

# **Exhibit “A.1”**

# **Cost Summary**

See attached Cost Summary dated January 19, 2026.

## Cost Estimate Summary Sheet

McKinney Performing Arts Center Renovation

Guaranteed Maximum Price GMP-01

Date: January 19, 2026

23,020 sqft

Bid Package #	Bid Package Description		GMP-01 Cost	Cost/SF	Notes
BP-010020	TEMPORARY CONSTRUCTION		\$ 199,978	\$ 8.69	
BP-012100	ALLOWANCES - Exterior Signage	ALLOW.	\$ 50,000	\$ 2.17	ALLOWANCE
BP-012100	ALLOWANCES - AV & Theatrical Equip	ALLOW.	\$ 606,504	\$ 26.35	ALLOWANCE
BP-012100	ALLOWANCES - Interior Design Furnishings	ALLOW.	\$ 540,000	\$ 23.46	ALLOWANCE
BP-012100	ALLOWANCES - Owner Contingency (2%)	ALLOW.	See Calcs Below	\$ -	ALLOWANCE
BP-012100	ALLOWANCES - Asbestos Abatement	ALLOW.	\$ 9,000	\$ 0.39	
BP-022000	DEMOLITION		\$ 251,350	\$ 10.92	
BP-033300	CONCRETE (Turnkey)		\$ 91,300	\$ 3.97	
BP-033650	CONCRETE FINISHING		\$ 87,600	\$ 3.81	
BP-042000	MASONRY RESTORATION & CLEANING		\$ 157,631	\$ 6.85	
BP-055000	MISCELLANEOUS METALS & RAILINGS		\$ 83,234	\$ 3.62	
BP-061000	ROUGH CARPENTRY		\$ 79,392	\$ 3.45	
BP-064000	ARCHITECTURAL WOODWORK		\$ 159,889	\$ 6.95	
BP-064000	HISTORICAL WOOD RESTORATION		\$ 204,832	\$ 8.90	
BP-071000	WATERPROOFING & SEALANTS		\$ 28,480	\$ 1.24	
BP-075000	ROOFING REPAIR (NOT SHOWN)	ALLOW.	\$ 15,000	\$ 0.65	
BP-081000	DOORS, FRAMES & HARDWARE		\$ 127,506	\$ 5.54	
BP-084000	GLASS & GLAZING		\$ 15,300	\$ 0.66	
BP-092400	PLASTER		\$ 239,404	\$ 10.40	
BP-092500	DRYWALL & ACOUSTICAL		\$ 225,771	\$ 9.81	
BP-093000	TILE		\$ 204,365	\$ 8.88	
BP-096500	WOOD FLOORING		\$ 247,783	\$ 10.76	
BP-096500	FLOORING		\$ 21,075	\$ 0.92	
BP-099100	PAINTING		\$ 434,767	\$ 18.89	
BP-100000	SPECIALTIES		\$ 83,775	\$ 3.64	
BP-101400	SIGNAGE		w/ FF&E Allowance	\$ -	
BP-107300	CANOPIES		\$ 267,300	\$ 11.61	
BP-113000	APPLIANCES		\$ 27,144	\$ 1.18	
BP-116100	THEATER & STAGE EQUIPMENT		\$ 70,650	\$ 3.07	
BP-122400	PROTECTION OF WINDOW TREATMENTS		\$ 15,000	\$ 0.65	
BP-126200	PORTABLE AUDIENCE SEATING		\$ 351,462	\$ 15.27	
BP-142000	ELEVATOR CAB FINISHES		\$ 32,500	\$ 1.41	
BP-144200	WHEELCHAIR LIFTS		\$ 41,350	\$ 1.80	
BP-148000	SCAFFOLDING (WORK PLATFORM)		\$ 76,921	\$ 3.34	
BP-210000	FIRE PROTECTION		\$ 52,172	\$ 2.27	
BP-220000	PLUMBING		\$ 317,297	\$ 13.78	
BP-230000	HVAC		\$ 282,687	\$ 12.28	
BP-230593	TESTING, ADJUSTING, AND BALANCING		\$ 2,250	\$ 0.10	
BP-260000	ELECTRICAL		\$ 1,231,971	\$ 53.52	
BP-260000	ROUGH-IN FOR LOW VOLTAGE (NOT SHOWN)	ALLOW.	\$ 20,000	\$ 0.87	ALLOWANCE
BP-270000	COMMUNICATIONS (ALLOWANCE)	ALLOW.	\$ 92,080	\$ 4.00	ALLOWANCE
BP-274000	AUDIO/VISUAL SYSTEMS (ALLOWANCE)	ALLOW.	\$ 69,060	\$ 3.00	ALLOWANCE
BP-280000	SECURITY & ACCESS CONTROL (ALLOWANCE)	ALLOW.	\$ 69,060	\$ 3.00	ALLOWANCE
BP-310050	ENABLING		\$ 133,473	\$ 5.80	
BP-329000	LANDSCAPE & IRRIGATION		\$ 27,000	\$ 1.17	
Cost of Work Subtotal			\$ 7,343,313	\$ 319.00	

## Cost Estimate Summary Sheet

McKinney Performing Arts Center Renovation

Guaranteed Maximum Price GMP-01

Date: January 19, 2026

23,020 sqft

Bid Package #	Bid Package Description	GMP-01 Cost	Cost/SF	Notes
	Design Completion Factor	0.00% \$ -	\$ -	
	Market Volatility Contingency	0.00% \$ -	\$ -	
	Contractor Contingency	4.50% \$ 330,449	\$ 14.35	
	Building Permit		Excluded	
	<b>Construction Costs Subtotal</b>	<b>\$ 7,673,762</b>	\$ 333.35	
	CGL & Umbrella Insurance	\$ 86,362	\$ 3.75	
	Builder's Risk	\$ 10,380	\$ 0.45	
	Payment & Performance Bond	\$ 74,414	\$ 3.23	
	<b>Construction Costs &amp; Insurance Subtotal</b>	<b>\$ 7,844,918</b>	\$ 340.79	
	General Conditions & General Requirements	\$ 631,943	\$ 27.45	
	<b>Subtotal</b>	<b>\$ 8,476,861</b>	\$ 368.24	
	Preconstruction Fee	\$ 15,000		
	Fee	2.75% \$ 233,114	\$ 10.13	
	<b>Project SubTotal</b>	<b>\$ 8,724,975</b>	\$ 379.02	
	Remodel / Renovation Tax	Excluded (Exempt)		
	<b>Project SubTotal</b>	<b>\$ 8,724,975</b>	\$ 379.02	
	SPECIFIED ALLOWANCE - Owner Contingency	3.00% \$ 261,749		
	<b>Project SubTotal</b>	<b>\$ 8,986,724</b>	\$ 390.39	
	Accepted Alternate #1 - Wiremolds	\$ 59,047		
	Accepted Alternate #3 - Clock Restoration	\$ 141,088		
	<b>Project Total</b>	<b>\$ 9,186,859</b>	\$ 399.08	
		GMP-01 Cost		

## Cost Estimate Summary Sheet

McKinney Performing Arts Center Renovation

Guaranteed Maximum Price GMP-01 - ALTERNATE #1 - Replace Existing Wiremold

Date: January 19, 2026

23,020 sqft

Bid Package #	Bid Package Description	ALTERNATE #1 Cost	Cost/SF	Notes
BP-042000	MASONRY	\$ 17,425	\$ 0.76	
BP-092400	PLASTER	\$ 16,913	\$ 0.73	
BP-099100	PAINTING	\$ 4,700	\$ 0.20	
BP-260000	ELECTRICAL	\$ 13,277	\$ 0.58	
<b>Cost of Work Subtotal</b>		<b>\$ 52,315</b>	\$ 2.27	
Design Completion Factor	0.00%	\$ -	\$ -	
Market Volatility Contingency	0.00%	\$ -	\$ -	
Contractor Contingency	4.50%	\$ 2,354	\$ 0.10	
Building Permit		Excluded		
<b>Construction Costs Subtotal</b>		<b>\$ 54,669</b>	\$ 2.37	
CGL & Umbrella Insurance		\$ 567	\$ 0.02	
Builder's Risk		\$ 68	\$ 0.00	
Payment & Performance Bond		\$ 489	\$ 0.02	
<b>Construction Costs &amp; Insurance Subtotal</b>		<b>\$ 55,793</b>	\$ 2.42	
General Conditions & General Requirements		\$ -	\$ -	
<b>Subtotal</b>		<b>\$ 55,793</b>	\$ 2.42	
Preconstruction Fee		Via Separate Agreement		
Fee	2.75%	\$ 1,534	\$ 0.07	
<b>Project SubTotal</b>		<b>\$ 57,327</b>	\$ 2.49	
Remodel / Renovation Tax		Excluded (Exempt)		
<b>Project Total</b>		<b>\$ 57,327</b>	\$ 2.49	
SPECIFIED ALLOWANCE - Owner Contingency	3.00%	\$ 1,720	\$ 0.07	
<b>Project Total</b>		<b>\$ 59,047</b>	\$ 2.57	
		ALTERNATE #1 Cost		

## Cost Estimate Summary Sheet

McKinney Performing Arts Center Renovation

Guaranteed Maximum Price GMP-01 - ALTERNATE #3 - Restore Exterior Clocks

Date: January 19, 2026

23,020 sqft

Bid Package #	Bid Package Description	ALTERNATE #3 Cost	Cost/SF	Notes
BP-103460	CLOCK RESTORATION	\$ 107,000	\$ 4.65	
BP-260000	ELECTRICAL	\$ 18,000	\$ 0.78	
	<b>Cost of Work Subtotal</b>	<b>\$ 125,000</b>	<b>\$ 5.43</b>	
	Design Completion Factor	0.00%	\$ -	\$ -
	Market Volatility Contingency	0.00%	\$ -	\$ -
	Contractor Contingency	4.50%	\$ 5,625	\$ 0.24
	Building Permit		Excluded	
	<b>Construction Costs Subtotal</b>	<b>\$ 130,625</b>	<b>\$ 5.67</b>	
	CGL & Umbrella Insurance	\$ 1,356	\$ 0.06	
	Builder's Risk	\$ 163	\$ 0.01	
	Payment & Performance Bond	\$ 1,168	\$ 0.05	
	<b>Construction Costs &amp; Insurance Subtotal</b>	<b>\$ 133,312</b>	<b>\$ 5.79</b>	
	General Conditions & General Requirements		\$ -	
	<b>Subtotal</b>	<b>\$ 133,312</b>	<b>\$ 5.79</b>	
	Preconstruction Fee		Via Separate Agreement	
	Fee	2.75%	\$ 3,666	\$ 0.16
	<b>Project SubTotal</b>	<b>\$ 136,978</b>	<b>\$ 5.95</b>	
	Remodel / Renovation Tax		Excluded (Exempt)	
	<b>Project Total</b>	<b>\$ 136,978</b>	<b>\$ 5.95</b>	
	SPECIFIED ALLOWANCE - Owner Contingency	3.00%	\$ 4,109	\$ 0.18
	<b>Project Total</b>	<b>\$ 141,088</b>	<b>\$ 6.13</b>	
		ALTERNATE #3 Cost		

# Exhibit “A.2”

## Alternates

Alternate	Description	Value	Status	Drop Dead Date to Accept without Schedule Impact	Comments
1	Replace Existing Wiremold	\$59,047	Approved	Not Applicable	Included in GMP
2	Acoustical Wall Treatments in Courtroom	\$253,944	Rejected	Not Applicable	Not in GMP
3	Restore Exterior Clocks	\$141,088	Approved	Not Applicable	Included in GMP
4	Modifications to Balcony Seating	\$78,317	Rejected	Not Applicable	Not in GMP
5	Mortar Based Polymer Coating	\$10,026	Rejected	Not Applicable	Not in GMP
6	Full Replacement of Wood Floor in Courtroom	\$130,539	Rejected	Not Applicable	Not in GMP

# Exhibit “A.3”

## Unit Costs

Number	Description	Add	Deduct
1a	Mortar Restoration (Brick) per linear foot	\$25.00	Not Applicable
1b	Mortar Restoration (Stone) per linear foot	\$12.50	Not Applicable
2a	Masonry Restoration (Brick) per square foot	\$75.00	Not Applicable
2b	Masonry Restoration (Stone) per square foot	\$200.00	Not Applicable
3a	Portland Plaster Restoration (Interior) per square foot	\$5.25	Not Applicable
3b	Portland Plaster Restoration (Exterior) per square foot	\$40.00	Not Applicable

# **Exhibit “A.4”**

# **Project Schedule**

See attached Project Schedule with a Data Date of January 12, 2026.

Activity Name	RD	Start	Finish	2026												2027					
				Qtr 1			Qtr 2			Qtr 3			Qtr 4			Jan	Feb	Mar			
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
<b>McKinney Performing Arts Center Renovation</b>				207	05-Feb-26	20-Nov-26															
Construction Duration (NTP to Substantial Completion)																					
<b>Preconstruction</b>																					
<b>Design Development</b>																					
IFC Document Development	0	22-Jul-25 A	13-Nov-25 A																		
Byrne Review of Doc's & Bid Packages	0	14-Nov-25 A	25-Nov-25 A																		
Pre-Bid Meeting #1	0		02-Dec-25 A																		
Pre-Bid Meeting #2	0		04-Dec-25 A																		
Bid Day	0	16-Dec-25 A	16-Dec-25 A																		
Byrne Bid Review and Evaluation/ Issue Draft GMP	6	16-Dec-25 A	19-Jan-26																		
Issue GMP for Approval	0		19-Jan-26																		
GMP Approval by Owner Staff	0		26-Jan-26																		
GMP approval by City Council	0		03-Feb-26																		
Notice to Proceed - Construction	0		04-Feb-26																		
Owner Salvaged Equipment to be Removed	0	12-Feb-26																			
<b>Permitting</b>																					
Submit Bid Doc's for Permitting	0		04-Dec-25 A																		
City Permit Review	0	05-Dec-25 A	05-Jan-26 A																		
Design Team Prepare Response to Comments	1	06-Jan-26 A	12-Jan-26																		
Permit Comments Received from City	0		06-Jan-26 A																		
City Review of Design Team Responses/Resubmission	10	13-Jan-26	26-Jan-26																		
Building Permit Issued	0		30-Jan-26																		
<b>Procurement</b>																					
Issue Subcontracts	25	05-Feb-26	11-Mar-26																		
BP-022000 Demolition - Submittals	5	12-Feb-26	18-Feb-26																		
BP-142400 Elevators - Submittals	30	12-Feb-26	25-Mar-26																		
BP-144200 Wheelchair Lifts - Submittals	30	12-Feb-26	25-Mar-26																		
BP-148000 Scaffolding - Submittals	25	12-Feb-26	18-Mar-26																		
BP-211313 Fire Suppression - Submittals	25	12-Feb-26	18-Mar-26																		
BP-235000 Plumbing & HVAC - Submittals	20	12-Feb-26	11-Mar-26																		
BP-260000 Electrical (Non-Lighting) - Submittals	20	12-Feb-26	11-Mar-26																		
BP-310050 Enabling - Submittals	5	12-Feb-26	18-Feb-26																		
BP-260000 Electrical (Lighting) - Submittals	35	12-Feb-26	01-Apr-26																		
BP-048100 Masonry Restoration - Submittals	10	19-Feb-26	04-Mar-26																		

Activity Name	RD	Start	Finish	2026												2027			
				Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
BP-081113 Doors, Frames & Hardware - Submittals	20	19-Feb-26	18-Mar-26																
BP-092000 Drywall - Submittals	25	19-Feb-26	25-Mar-26																
BP-093000 Tile - Submittals	30	19-Feb-26	01-Apr-26																
BP-310050 Enabling - Submittals (Review)	10	19-Feb-26	04-Mar-26																
BP-022000 Demolition - Submittals (Review)	5	19-Feb-26	25-Feb-26																
BP-022000 Demolition - Material Procurement	5	26-Feb-26	04-Mar-26																
BP-310050 Enabling - Material Procurement	5	05-Mar-26	11-Mar-26																
BP-048100 Masonry Restoration - Submittals (Review)	10	05-Mar-26	18-Mar-26																
BP-033000 Concrete -Submittals	10	12-Mar-26	25-Mar-26																
BP-033650 Concrete Finishing - Submittals	10	12-Mar-26	25-Mar-26																
BP-055000 Misc. Metal - Submittals	30	12-Mar-26	22-Apr-26																
BP-061000 Rough Carpentry - Submittals	10	12-Mar-26	25-Mar-26																
BP-064000 Millwork - Submittals	30	12-Mar-26	22-Apr-26																
BP-064050 Historical Woodwork Restoration - Submittals	20	12-Mar-26	08-Apr-26																
BP-071000 Waterproofing - Submittals	10	12-Mar-26	25-Mar-26																
BP-088000 Glass & Glazing - Submittals	20	12-Mar-26	08-Apr-26																
BP-091000 Plaster - Submittals	10	12-Mar-26	25-Mar-26																
BP-096400 Wood Flooring - Submittals	20	12-Mar-26	08-Apr-26																
BP-096500 Carpet & Resinous Flooring - Submittals	30	12-Mar-26	22-Apr-26																
BP-099100 Painting - Submittals	10	12-Mar-26	25-Mar-26																
BP-101000 Specialties -Submittals	20	12-Mar-26	08-Apr-26																
BP-105020 Canopies - Submittals	30	12-Mar-26	22-Apr-26																
BP-230593 Test & Balance - Submittals	20	12-Mar-26	08-Apr-26																
BP-329223 Landscaping - Submittals	10	12-Mar-26	25-Mar-26																
BP-235000 Plumbing & HVAC - Submittals (Review)	10	12-Mar-26	25-Mar-26																
BP-260000 Electrical (Non-Lighting) - Submittals (Review)	10	12-Mar-26	25-Mar-26																
BP-048100 Masonry Restoration - Material Procurement	20	19-Mar-26	15-Apr-26																
BP-081113 Doors, Frames & Hardware - Submittals (Review)	10	19-Mar-26	01-Apr-26																
BP-148000 Scaffolding - Submittals (Review)	10	19-Mar-26	01-Apr-26																
BP-211313 Fire Suppression - Submittals (Review)	20	19-Mar-26	15-Apr-26																
BP-235000 Plumbing & HVAC - Material Procurement	40	26-Mar-26	20-May-26																
BP-260000 Electrical (Non-Lighting) - Material Procurement	10	26-Mar-26	08-Apr-26																
BP-033650 Concrete Finishing - Submittals (Review)	10	26-Mar-26	08-Apr-26																
BP-061000 Rough Carpentry - Submittals (Review)	10	26-Mar-26	08-Apr-26																
BP-071000 Waterproofing - Submittals (Review)	10	26-Mar-26	08-Apr-26																

Activity Name	RD	Start	Finish	2026												2027			
				Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
BP-091000 Plaster - Submittals (Review)	10	26-Mar-26	08-Apr-26																
BP-092000 Drywall - Submittals (Review)	10	26-Mar-26	08-Apr-26																
BP-099100 Painting - Submittals (Review)	10	26-Mar-26	08-Apr-26																
BP-142400 Elevators - Submittals (Review)	10	26-Mar-26	08-Apr-26																
BP-144200 Wheelchair Lifts - Submittals (Review)	10	26-Mar-26	08-Apr-26																
BP-329223 Landscaping - Submittals (Review)	10	26-Mar-26	08-Apr-26																
BP-033000 Concrete - Submittals (Review)	10	26-Mar-26	08-Apr-26																
BP-081113 Doors, Frames & Hardware - Material Procurement	40	02-Apr-26	27-May-26																
BP-148000 Scaffolding - Material Procurement	10	02-Apr-26	15-Apr-26																
BP-093000 Tile - Submittals (Review)	10	02-Apr-26	15-Apr-26																
BP-260000 Electrical (Lighting) - Submittals (Review)	20	02-Apr-26	29-Apr-26																
BP-033000 Concrete - Material Procurement	10	09-Apr-26	22-Apr-26																
BP-033650 Concrete Finishing - Material Procurement	10	09-Apr-26	22-Apr-26																
BP-061000 Rough Carpentry - Material Procurement	10	09-Apr-26	22-Apr-26																
BP-071000 Waterproofing - Material Procurement	10	09-Apr-26	22-Apr-26																
BP-091000 Plaster - Material Procurement	10	09-Apr-26	22-Apr-26																
BP-092000 Drywall - Material Procurement	25	09-Apr-26	13-May-26																
BP-099100 Painting - Material Procurement	10	09-Apr-26	22-Apr-26																
BP-142400 Elevators - Material Procurement	60	09-Apr-26	01-Jul-26																
BP-144200 Wheelchair Lifts - Material Procurement	60	09-Apr-26	01-Jul-26																
BP-329223 Landscaping - Material Procurement	20	09-Apr-26	06-May-26																
BP-064050 Historical Woodwork Restoration - Submittals (Review)	10	09-Apr-26	22-Apr-26																
BP-088000 Glass & Glazing - Submittals (Review)	10	09-Apr-26	22-Apr-26																
BP-096400 Wood Flooring - Submittals (Review)	10	09-Apr-26	22-Apr-26																
BP-101000 Specialties - Submittals (Review)	10	09-Apr-26	22-Apr-26																
BP-230593 Test & Balance - Submittals (Review)	10	09-Apr-26	22-Apr-26																
BP-093000 Tile - Material Procurement	30	16-Apr-26	27-May-26																
BP-211313 Fire Suppression - Material Procurement	15	16-Apr-26	06-May-26																
BP-064050 Historical Woodwork Restoration - Material Procurement	20	23-Apr-26	20-May-26																
BP-088000 Glass & Glazing - Material Procurement	50	23-Apr-26	01-Jul-26																
BP-096400 Wood Flooring - Material Procurement	45	23-Apr-26	24-Jun-26																
BP-101000 Specialties - Material Procurement	30	23-Apr-26	03-Jun-26																
BP-230593 Test & Balance - Material Procurement	10	23-Apr-26	06-May-26																
BP-055000 Misc. Metal - Submittals (Review)	10	23-Apr-26	06-May-26																
BP-064000 Millwork - Submittals (Review)	10	23-Apr-26	06-May-26																

Activity Name	RD	Start	Finish	2026												2027			
				Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
BP-096500 Carpet & Resinous Flooring - Submittals (Review)	10	23-Apr-26	06-May-26																
BP-105020 Canopies - Submittals (Review)	10	23-Apr-26	06-May-26																
BP-260000 Electrical (Lighting) - Material Procurement	75	30-Apr-26	12-Aug-26																
BP-055000 Misc. Metal - Material Procurement	40	07-May-26	01-Jul-26																
BP-064000 Millwork - Material Procurement	40	07-May-26	01-Jul-26																
BP-096500 Carpet & Resinous Flooring - Material Procurement	40	07-May-26	01-Jul-26																
BP-105020 Canopies - Material Procurement	50	07-May-26	15-Jul-26																
<b>Construction</b>																			
<b>Mobilization</b>																			
Temporary Offices	2	06-Feb-26	09-Feb-26																
Site Protection	5	10-Feb-26	16-Feb-26																
Temporary Offices - Connect Utilities	5	10-Feb-26	16-Feb-26																
Safety   Security Temporary Fencing Installation	5	12-Feb-26	18-Feb-26																
<b>Demolition</b>																			
Install Temporary Power & Lighting	5	19-Feb-26	25-Feb-26																
Disconnect & Make Safe MEPF	10	26-Feb-26	11-Mar-26																
Protect and/or Remove Salvaged Items	5	12-Mar-26	18-Mar-26																
Selective Demolition	25	26-Mar-26	29-Apr-26																
Demo Elevator Finishes	5	30-Apr-26	06-May-26																
<b>Public Restrooms</b>																			
Overhead MEP Rough-In	10	07-May-26	20-May-26																
Frame Walls & Ceilings	10	14-May-26	27-May-26																
MEP In-Wall Rough-In	20	28-May-26	24-Jun-26																
Close Walls & Ceilings	10	17-Jun-26	30-Jun-26																
Tape & Bed Walls & Ceilings	15	01-Jul-26	21-Jul-26																
Install Tile at Floors & Walls	15	22-Jul-26	11-Aug-26																
Prime & First Coat of Paint	15	22-Jul-26	11-Aug-26																
MEPF Wall Trim-Out	15	12-Aug-26	01-Sep-26																
Specialties & Partitions	15	02-Sep-26	22-Sep-26																
MEPF Trim-Out at Ceilings	5	23-Sep-26	29-Sep-26																
Final Paint	10	30-Sep-26	13-Oct-26																
Install Signage	2	14-Oct-26	15-Oct-26																
<b>Specialty Function Areas</b>																			
Remove Organ Equipment	10	30-Apr-26	13-May-26																
Overhead Rough-In MEPF	30	14-May-26	24-Jun-26																

Activity Name	RD	Start	Finish	2026												2027		
				Qtr 1			Qtr 2			Qtr 3			Qtr 4			Jan	Feb	Mar
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
Install Stage Rigging   Theater Equipment	20	28-May-26	24-Jun-26													Install Stage Rigging   Theater Equipment		
Wall Layout	5	28-May-26	03-Jun-26													Wall Layout		
Frame Walls   One-Side Walls	10	04-Jun-26	17-Jun-26													Frame Walls   One-Side Walls		
In-Wall MEP Rough-In	20	09-Jun-26	06-Jul-26													In-Wall MEP Rough-In		
Doors & Hardware	5	18-Jun-26	24-Jun-26													Doors & Hardware		
Close Walls	10	07-Jul-26	20-Jul-26													Close Walls		
Miscellaneous Specialties	10	07-Jul-26	20-Jul-26													Miscellaneous Specialties		
Install Ceiling	10	16-Jul-26	29-Jul-26													Install Ceiling		
Tape, Bed, & Prime Paint Walls	5	21-Jul-26	27-Jul-26													Tape, Bed, & Prime Paint Walls		
Millwork	15	28-Jul-26	17-Aug-26													Millwork		
Theater Lighting	10	30-Jul-26	12-Aug-26													Theater Lighting		
MEPF Trim-Out at Ceiling	12	13-Aug-26	28-Aug-26													MEPF Trim-Out at Ceiling		
Install Ceiling Tile	5	31-Aug-26	04-Sep-26													Install Ceiling Tile		
Wood Flooring - Install	10	14-Sep-26	25-Sep-26													Wood Flooring - Install		
Repair Plaster at Walls	5	14-Sep-26	18-Sep-26													Repair Plaster at Walls		
Install Wheelchair Lift	5	14-Sep-26	18-Sep-26													Install Wheelchair Lift		
MEP Wall Trim-Out	5	21-Sep-26	25-Sep-26													MEP Wall Trim-Out		
Install Seating	5	28-Sep-26	02-Oct-26													Install Seating		
Flooring Protection at Wood Floor	3	28-Sep-26	30-Sep-26													Flooring Protection at Wood Floor		
Final Paint	10	28-Sep-26	09-Oct-26													Final Paint		
Wood Flooring - Finish	10	05-Oct-26	16-Oct-26													Wood Flooring - Finish		
Install Signage	2	12-Oct-26	13-Oct-26													Install Signage		
Commission Stage   Theater Equipment	5	19-Oct-26	23-Oct-26													Commission Stage   Theater Equipment		
<b>Scaffolding/ Dance Floor</b>																		
Install Scaffolding System	10	16-Apr-26	29-Apr-26													Install Scaffolding System		
Scaffold/ "Dance Floor" - IN PLACE DURATION	87	30-Apr-26	28-Aug-26													Remove Scaffolding System		
Remove Scaffolding System	10	31-Aug-26	11-Sep-26															
<b>Exterior</b>																		
Clean Window Wells and Portico Roofs	5	30-Apr-26	06-May-26													Clean Window Wells and Portico Roofs		
Clean Masonry	20	07-May-26	03-Jun-26													Clean Masonry		
Restore Clocks (ALTERNATE)	5	04-Jun-26	10-Jun-26													Restore Clocks (ALTERNATE)		
Refinish Exterior Windows and Door/Sidelites	30	11-Jun-26	22-Jul-26													Refinish Exterior Windows and Door/Sidelites		
Refinish Exterior Plaster	30	11-Jun-26	22-Jul-26													Refinish Exterior Plaster		
Demolish Existing Entry Canopy	5	23-Jul-26	29-Jul-26													Demolish Existing Entry Canopy		
Install New Glass & Metal Canopy	15	30-Jul-26	19-Aug-26													Install New Glass & Metal Canopy		

Activity Name	RD	Start	Finish	2026												2027		
				Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1		
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Replace Existing Railings	10	20-Aug-26	02-Sep-26													Replace Existing Railings		
Install Exterior Signage	5	20-Aug-26	26-Aug-26													Install Exterior Signage		
Paint New and Existing Railings	10	03-Sep-26	16-Sep-26													Paint New and Existing Railings		
Landscaping & Hardscaping	10	17-Sep-26	30-Sep-26													Landscaping & Hardscaping		
<b>Common/Misc Areas</b>																		
<b>Basement</b>																		
Overhead Rough-In MEPF	15	07-May-26	27-May-26													Overhead Rough-In MEPF		
Underslab MEP	5	21-May-26	27-May-26													Underslab MEP		
Wall Layout	5	21-May-26	27-May-26													Wall Layout		
Frame Walls   One-Side Walls	12	28-May-26	12-Jun-26													Frame Walls   One-Side Walls		
Frame & Sheetrock Ceiling	10	28-May-26	10-Jun-26													Frame & Sheetrock Ceiling		
In-Wall MEP Rough-In	15	02-Jun-26	22-Jun-26													In-Wall MEP Rough-In		
Tape, Bed, & Paint Ceiling	15	11-Jun-26	01-Jul-26													Tape, Bed, & Paint Ceiling		
Close Walls	6	23-Jun-26	30-Jun-26													Close Walls		
Plaster Repair	10	23-Jun-26	06-Jul-26													Plaster Repair		
Install Elevator Finishes	30	02-Jul-26	12-Aug-26													Install Elevator Finishes		
Tape, Bed, & Paint Walls	10	03-Jul-26	16-Jul-26													Tape, Bed, & Paint Walls		
Doors & Hardware	5	17-Jul-26	23-Jul-26													Doors & Hardware		
MEP Wall Trim-Out	5	17-Jul-26	23-Jul-26													MEP Wall Trim-Out		
MEPF Trim-Out at Ceiling	10	13-Aug-26	26-Aug-26													MEPF Trim-Out at Ceiling		
Final Paint	7	27-Aug-26	04-Sep-26													Final Paint		
Install Signage	3	07-Sep-26	09-Sep-26													Install Signage		
<b>Level 1</b>																		
Install Joists at Exist. Stair Infill	5	23-Apr-26	29-Apr-26													Install Joists at Exist. Stair Infill		
Concrete at Exist. Stair Infill - FRP & Cure	15	30-Apr-26	20-May-26													Concrete at Exist. Stair Infill - FRP & Cure		
Overhead Rough-In MEPF	10	28-May-26	10-Jun-26													Overhead Rough-In MEPF		
Wall Layout	8	11-Jun-26	22-Jun-26													Wall Layout		
Frame & Sheetrock Ceiling	15	11-Jun-26	01-Jul-26													Frame & Sheetrock Ceiling		
Frame Walls   One-Side Walls	5	23-Jun-26	29-Jun-26													Frame Walls   One-Side Walls		
In-Wall MEP Rough-In	10	26-Jun-26	09-Jul-26													In-Wall MEP Rough-In		
Tape, Bed, & Paint Ceiling	15	02-Jul-26	22-Jul-26													Tape, Bed, & Paint Ceiling		
Close Walls	8	10-Jul-26	21-Jul-26													Close Walls		
Plaster Repair	10	10-Jul-26	23-Jul-26													Plaster Repair		
Tape, Bed, & Paint Walls	10	24-Jul-26	06-Aug-26													Tape, Bed, & Paint Walls		
Doors & Hardware	5	07-Aug-26	13-Aug-26													Doors & Hardware		

Activity Name	RD	Start	Finish	2026												2027		
				Qtr 1			Qtr 2			Qtr 3			Qtr 4			Jan	Feb	Mar
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
Repair/Touch-up Existing Millwork	3	07-Aug-26	11-Aug-26													Repair/Touch-up Existing Millwork		
MEP Wall Trim-Out	5	12-Aug-26	18-Aug-26													MEP Wall Trim-Out		
MEPF Trim-Out at Ceiling	10	13-Aug-26	26-Aug-26													MEPF Trim-Out at Ceiling		
Wood Flooring - Refinish	10	19-Aug-26	01-Sep-26													Wood Flooring - Refinish		
Final Paint	10	02-Sep-26	15-Sep-26													Final Paint		
Install Signage	4	16-Sep-26	21-Sep-26													Install Signage		
<b>Level 2</b>																		
Overhead Rough-In MEPF	5	11-Jun-26	17-Jun-26													Overhead Rough-In MEPF		
Wall Layout	2	25-Jun-26	26-Jun-26													Wall Layout		
Frame Walls   One-Side Walls	6	29-Jun-26	06-Jul-26													Frame Walls   One-Side Walls		
Frame & Sheetrock Ceiling	5	29-Jun-26	03-Jul-26													Frame & Sheetrock Ceiling		
In-Wall MEP Rough-In	8	02-Jul-26	13-Jul-26													In-Wall MEP Rough-In		
Tape, Bed, & Paint Ceiling	8	06-Jul-26	15-Jul-26													Tape, Bed, & Paint Ceiling		
Close Walls	3	14-Jul-26	16-Jul-26													Close Walls		
Repair Plaster	10	14-Jul-26	27-Jul-26													Repair Plaster		
Tape, Bed, & Paint Walls	5	21-Jul-26	27-Jul-26													Tape, Bed, & Paint Walls		
Doors & Hardware	2	28-Jul-26	29-Jul-26													Doors & Hardware		
Repair/Restore Existing Millwork/Furniture	5	28-Jul-26	03-Aug-26													Repair/Restore Existing Millwork/Furniture		
MEP Wall Trim-Out	3	04-Aug-26	06-Aug-26													MEP Wall Trim-Out		
MEPF Trim-Out at Ceiling	5	13-Aug-26	19-Aug-26													MEPF Trim-Out at Ceiling		
Final Paint	5	20-Aug-26	26-Aug-26													Final Paint		
Install Signage	2	27-Aug-26	28-Aug-26													Install Signage		
Install Carpet & Resilient Flooring	5	27-Aug-26	02-Sep-26													Install Carpet & Resilient Flooring		
<b>Level 3</b>																		
Concrete Steps - FRP & Cure	20	23-Apr-26	20-May-26													Concrete Steps - FRP & Cure		
Overhead Rough-In MEPF	5	14-May-26	20-May-26													Overhead Rough-In MEPF		
Wall Layout	2	28-May-26	29-May-26													Wall Layout		
Frame Walls   One-Side Walls	6	01-Jun-26	08-Jun-26													Frame Walls   One-Side Walls		
Frame & Sheetrock Ceiling	4	01-Jun-26	04-Jun-26													Frame & Sheetrock Ceiling		
In-Wall MEP Rough-In	8	04-Jun-26	15-Jun-26													In-Wall MEP Rough-In		
Tape, Bed, & Paint Ceiling	8	05-Jun-26	16-Jun-26													Tape, Bed, & Paint Ceiling		
Close Walls	2	16-Jun-26	17-Jun-26													Close Walls		
Plaster Repair	10	16-Jun-26	29-Jun-26													Plaster Repair		
Tape, Bed, & Paint Walls	3	22-Jun-26	24-Jun-26													Tape, Bed, & Paint Walls		
Doors & Hardware	2	02-Jul-26	03-Jul-26													Doors & Hardware		

Activity Name	RD	Start	Finish	2026												2027		
				Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1		
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Install Carpet & Resilient Flooring	5	02-Jul-26	08-Jul-26															
MEP Wall Trim-Out	2	09-Jul-26	10-Jul-26															
MEPF Trim-Out at Ceiling	4	13-Aug-26	18-Aug-26															
Final Paint	3	19-Aug-26	21-Aug-26															
Install Signage	2	24-Aug-26	25-Aug-26															
<b>Final Inspections</b>																		
Elevator Final Inspection	5	13-Aug-26	19-Aug-26															
Mechanical Final Inspection	5	28-Sep-26	02-Oct-26															
Electrical Final Inspection	5	28-Sep-26	02-Oct-26															
Plumbing Final Inspection	5	28-Sep-26	02-Oct-26															
Fire Alarm   Sprinkler Inspections	5	05-Oct-26	09-Oct-26															
Building Final Inspection	10	26-Oct-26	06-Nov-26															
<b>Inspections &amp; Close-Out</b>																		
Warranties, O&M, & Owner Training	20	05-Oct-26	30-Oct-26															
Byrne Punchlist	5	02-Nov-26	06-Nov-26															
Final Clean	10	09-Nov-26	20-Nov-26															
Project Substantial Completion	0		20-Nov-26															
Punchlist & Close-Out	20	23-Nov-26	18-Dec-26															
Final CO	0		18-Dec-26															
Final Acceptance	0		18-Dec-26															

# **Exhibit “A.5”**

# **Contract Documents**

See attached Contract Documents List dated January 19, 2026.

## Contract Documents List

McKinney Performing Arts Center Renovation

McKinney, TX

100% Construction Documents For Bid

Date: 1/19/2026

Sheet	Original Date	Sheet Name
<b>SPECIFICATIONS</b>		
00 01 00	11/07/25	Project Team
00 01 05	11/07/25	Table of Contents
00 31 38	11/07/25	Historic Paint and Finish Analysis Report
00 72 00	11/07/25	General Conditions
00 73 00	11/07/25	Supplementary Conditions
01 10 00	11/07/25	Summary of Work
01 21 00	11/07/25	Allowances
01 22 00	11/07/25	Unit Prices
01 23 00	11/07/25	Alternates
01 25 00	11/07/25	Substitution Procedures
01 25 19	11/07/25	Substitution Request Form
01 26 00	11/07/25	Contract Modification Procedures
01 29 00	11/07/25	Payment Procedures
01 31 00	11/07/25	Project Management and Coordination
01 32 16	11/07/25	Construction Progress Schedules
01 32 33	11/07/25	Construction Photographs
01 33 00	11/07/25	Submittal Procedures
01 35 91	11/07/25	Restoration Project Procedures
01 35 92	11/07/25	Art Conservator
01 40 00	11/07/25	Quality Requirements
01 40 01	11/07/25	Historic Preservation Qualification Statement Form
01 45 23	11/07/25	Testing and Inspection Services
01 50 00	11/07/25	Temporary Facilities and Controls
01 58 00	11/07/25	Project Identification
01 60 0	11/07/25	Product Requirements
01 71 23	11/07/25	Field Engineering
01 73 29	11/07/25	Cutting and Patching
01 77 00	11/07/25	Closeout Procedures
02 41 19	11/07/25	Selective Demolition
03 03 30	11/07/25	Concrete Restoration and Cleaning
03 64 23	11/07/25	Epoxy Injected Crack Repair
04 03 41	11/07/25	Restoration Mortar
04 03 42	11/07/25	Masonry Restoration
04 03 43	11/07/25	Marble Restoration & Cleaning
04 03 44	11/07/25	Masonry Cleaning
05 50 00	11/07/25	Metal Fabrications
05 70 00	11/07/25	Decorative Metal Grilles
06 01 22	11/07/25	Finish Carpentry Restoration
06 10 00	11/07/25	Rough Carpentry
06 41 00	11/07/25	Architectural Wood Casework
06 46 00	11/07/25	Wood Trim
06 61 00	11/07/25	Fiberglass Reinforced Plastics
06 61 19	11/07/25	Quartz Surfacing Fabrication
07 19 00	11/07/25	Water Repellents
07 92 00	11/07/25	Joint Sealers
08 03 81	11/07/25	Wood Door Restoration
08 14 33	11/07/25	Stile and Rail Wood Doors

## Contract Documents List

McKinney Performing Arts Center Renovation

McKinney, TX

100% Construction Documents For Bid

Date: 1/19/2026

Sheet	Original	Sheet Name
08 41 00	11/07/25	Glazed Aluminum Assemblies
08 71 00	11/07/25	Door Hardware
08 80 00	11/07/25	Glazing
09 03 92	11/07/25	Portland Plaster Restoration
09 03 94	11/07/25	Tile Restoration
09 03 96	11/07/25	Wood Flooring Restoration
09 22 00	11/07/25	Metal Support Assemblies
09 29 00	11/07/25	Gypsum Board
09 30 00	11/07/25	Tiling
09 64 00	11/07/25	Wood Flooring
09 67 24	11/07/25	Mortar Based Polymer Coating
09 85 00	11/07/25	Acoustical Wall Coverings
09 91 00	11/07/25	Painting
10 21 13	11/07/25	Phenolic Toilet Compartments
10 28 13	11/07/25	Toilet Accessories
10 34 60	11/07/25	Clock Restoration
10 50 20	11/07/25	Canopies
12 09 00	11/07/25	Furnishings Restoration
12 62 00	11/07/25	Portable Audience Seating
14 01 20	11/07/25	Elevator Rehabilitation
14 42 00	11/07/25	Wheelchair Lifts
22 05 00	11/07/25	Common Work Results for Plumbing
22 05 13	11/07/25	Common Motor Requirements for Plumbing Equipment
22 05 16	11/07/25	Expansion Fittings and Loops for Plumbing Piping
22 05 23	11/07/25	General Duty Valves for Plumbing Piping
22 05 29	11/07/25	Hangers and Supports for Plumbing Piping and Equipment
22 05 53	11/07/25	Identification for Plumbing Piping and Equipment
22 07 00	11/07/25	Plumbing Insulation
22 11 16	11/07/25	Domestic Water Piping
22 11 19	11/07/25	Domestic Water Piping Specialties
22 13 16	11/07/25	Sanitary Waste and Vent Piping
22 13 19	11/07/25	Sanitary Waste Piping Specialties
22 40 00	11/07/25	Plumbing Fixtures
23 05 00	11/07/25	Common Work Results for HVAC
23 05 13	11/07/25	Common Motor Requirements for HVAC Equipment
23 05 16	11/07/25	Expansion Fittings and Loops for HVAC Piping
23 05 17	11/07/25	Sleeves and Sleeve Seals for HVAC Piping
23 05 23	11/07/25	General Valves for HVAC Piping
23 05 29	11/07/25	Hangers and Supports for HVAC Piping and Equipment
23 05 48.13	11/07/25	Vibration Control for HVAC
23 05 53	11/07/25	Identification for HVAC Piping and Equipment
23 05 93	11/07/25	Testing, Adjusting and Balancing for HVAC
23 07 00	11/07/25	HVAC Insulation
23 23 00	11/07/25	Refrigerant Piping
23 31 13	11/07/25	Metal Ducts
23 33 00	11/07/25	Air Duct Accessories
23 33 46	11/07/25	Flexible Ducts
23 81 26	11/07/25	Split-System Air-Conditioners
23 81 46	11/07/25	Water-Source Unitary Heat Pumps

## Contract Documents List

McKinney Performing Arts Center Renovation

McKinney, TX

100% Construction Documents For Bid

Date: 1/19/2026

Sheet	Original	Sheet Name
23 82 19	11/07/25	Fan Coil Units
26 05 00	11/07/25	Common Work Results for Electrical
26 05 19	11/07/25	Low-Voltage Power Conductors and Cables
26 05 26	11/07/25	Grounding and Bonding
26 05 33	11/07/25	Raceways and Boxes
26 05 53	11/07/25	Identification
26 09 23	11/07/25	Lighting Control Devices
26 27 26	11/07/25	Wiring Devices
26 51 19	11/07/25	LED Interior Lighting
26 56 19	11/07/25	LED Exterior Lighting
32 15 00	11/07/25	Aggregate Surfacing
32 92 00	11/07/25	Turf and Grasses
<b>Drawings</b>		
A0.00	11/07/25	COVER SHEET
A0.01	11/07/25	PROJECT INFORMATION AND SHEET INDEX
A0.02	11/07/25	LIFE SAFETY PLANS & CODE REVIEW
A0.03	11/07/25	LIFE SAFETY PLANS & CODE REVIEW
D1.01	11/07/25	DEMO BASEMENT LEVEL FLOOR PLAN
D1.02	11/07/25	DEMO BASEMENT LEVEL RCP
D1.03	11/07/25	DEMO LEVEL 1 FLOOR PLAN
D1.04	11/07/25	DEMO LEVEL 1 RCP
D1.05	11/07/25	DEMO LEVEL 2 FLOOR PLAN
D1.06	11/07/25	DEMO LEVEL 2 RCP
D1.07	11/07/25	DEMO LEVEL 3 FLOOR PLAN
D1.08	11/07/25	DEMO LEVEL 3 RCP
A1.00	11/07/25	KEY SITE PLAN
A1.01	11/07/25	BASEMENT LEVEL FLOOR PLAN
A1.02	11/07/25	BASEMENT FINISH FLOOR PLAN
A1.03	11/07/25	BASEMENT LEVEL RCP
A1.04	11/07/25	LEVEL 1 FLOOR PLAN
A1.05	11/07/25	LEVEL 1 FINISH FLOOR PLAN
A1.06	11/07/25	LEVEL 1 RCP
A1.07	11/07/25	LEVEL 2 FLOOR PLAN
A1.08	11/07/25	LEVEL 2 FINISH FLOOR PLAN
A1.09	11/07/25	LEVEL 2 RCP
A1.10	11/07/25	LEVEL 3 FLOOR PLAN
A1.10A	11/07/25	LEVEL 3 FLOOR PLAN ALTERNATE
A1.11	11/07/25	LEVEL 3 FINISH FLOOR PLAN
A1.11A	11/07/25	LEVEL 3 FINISH FLOOR PLAN ALTERNATE
A1.12	11/07/25	LEVEL 3 RCP
A2.01	11/07/25	EXTERIOR ELEVATIONS
A2.02	11/07/25	EXTERIOR ELEVATIONS
A3.01	11/07/25	BUILDING SECTIONS
A4.01	11/07/25	ENLARGED RESTROOM PLANS & INTERIOR ELEVATIONS
A4.02	11/07/25	ENLARGED RESTROOM PLANS & INTERIOR ELEVATIONS
A4.03	11/07/25	ELEVATOR PLANS & ELEVATIONS
A5.01	11/07/25	EXTERIOR DETAILS
A5.02	11/07/25	INTERIOR COURTROOM DETAILS
A5.03	11/07/25	INTERIOR MISC. DETAILS

## Contract Documents List

McKinney Performing Arts Center Renovation

McKinney, TX

100% Construction Documents For Bid

Date: 1/19/2026

Sheet	Original	Sheet Name
A5.04	11/07/25	INTERIOR MISC. DETAILS
A5.05	11/07/25	MILLWORK DETAILS
A6.01	11/07/25	FINISH SCHEDULE AND WALL TYPES
A6.02	11/07/25	DOOR SCHEDULES & TYPES
A7.01	11/07/25	INTERIOR ELEVATIONS
A7.02	11/07/25	INTERIOR ELEVATIONS
A7.03	11/07/25	INTERIOR ELEVATIONS
A7.04	11/07/25	INTERIOR ELEVATIONS
A7.05	11/07/25	INTERIOR ELEVATIONS
A7.06	11/07/25	INTERIOR ELEVATIONS
A7.07	11/07/25	INTERIOR ELEVATIONS
A7.08	11/07/25	INTERIOR ELEVATIONS
S1.01	11/07/25	STRUCTURAL NOTES
S1.02	11/07/25	STRUCTURAL ABBREVIATIONS
S1.03	11/07/25	SPECIAL INSPECTIONS
S2.01	11/07/25	LEVEL 1 FLOOR PLAN
S2.03	11/07/25	LEVEL 3 FLOOR PLAN
S2.03A	11/07/25	ALTERNATE LEVEL 3 FLOOR PLAN
S3.01	11/07/25	DETAILS
M-001	11/07/25	MECHANICAL GENERAL NOTES AND LEGENDS
MD100	11/07/25	MECHANICAL DEMOLITION PLAN- BASEMENT
MH100	11/07/25	MECHANICAL PLAN- BASEMENT
MH102	11/07/25	MECHANICAL PLAN - LEVEL 2
MP100	11/07/25	MECHANICAL PIPING PLAN - BASEMENT LEVEL
MX100	11/07/25	MECHANICAL ROOF PLAN
MZ101	11/07/25	MECHANICAL DETAILS
MZ201	11/07/25	MECHANICAL SCHEDULES
P-001	11/07/25	PLUMBING GENERAL NOTES AND LEGEND
PD001	11/07/25	PLUMBING DEMOLITION PLAN - UNDERSLAB
PD002	11/07/25	PLUMBING DEMOLITION PLAN - BASEMENT
PD101	11/07/25	PLUMBING DEMOLITION PLAN - LEVEL 1
PD201	11/07/25	PLUMBING DEMOLITION PLAN - LEVEL 2
PD301	11/07/25	PLUMBING DEMOLITION PLAN - LEVEL 3
PJ100	11/07/25	PLUMBING ANNOTATION PLAN - BASEMENT
PJ101	11/07/25	PLUMBING ANNOTATION PLAN - LEVEL 1
PJ102	11/07/25	PLUMBING ANNOTATION PLAN - LEVEL 2
PJ103	11/07/25	PLUMBING ANNOTATION PLAN - LEVEL 3
PK100	11/07/25	PLUMBING UNDERSLAB PLAN
PP100	11/07/25	PLUMBING WASTE & VENT PLAN - BASEMENT
PP101	11/07/25	PLUMBING WASTE & VENT PLAN - LEVEL 1
PP102	11/07/25	PLUMBING WASTE & VENT PLAN - LEVEL 2
PP103	11/07/25	PLUMBING WASTE & VENT PLAN - LEVEL 3
PS100	11/07/25	PLUMBING SUPPLY PLAN - BASEMENT
PS101	11/07/25	PLUMBING SUPPLY PLAN - LEVEL 1
PS102	11/07/25	PLUMBING SUPPLY PLAN - LEVEL 2
PS103	11/07/25	PLUMBING SUPPLY PLAN - LEVEL 3
PZ101	11/07/25	PLUMBING DETAILS
PZ201	11/07/25	PLUMBING SCHEDULES
E-001	11/07/25	ELECTRICAL GENERAL NOTES AND LEGEND

## Contract Documents List

McKinney Performing Arts Center Renovation  
McKinney, TX  
100% Construction Documents For Bid

Date: 1/19/2026

Sheet	Original	Sheet Name
E-003	11/07/25	ELECTRICAL SITE PLAN
ED100	11/07/25	ELECTRICAL DEMOLITION PLAN - BASEMENT
ED101	11/07/25	ELECTRICAL DEMOLITION PLAN - LEVEL 1
ED102	11/07/25	ELECTRICAL DEMOLITION PLAN - LEVEL 2
ED103	11/07/25	ELECTRICAL DEMOLITION PLAN - LEVEL 3
EL100	11/07/25	ELECTRICAL LIGHTING PLAN - BASEMENT
EL101	11/07/25	ELECTRICAL LIGHTING PLAN - LEVEL 1
EL102	11/07/25	ELECTRICAL LIGHTING PLAN - LEVEL 2
EL103	11/07/25	ELECTRICAL LIGHTING PLAN - LEVEL 3
EP100	11/07/25	ELECTRICAL POWER PLAN - BASEMENT
EP101	11/07/25	ELECTRICAL POWER PLAN - LEVEL 1
EP102	11/07/25	ELECTRICAL POWER PLAN - LEVEL 2
EP103	11/07/25	ELECTRICAL POWER PLAN - LEVEL 3
EP104	11/07/25	ELECTRICAL POWER PLAN - ROOF
EZ601	11/07/25	ELECTRICAL SCHEDULES
EZ602	11/07/25	ELECTRICAL SCHEDULES
EZ603	11/07/25	ELECTRICAL SCHEDULES
<b>Addenda</b>		
Addendum #1	01/12/26	Addendum #1

# Exhibit “A.6”

## Allowances

**Allowances specified in the Contract Documents**

1	Exterior Signage	\$ 50,000
2	AV & Theatrical Equipment	\$ 606,504
3	Interior Design Furnishings	\$ 540,000
4	Owner Contingency (with Alternates 1 & 3)	\$ 267,578

**Allowances specified by Byrne Construction for work requiring clarifcation**

1	Roof Repair (Not Shown)	\$ 15,000
2	Rough-In for Low Voltage (Not Shown)	\$ 20,000
3	Communications	\$ 92,080
4	Security & Access Control	\$ 69,060
5	AV Systems (Non-Theatrical)	\$ 69,060
6	New Lighting Controls System	\$ 160,000
7	Asbestos Abatement of Mirror Mastic	\$ 9,000

# **Exhibit “A.7”**

# **Qualifications &**

# **Clarifications**

See attached Qualifications & Clarifications dated January 19, 2026.

## Qualifications & Clarifications

### McKinney Performing Arts Center Renovation

#### Guaranteed Maximum Price GMP-01

Date: January 19, 2026

##### General Conditions:

1	A Contractor's Construction Contingency of 4.5% is included in this estimate, and is intended for construction use only.
2	An Owner's Contingency of 3% is included in this GMP and is based upon the total construction cost.
3	A construction fee of 2.75% is included on the cost summary, and is based upon the total construction cost.
4	Builders Risk Insurance is included, and based upon the total cost.
5	CGL & Umbrella Insurance is included, and based upon the total cost.
6	Payment and Performance bonds for Byrne have been included on the cost summary, and are based upon the total cost.
7	The CM pre-construction services fee is included in this GMP.
8	All costs associated with approvals, easements, assessments, fees, deposits, charges, permits, studies, impact fees, tap fees, services fees, or similar, required by any governing agency to include County, City, State, or Federal entities, in addition to any and all utility entities are specifically excluded.
9	Building permit cost is excluded.
10	Testing Lab services for materials, mock-ups, or delegated engineering components are to be provided by the Owner, and are excluded.
11	Testing of building components for water or air intrusion is not included and is to be provided by the Owner.
12	Commissioning Agent and Services are to be provided by the Owner.
13	The General Conditions included in this GMP are based upon approximately 9.5 months to substantial completion.
14	Design Fees or services are not included. Where required in the specifications, the Construction Manager will provide design calculations and information provided by the Trade Contractors to the Architect and Engineer for approval and acceptance of the design.
15	All franchise utilities are excluded from this GMP.
16	The CM does not warrant or guarantee functionality of the design with the Owner's requirements. The CM relies upon the designers to provide and implement the Owner's requirements into the design documents.
17	Includes trucks, fuel, tolls, and maintenance related to the Byrne personnel assigned to this project. Truck / Auto Allowance is inclusive of vehicle costs, insurance, fuel and maintenance.
18	All costs for mobile phones is inclusive of mobile data management.
19	All initial and final survey's and plats required by the City are by the Owner.
20	All electrical utility costs associated with construction are by the Owner.
21	All water costs associated with construction is by the Owner.
22	This GMP is to be reviewed as a whole; not as individual line items.

##### Temporary Construction Cost of Work Items:

1	Sales tax is excluded.
2	This GMP is based upon electronic design document files and models being available to all subcontractors at no additional cost.
3	All hazardous or contaminated material and soil testing, remediation, investigation, and abatement is excluded. A \$9,000 ALLOWANCE for abatement of asbestos mirror mastic has been included.
4	CM excludes responsibility for compliance and/or viability of point selections with regard to the design components or specifications.
5	All costs associated with temporary fencing and gates is included.

## Qualifications & Clarifications

### McKinney Performing Arts Center Renovation

#### Guaranteed Maximum Price GMP-01

Date: January 19, 2026

#### General Comment:

1	This budget is based upon the available CD level of documents, and based upon information available at that time. Quantities and selections of materials and components are gathered or assumed per interpretation of the available documents.
2	This GMP is based upon the use of one row of parking along N. Tennessee Street for construction use (deliveries, material staging, dumpsters, haul off, etc.). This area will be barricaded and within the limits of the construction site.
3	Alternates #1 and #3 have been ACCEPTED, and are included in the GMP. All other Alternates have been rejected, and are excluded from the GMP.

#### Division 2 - Existing Conditions:

1	Includes select interior and exterior demolition as indicated.
2	If additional hazardous or contaminated material is encountered during construction, then work will immediately stop in that area, and await testing, remediation, and/or abatement (by the Owner). Work will not proceed in the affected area until the area is deemed clear and safe for workers. Byrne Construction will notify the Owner of schedule impact, and adjust the duration accordingly, if necessary.

#### Division 3 - Concrete:

1	Concrete systems are included as indicated.
2	Includes repairs to existing concrete systems as indicated.
3	Includes restoration of existing concrete floor finishes as indicated.

#### Division 4 - Masonry:

1	Cleaning and restoration of exterior masonry systems are included as indicated.
2	New masonry systems are included as indicated.

#### Division 5 - Metals:

1	New structural steel framing is excluded.
2	New interior railings are included as indicated.
3	Includes repair and replacement of exterior metal railing systems as indicated.
4	Includes new metal grilles as indicated.

#### Division 6 - Wood, Plastics and Composites:

1	Rough carpentry is included as indicated.
2	Architectural woodwork is included as indicated.
3	Restoration of existing millwork is included as indicated.
4	Refinishing of existing furnishings is included as indicated.

#### Division 7 - Thermal and Moisture Protection:

1	Roofing repairs associated with new rooftop MEP systems are included as an allowance of \$15,000. This allowance will be reconciled with completed design and specifications.
2	Includes application of water repellent systems at exterior masonry systems as indicated.
3	Excludes improvements to existing waterproofing which are not specifically called out as new scope.
4	Excludes improvements to existing roofing which are not specifically called out as new scope.
5	Excludes new dampproofing systems (none indicated).

#### Division 8 - Openings:

1	Doors, doorframes, and hardware are included as indicated.
2	Restoration of existing wood doors, frames, and casings is included as indicated.

## Qualifications & Clarifications

### McKinney Performing Arts Center Renovation

#### Guaranteed Maximum Price GMP-01

Date: January 19, 2026

#### Division 9 - Finishes:

1	Restoration of 25% of the existing plaster skirt at exterior of building is included as indicated. Excludes refinishing of the entire exterior plaster skirt.
2	Drywall framing systems are included as shown and specified.
3	Painting systems are included as indicated and in accordance with the Historical Paint and Finish Analysis Report provided in the project manual.
4	Drywall and acoustical systems are included as indicated.
5	Wall tile and floor tile is included as indicated. Includes cleaning and restoration of existing tile floors as indicated.
6	Carpet stair runners are included as indicated.
7	Restoration of existing wood floors and installation of new wood flooring systems are included as indicated.
8	Restoration of interior plaster systems are included as indicated.

#### Division 10 - Specialties:

1	All new interior signage systems are included under the Interior Design Furnishings allowance as specified in Specification 01 21 00 - ALLOWANCES.
2	New canopy systems (2EA) are included as indicated.
3	Toilet & bath accessories and specialties items are included as indicated.
4	All new exterior signage systems are included as an allowance of \$50,000 as specified in specification 01 21 00 - ALLOWANCES.

#### Division 11 - Equipment:

1	Audience seating is included in this GMP as indicated.
2	Appliances are included as indicated.
3	One (1) wheelchair lift is included as specified.

#### Division 12 - Furnishings:

1	Includes retracting and wrapping of existing window blinds. Excludes needed and potential repairs for existing window blinds.
2	Fixtures, Furnishings, and Equipment (FF&E) are included as an allowance of \$540,000 as specified in Specification 01 21 00 - ALLOWANCES.

#### Division 13 - Special Construction:

1	Audio / Video systems and theatrical equipment intended for the Theater are included as an allowance of \$606,504 as specified in Specification 01 21 00 - ALLOWANCES.
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#### Division 14 - Conveying Equipment:

1	Renovation of interior elevator cab finishes are included as indicated.
2	A dance floor scaffolding system is included for renovation work associated with the Theater.
3	Shoring of the Theater balcony is excluded. This GMP is based upon the understanding that the existing building structure can sufficiently support the live load and dead loads of scaffolding, workers, materials, and equipment. The scaffold design with live/dead loads will exert an average of approximately 75psf upon the existing floors.
<b>Division 21 - Fire Suppression:</b>	

1	Modifications to the existing fire suppression system are included to allow for relocation of existing sprinkler heads at new assemblies.
2	Furnish and install of a new fire suppression system is excluded.

## Qualifications & Clarifications

### McKinney Performing Arts Center Renovation

#### Guaranteed Maximum Price GMP-01

**Date:** January 19, 2026

#### Division 22 - Plumbing:

1	Cut & make-safe of plumbing systems is included.
2	Plumbing systems and equipment are included as indicated.
3	This estimate excludes pricing for below-slab pipe hanger support systems (SuperVoid, or similar).
4	Excludes improvements to existing plumbing or drainage problems which are not specifically called out as new

#### Division 23 - Heating, Ventilating and Air Conditioning:

1	Cut & make-safe of mechanical systems is included.
1	HVAC systems and equipment are included as indicated.
2	Testing and Balancing of the new building HVAC systems is included.
3	Controls for new HVAC systems is included as indicated.
4	Temporary HVAC for the existing space is excluded.
5	Duct cleaning services are excluded. Exposed ductwork will be sealed and temporary media filters will be replaced as needed to prevent dust and debris from entering the existing and new ductwork systems.

#### Division 26 - Electrical:

1	Cut & make-safe of electrical systems is included prior to demolition of the existing structure and interior.
2	Electrical systems are included as indicated.
3	Adjustments to the existing fire alarm system are included.
4	Lightning protection systems are excluded.
5	This GMP includes an allowance of \$160,000 to replace the existing lighting control systems if required.
6	Rough-in is included for the tele/comm systems and access control / security systems.
7	An allowance of \$20,000 is included for additional audio/visual systems rough-in not currently shown in the documents. This shall be reconciled pending additional design and coordination information.

#### Division 27 - Communications & Audio Visual:

1	Audio / Video systems outside of the Theater are included as an allowance of \$69,060. This allowance will be reconciled with completed design and specifications.
2	IT and Communication systems are included as an allowance of \$92,080. This allowance will be reconciled with completed design and specifications.
3	Audio / Video systems and theatrical equipment intended for the Theater are included as an allowance of \$606,504 as specified in Specification 01 21 00 - ALLOWANCES.

#### Division 28 - Electronic Safety and Security:

1	Security & access control systems are included as an allowance of \$69,060. This allowance will be reconciled with completed design and specifications.
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#### Division 31 - Enabling:

1	Enabling is included for supplemental layouts, SWPPP installation, SWPPP maintenance, protection of site/building elements, and cleaning window wells and portico roofs.
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#### Division 32 - Exterior Improvements:

1	Included as shown and specified.
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#### Division 33 - Utilities:

1	New site utilities and work associated with existing site utility systems are excluded.
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