersection of HWY 60 and Round Lake Rd.
- As per schedule B Lot6 con6 marked in purple

3. Project Deliverables

Applicants are required to submit a proposal package that includes:

- 1) A narrative of the firms understanding of the project scope, objectives, deliverables, schedule, challenges, risks and opportunities associated with the project.
- 2) Description of the qualifications of the firm in relation to the project. Why your firm would be well suited to provide the required services.
- 3) A complete list of roles and name of key professionals proposed to work on this project including sub- consultants if appropriate.
- 4) Description of the proposed contract and project delivery model.
- 5) Proposed project schedule.
- 6) Include names and contact information of 3 references.
- 7) Description of recently completed project similar to this project.
- 8) Work plan that outlines the various stages of the project. Include services or steps to enhance the quality of the project.
- 9) Identify key tasks required to be undertaken by Municipal staff.
- 10) A fee and expense schedule for the project including a breakdown for each stage of the project as outlined in this RFP.

4. **Project Schedule**

The municipality is requesting perspective Firm to state the start and end dates of this project if they were successful. Consideration may be given to proposals with earlier completion dates or shorter construction periods.

5. **Objectives for RFP 2020-02**

To provide a proposal and quote that includes all design work, supplies required, completion of all applicable permits/approvals, perform all contracting and construction services for the construction of the New Fire Hall

(a) **Completion Definition**

This project will be deemed to be complete upon final inspection of the completed project by the Building/Asset Manager or his/her designate, with all deficiencies resolved to the satisfaction of the Township of Killaloe, Hagarty and Richards prior to the release of final project payment and proposal deposit cheque.

(b) **Common Requirements**

Integration of innovation and products that will supply the longest life cycle possible is to be included wherever possible. Although overall cost is a main factor, functionality, improved life cycle, accessibility, consideration for low yearly maintenance, safety and aesthetics should be included as an overall philosophy.

(c) **Specific Requirements**

The Township of Killaloe, Hagarty and Richards specifically enforces a code of conduct for contractors and sub-trades. Specifically, there is **no** tolerance for:

- offensive language
- horseplay, fighting
- inappropriate clothing
- posting of inappropriate images
- smoking or vaping
- alcohol or drug use

The Township of Killaloe, Hagarty and Richards, in its sole opinion, reserves the right to immediately remove and restrict further access to any person not complying with approved practices, without any further recourse or liability.

(d) Time Limitations

The start date of the project must clearly be specified in the RFP submission and will be considered a commitment by the applicant.

(e) Permits and Approvals

The Firm will be responsible for all applicable permits (including costs), arranging for inspections and final certification of the project.

(f) Contract

The successful firm will be required to enter into a service agreement with the Township of Killaloe, Hagarty and Richards that is satisfactory to the Township. Prior to the commencement of the project, contractors must provide to the Township, proof of valid, current WSIB coverage (which must remain in effect for the duration of the project), and must also name the municipality as an additional insured on the firm's public liability and property damage insurance policy. Coverage shall be at least \$5,000,000 per accident and remain valid for the duration of the contract.

(g) Additional RFP requirements

A certified cheque made payable to the Township of Killaloe, Hagarty and Richards in the amount of **10%** of the submitted total contract amount must be submitted with the proposal.

Deposit cheques of unsuccessful bidders will be returned within **ten (10)** business days of the proposal opening. The cheque of the successful bidder shall be retained until the municipality's acceptance of the completed work.

Evaluation Criteria

The project will be awarded to the firm which provides the best overall value. The best proposals will have the most efficient solutions and carry out the required services at a competitive price.

Proposals will be evaluated using the following criteria:

Completeness & quality of proposal:

- Submission of criteria are met
- Tailored to meet the needs of Killaloe, Hagarty and Richards.

Experience:

- Relevant Knowledge, experience and qualification of the firm and team members, and subcontractors if any with focus on similar projects.
- Experience working with municipalities on similar projects.
- Provide at least (3) relevant and recent references.

Understanding:

- Understanding of the project scope, objectives, and schedule requirements.
- Understand how the project needs to progress to uniform decision-making overall scope and budget of the project.

Technical:

- Proposed outlines how each stage will be completed including the integration of project management construction management and the overall coordination of a successful project.
- Work plan and schedule with project milestones and associated deliverables.

Financial:

- Proposed project costs and fee schedules that include detailed costs breakdown and estimates for each stage and type of service of the project.

General Conditions:

The Township of Killaloe, Hagarty and Richards reserves the right to:

- a) Reject any or all proposals for any reason, at its sole discretion,
 - b) Suspend or cancel the RFP at any time for any reason without penalty,
 - c) Modify the terms of the RFP at any time at its sole discretion,
 - d) Not necessarily accept the lowest cost proposal,
 - e) Accept any proposal which it may consider being in the best interest of the Township
 - f) Negotiate with any Proponent with respect to specific contractual terms and conditions.
-
- a)** Proposal will be considered by value and not necessarily the proposal with the lowest bid.
 - b)** If an agreement cannot be negotiated with any given front-runner Proponent, the Township of Killaloe, Hagarty and Richards may terminate negotiations with that Proponent and negotiate a contract agreement with another Proponent.
 - c)** All firms responding to the RFP will be notified regarding the awarding of the project.
 - d)** The “successful Proponent” will be required to enter a formal service agreement/contract with the Township of Killaloe Hagarty and Richards, satisfactory to the Township. Should the “successful Proponent” refuse to enter into said agreement/contract, it is acknowledged that the Township may terminate the award of this RFP with the said “successful Proponent” and may engage another Proponent with respect to this RFP. If this occurs, it is specifically acknowledged that no damages or costs will be payable to the “successful Proponent”.
 - e)** The successful Proponent will be required to acknowledge and adhere to any Township policies or bylaws and abide by all Provincial and Federal regulations, acts or legislation requirements.
 - f)** The successful Proponent will be required to provide appropriate insurance coverage and proof of good status with W.S.I.B. at time of contract execution and be able to sign the Township's Contractor Agreement in accordance with OH&SA.
 - g)** The project will be awarded to the Proponent that is judged to provide the best overall value. All documents submitted by Proponents shall become the property of the Township and are subject to public disclosure under the provisions of the Municipal Freedom of Information and Protection of Privacy Act.
 - h)** All expenses incurred in the preparation and presentation of the response to the RFP is entirely the responsibility of the Proponent.
 - i)** While the Township of Killaloe, Hagarty and Richards has made considerable effort to ensure an accurate representation of information in this RFP, the information contained in this RFP is supplied solely as a guideline for Proponents.
 - j)** Contract award is contingent upon Killaloe, Hagarty and Richards Council's approval of project budget, bidder selection and authorization to proceed.
 - k)** Proponents finding discrepancies or omissions in the RFP or having doubts as to the meaning or intent thereof, shall notify the Township who will if necessary, at the Township's discretion, send written instructions or explanations to all Proponents.
 - l)** It is the sole responsibility of the Proponent to be aware of post tender instructions/information as well as the Township's procurement policies.

Project Information:

Approach

- a) Engage Council in the early stages of the design to ensure effectiveness of decision-making.
- b) Maintain direct relationship between the design and construction stages to determine and manage project conformance and costs through clear, open and continual feedback.
- c) Establish well defined design methodology, processes and procedures and lines of communication required to ensure delivering a well-coordinated project.
- d) Ensure Township, County, Provincial and Federal codes, bylaws and regulations are met.

Project Scope

Design and build a Fire Station that will include as a priority the following functional areas:

- a) Training Room
- b) Apparatus Bays (Five)
- c) Office Space (Two)
- d) Washrooms (2)
- e) Mechanical/Electrical
- f) Option for Solar panels on roof
- g) Kitchen Facilities
- h) Storage

Design and construction of the new facility will implement cost-effective and sustainable solutions that will meet budget requirements and demonstrate the best use of public funds.

Design Considerations

- a) Adaptability (use and ability to expand future use)
- b) Inclusiveness
- c) Affordability
- d) Efficiency in operation (i.e. equipment, design, energy)
- e) Minimum impact on the environment
- f) Durability
- g) Life-cycle approach (consider high-quality products that maximize Owner's return on investment and ability to expand) • Green Energy Project

Project Stages

The stages below describe the various requirements for this project as considered by the Township. It is not intended to be an exhaustive list. If necessary, the stages can be modified, and all Proponents are required to clarify the stages and activities or tasks to be undertaken as part of their proposal.

Project management support will be required for this project and will include, but not limited to the following:

- a)** Attend and record meetings and coordinate with required consultants.
- b)** Establish and monitor an overall timeline for each stage of the project
- c)** Ensure compliance with all applicable statutes, regulations, codes and by-laws throughout the design and construction of the project.
- d)** Obtain all necessary consents, approvals, licenses and permits necessary for the project.
- e)** Identify, negotiate and complete agreements with all required sub-contractors.
- f)** Provide reports and recommendations to Township to obtain approvals as required.

Stage 1: Pre-Design

- a)** Review and confirm requirements.
- b)** Become familiar with the project's site characteristics.
- c)** Review applicable statutes, regulations, codes and bylaws to ensure understanding of the requirements of authorities having jurisdiction including the Township and County of Renfrew.
- d)** Prepare a more detailed project schedule that identifies the necessary major tasks and/or benchmarks during the design process. Estimate the time required to accomplish each major task, including those associated with design review. The project schedule shall be updated throughout the design process.
- e)** Execute a general site survey to enable conceptual development for the extent of work including project onsite and offsite servicing which includes but not limited to utilities, fire protection, sanitary system, stormwater management/drainage, access management, and parking.
- f)** Participate in a project kick-off meeting with Township Staff to formulate a design statement in which major project goals and implementation are identified

Stage 2: Conceptual Design

- a)** Prepare a conceptual design of the site to include a full build out of a Fire Station that illustrates the scale and character of the Project and how the parts of the Project functionally relate to each other as listed below:
- b)**
 - o Site plan
- c)**
 - o Spatial relationship diagrams and general floor plans
- d)**
 - o Materials and architectural expression concepts, including building type
- e)**
 - o Preliminary costing
- f)** Prepare a high-level cost estimate of the project inclusive of site servicing and earthwork to support decision making.
- g)** Consideration shall be given to the priority functional requirements identified in this RFP.
- h)** Support the Township in the decision-making process to refine the scope of the project that will go forward for design and construction.
- i)** Obtain approval from the Township (through Council) on the conceptual design and associated budget that identifies the components that will go forward for schematic design prior to proceeding to the next stage.

Stage 3: Schematic Design

- a)** Refine and validate project details and construction budget in relation to the conceptual design.
- b)** Based on the refined requirements, schedule and construction budget, prepare a schematic design document of the Project and how the parts of the Project functionally relate to each other as listed below.
 - o Site plan
 - o Spatial relationship and flow diagrams
 - o Principal floor plans
 - o Building sections and build types
 - o Elevations
 - o Brief detailing of the areas, building systems and early specifications to describe the size and character of the project including the architectural, civil, structural, fire protection, mechanical and electrical systems, materials and such other elements as may be appropriate.
- c)** Provide probable construction cost information for the design.
- d)** Present schematic design documents to the Township
- e)** Review any input received by the Township.
- f)** From the responses to the Schematic Designs, prepare a semi-final Schematic Design with probable construction costs for the project and review it with the Township.
- g)** The successful Proponent may suggest additional appropriate green design strategies for consideration by the Township.
- h)** Obtain approval from the Township (Council) on the design and budget prior to proceeding to the next stage.

Stage 4: Detailed Design Development

- a) Coordinate the 30%, 60% and 90% design review meetings with the Township. ●
Based on the approved design option from the previous stage, prepare for the Township 's review and approval, documents consisting of drawings and other documents for the project, such as but not limited to:
Site plan
 - o Plans
 - o Elevations
 - o Sections
 - o Outline specifications by standard section including the architectural, civil, landscape, structural, mechanical, and electrical discipline scope
 - o Updated statement of probable construction cost detailing all variances from previous estimates including life cycle analysis at 50% and 95% stages
- b) In preparation of the detailed design drawings, consideration shall be given to the following:
 - o Elements of design are consistent with and support the Township's standards and requirements of the County of Renfrew.
 - o Safety and security, internally and externally
 - o Barrier free accessibility for users and staff.
 - o Overall functionality and use requirements.
 - o Drainage, water table review and base development requirements
 - o Warranty of materials and systems
 - o Surveyed location and site servicing
 - o Environmental impacts for construction and operating and recommendations on environmental sustainability as appropriate.
 - o Code compliance
- c) Coordinate furniture, fixtures and equipment (FF&E) requirements
- d) Provide all drawings specification and project specific information required to prepare the necessary construction tender documents.
- e) Provide construction cost estimates and operating cost projections based on detail design documents and considerations outlined.
- f) All drawings must be stamped AODA compliant.
- g) Prepare submissions for required permitting related to the development permit and building permits. Assist and support the Township 's effort to obtain permits. The Township will pay the charges for the permits.
- h) On-going constructability and value engineering reviews shall occur as necessary to assure budget compliance.
- i) Obtain approval from the Township on the design development and budget for this stage prior to proceeding to the development of Construction documents.

Stage 5: Construction Document and Procurement

- a)** Prepare for the Township 's review and approval, Construction Documents including specifications and drawings setting forth in detail the requirements for construction of the project for all professional disciplines and suitable for tendering and submission to authorities for approval.
- b)** These documents shall describe in adequate detail all aspects of the construction of the project. Construction Documents should be clear and complete in order to keep change orders to a minimum.
- c)** Review all necessary permitting requirements and assist the Township in achieving all permits and licenses necessary for the project.
- d)** Provide an updated statement of probable construction cost detailing all variances from previous estimates at 50% and 95% stage.
- e)** Obtain approval of Owner before proceeding with procurement.
- f)** Attend any pre-bid and pre-construction meetings.
- g)** Respond to any questions or requests for additional information from bidders during the bid or procurement phase.
- h)** In coordination with the Township
 - o Assist and advise the Township in obtaining bids or negotiated proposals
 - o Prepare and coordinate addenda as applicable
 - o Analyze proposals
 - o Participate in the evaluation of submissions and selection and appointment of construction team

Stage 6: Construction, Post-Construction & Contract Administration

- a)** Perform ongoing Architectural /Engineering tasks (request for information, review change order requests, approve contractor payment applications, prepare field reports, etc.) during construction as required to implement the project.
- b)** Manage the construction process including general review and field services including but not limited to:
 - o Attend and participate in construction site meetings and prepare meeting notes that shall contain at a minimum adequate detail to document progress, action items, decisions and risk issues.
 - o Perform timely site visits and observe construction to the degree necessary and as required to ensure conformance with the Construction Documents and applicable Codes.
 - o Issuance of direction from the Township to the construction team.
 - o Review of submittals for shop drawings, product data and samples
 - o Review and process changes.
- c)** Provide an Operations & Maintenance Manual at project completion containing all building element sources, subcontractor and manufacturer contact information,

manufacturer owner's manuals, warranty information, product and material specifications, vendor lists and other relevant data.

- o Review of project works prior to the expiry of construction warranty and maintenance period.
- d) Through coordination with the contractor provide electronic and hard copy of full record drawing set (“as-builts”) of the facility.
- e) Complete all certificates of completion and notices of certification of completion in accordance with appropriate legislation.
- f) Be the payment certifier according to the contract with the construction team, certifying regular payments, substantial performance and final completion of the project including lien search requirements.
- g) Submit a final project report with all relevant documentation including commissioning of the building.
- h) Prepare a full record drawing set based on contractor's submitted as-builts.

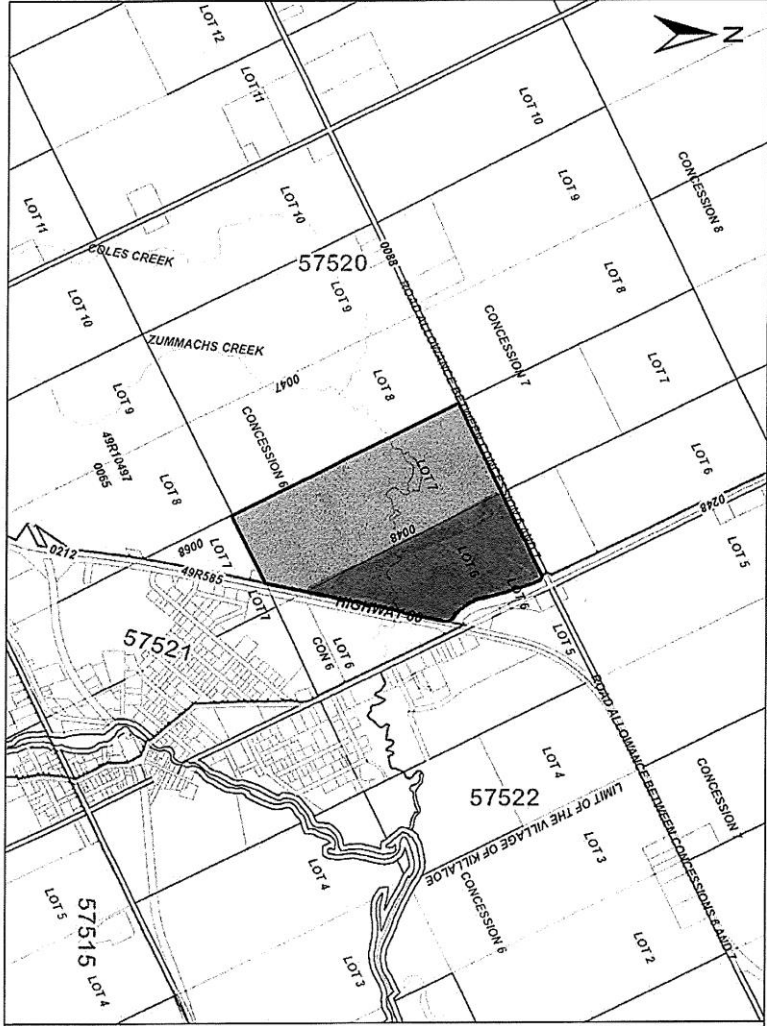
Project Deliverables

The successful Proponent is expected to deliver at a minimum the following elements associated with best practices for a project architect as well as project and construction management:

- a) Regular meetings with the Township and Project Team, including coordinating agendas and preparation and distribution of minutes
- b) Application and approvals for all applicable plans, permits, and agreements required by the Township and any relevant outside agencies.
- c) Presentations to Council and the Township as required, to disseminate information about the Project and secure approvals.
- d) Preliminary and detailed cost estimates at conceptual, preliminary and detailed design stages with additional cost control measures.
- e) During design development, present lifecycle cost estimates for capital renewal and maintenance of facility that will inform options for detailed design decisions.
- f) Pre-tender cost estimate and cost review post-tender with recommendations.
- g) Detailed construction drawings and specifications.
- h) Addenda as necessary during construction services solicitation period;
- i) Successful construction contracts awarded
- j) Quality assurance, site visits and change orders during construction
- k) Commissioning
- l) Project report and turn-over documents including as-built drawings, operations and maintenance manuals and warranty documents.

The following drawing is for reference only. Are looking for a very similar design to this with a few interior wall changes and the building will be 72' wide instead of 62'.

"Schedule B"



ServiceOntario

PRINTED ON 22 MAY 2019 AT 08:55:59
FOR DARLENGOUM



PROPERTY INDEX MAP
RENEWING(No. 49)

LEGEND

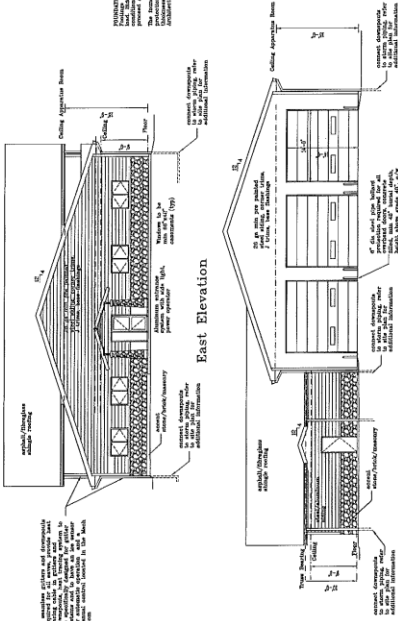
- FRIEHOUD PROPERTY
 - UNITED INTEREST PROPERTY
 - COMMON PROPERTY
 - RECORDING NUMBER (FORMS)
 - PROPERTY NUMBER
 - RECORD NUMBER
 - FORM NUMBER
 - ESCHEAT
- 0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

BEFORE THE TIME RECORD FOR COMPARE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS
THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECEIVED IN THE LAND
REGISTRY OFFICE. THE INFORMATION IS PREPARED
FOR PROPERTY INTEREST HOLDERS ONLY
FOR OPERATIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS
ONLY MAJOR EASEMENTS ARE SHOWN
REFERENCE PLANS UNDERING NONE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



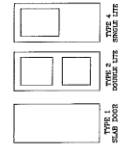


FINISHES: All interior finishes shall be in accordance with the schedule of finishes. The schedule of finishes is to be a 100 percent prime, uncoated, unpainted, with 100% primer and 100% top coat. All finishes shall be applied in accordance with the manufacturer's instructions. All finishes shall be applied in accordance with the manufacturer's instructions. All finishes shall be applied in accordance with the manufacturer's instructions.

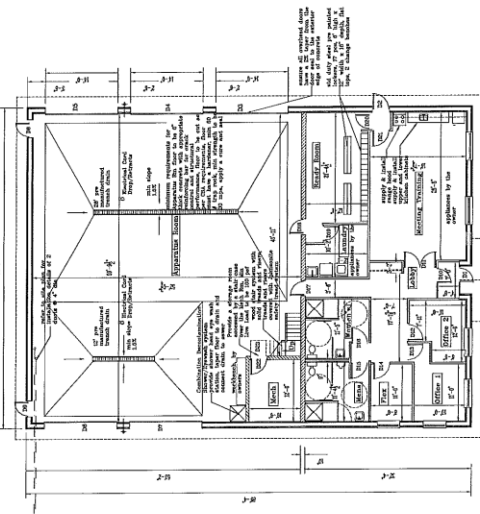
CONSTRUCTION: All construction shall be in accordance with the specifications. The construction is to be a 100 percent prime, uncoated, unpainted, with 100% primer and 100% top coat. All construction shall be applied in accordance with the manufacturer's instructions. All construction shall be applied in accordance with the manufacturer's instructions.

North Elevation

DOOR	DOOR SCHEDULE		FRAME DATA		HURDLE DATA		NOTES
	NO.	TYPE	MATL.	FIN.	MATL.	FIN.	
D1	1	1	1	1	1	1	
D2	1	1	1	1	1	1	
D3	1	1	1	1	1	1	
D4	1	1	1	1	1	1	
D5	1	1	1	1	1	1	
D6	1	1	1	1	1	1	
D7	1	1	1	1	1	1	
D8	1	1	1	1	1	1	
D9	1	1	1	1	1	1	
D10	1	1	1	1	1	1	
D11	1	1	1	1	1	1	
D12	1	1	1	1	1	1	
D13	1	1	1	1	1	1	
D14	1	1	1	1	1	1	
D15	1	1	1	1	1	1	
D16	1	1	1	1	1	1	
D17	1	1	1	1	1	1	
D18	1	1	1	1	1	1	
D19	1	1	1	1	1	1	
D20	1	1	1	1	1	1	



ABBREVIATIONS
 A. ALUMINUM
 C. CAST IRON
 G. GLASS
 H. HARDWOOD
 M. METAL
 P. PLYWOOD
 S. STEEL
 T. TYPICAL
 U. UNFINISHED
 V. VENEER
 W. WOOD
 Z. ZINC
 1. 100% PRIME, UNCOATED, UNPAINTED
 2. 100% PRIME, UNCOATED, UNPAINTED
 3. 100% PRIME, UNCOATED, UNPAINTED
 4. 100% PRIME, UNCOATED, UNPAINTED
 5. 100% PRIME, UNCOATED, UNPAINTED
 6. 100% PRIME, UNCOATED, UNPAINTED
 7. 100% PRIME, UNCOATED, UNPAINTED
 8. 100% PRIME, UNCOATED, UNPAINTED
 9. 100% PRIME, UNCOATED, UNPAINTED
 10. 100% PRIME, UNCOATED, UNPAINTED



Floor Plan

Room	MINIMUM ROOM FINISH SCHEDULE REQUIREMENTS		Floor		Ceiling		Walls	
	Wall	Floor	Finish	Material	Finish	Material	Finish	Material
Reception	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted
Conference	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted
Office 1	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted
Office 2	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted
Office 3	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted
Reception	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted
2-type Storage	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted	100% prime, uncoated, unpainted

FINISHES: All interior finishes shall be in accordance with the schedule of finishes. The schedule of finishes is to be a 100 percent prime, uncoated, unpainted, with 100% primer and 100% top coat. All finishes shall be applied in accordance with the manufacturer's instructions. All finishes shall be applied in accordance with the manufacturer's instructions.

