



RFP / Project No. AI1744

McKinney National Airport (TKI)

CMAR Proposal: Pre-Construction Services for investigation, remediation and completion of FBO at McKinney National Airport

**Submitted to: Patricia Jackson, Facilities Construction Manager
Ken Carley, Director, McKinney National Airport**

**Submitted by: Chris Montasser, Senior Vice President
McRight-Smith
5000 Legacy Drive, Suite 460
Plano, Texas 75075
E-Mail: cmontasser@mcrightsmith.com
Phone: 469.229.7018**



5000 Legacy Drive, Suite 460
Plano, Texas 75024
972.608.8988
www.mcrightsmith.com

July 1, 2020

McKinney National Airport (TKI)
Ms. Patricia Jackson, Facilities Construction Manager
Mr. Ken Carly, Director, McKinney National Airport
1500 Industrial Blvd., Suite 201
McKinney, Texas 75069

RE: CMAR Proposal for Pre-construction Services Related to New FBO at McKinney National Airport

Ms. Jackson and Mr. Carley:

McRight-Smith is pleased to submit its proposal to serve as the Construction Manager at Risk (CMAR) for Pre-construction Services related to remediation/completion of the new Fixed Base Operator (FBO) for McKinney National Airport (TKI). Please find attached the following documents:

1. Bios for McRight-Smith team members that will be associated with the project.
2. A copy of the McRight-Smith AIA305, Contractor's Qualification Statement as of July 1, 2020.
3. Project Overviews for a selection of aviation-related projects that our team has completed.
4. A sample of references letters provided to our company.
5. The proposal form for preconstruction services
6. A break down of pricing and pre-construction services provided under this proposal.
7. A detailed breakdown of Construction Phase General Conditions

Our pricing and costs are detailed thoroughly in later in the proposal, but to briefly summarize, we anticipate the cost for pre-construction services to be \$158,400.00.

Should you have any questions or comments, please do not hesitate to contact anyone on our team. On behalf of everyone at McRight-Smith, thank you for this opportunity to be of service, we look forward to taking on the challenge of completing the new FBO at McKinney National Airport.

Sincerely,
MCRIGHT-SMITH CONSTRUCTION, LLC

A handwritten signature in blue ink that reads 'Andrew M. Smith'.

Andrew M. Smith
President



Andrew M. Smith

**President/
Managing Partner**



Professional Experience

Andrew Smith is a graduate of Texas A&M University, where he earned a B.S. in Biomedical Science, and a Ph.D. in Medical Sciences. After working in the public research sector for four years, Andrew elected to apply his put his training in project management and data analysis/interpretation to the private sector.

In 2011, Andrew joined McRight-Smith as Vice-President of Business Development, where he was involved in the daily operations of all company-owned businesses, with special emphasis on Construction and Development. After serving as Executive Vice President for several years, he was named President/Managing partner of McRight-Smith Holdings and all subsidiary companies. Since that time Andrew has overseen the company's significant growth and entry in to additional markets.

Responsibilities

As President Andrew's responsibilities include developing and implementing high-level strategic goals and managing the overall operations and resources of McRight-Smith Construction. Most importantly, Andrew is also responsible for ensuring that McRight-Smith Construction maintains the highest standards of corporate integrity and citizenship.



Chris Montasser

**Sr. Vice President,
Pre-Construction**



Professional Experience

A graduate of a Texas Tech University's Edward E. Whitacre Jr. College of Engineering, Chris began his career as a practicing engineer. After working as a Civil Design Engineer, Chris made the move to construction management, joining McRight-Smith in 2014, where he draws upon both his past experiences and deep knowledge of all facets of the company's business to effectively manage all portions of projects from concept through design and cost contracting.

Responsibilities

Chris is responsible for overseeing the vitally important pre-construction aspects of Project Management while also playing an active role with the Business Development Team. Chris takes part in client meetings during the early phases of design in order to effectively evaluate and set the project's budget and scheduling goals, regardless of the project delivery method (i.e., Construction Management, Design/Build, etc.).

This coordination in the early phases of the project ensures that realistic goals are set, and projects always come in on time and on budget. Additionally, Chris assists with the development of corporate goals and strategies and plays a key role in implementing those strategies.



Joe Haynor

Senior Project Manager



Professional Experience

Joe Haynor is an accomplished and dynamic professional with more than fifteen years of experience in the commercial construction industry. During that time, Joe's mastery of industry standards in project management and quality control have helped him to manage cross-functional project operations and achieve continual success on his projects. On each project, works to enhance overall project quality while working to controls budget overruns, mitigating risk, and ensuring adherence to project specifications.

Responsibilities

As Sr. Project Manager, Joe is responsible for the coordination between the design team and the construction operations personnel. He also manages and coordinates all aspects of the projects, including budget creation and tracking, scheduling, construction operational requirements, client standards, QA/QC program requirements, safety protocols, project documentation and communications.



Document A305TM -1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO:

SUBMITTED BY: McRight-Smith® Construction, LLC

NAME: Andrew M. Smith, President

ADDRESS:

5000 Legacy Drive
Suite 460
Plano, Texas 75024
Phone: 972-608-8988
Fax: 972-403-9292
www.mcrightsmith.com

NAME OF PROJECT:

TYPE OF WORK: Construction Manager
Design-Builder
General Contractor

1. ORGANIZATION

1.1. How many years has your organization been in business as a Contractor?

36 Years

1.2. How many years has your organization been in business under its present business name?

6 years

1.2.1 Under what other or former names has your organization operated?

IAM Construction, LLC; IAM Construction, Inc.; MSF Construction, Inc.

1.3 If your organization is a corporation, answer the following:

1.3.1. Date of incorporation: October 27, 2008

1.3.2. State of incorporation: Texas

1.3.3. President's name: Andrew M. Smith

1.3.4. Vice-president's name(s): Chris R. Montasser

1.3.5. Secretary's name: J. Clay Curtis

1.3.6. Treasurer's name: Richard L. French

2. LICENSING

2.1. List jurisdictions and trade categories in which your organization is legally qualified to do business.

Texas: Construction Manager, Design Builder, General Contractor

Oklahoma: Construction Manager, Design Builder, General Contractor

3. EXPERIENCE

3.1. List the categories of work that your organization normally performs with its own forces.

Construction Management, Design/Build, General Contracting

3.2. Claims and Suits.

3.2.1. Has your organization ever failed to complete any awarded construction projects?

No

3.2.2. Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

McRight-Smith Construction is currently involved in proceedings surrounding payment for work that was completed and approved by the client, but for which the client has not made payment.

3.2.3. Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

Yes, please see Section 3.2.2

3.3. Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

3.4. On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, and scheduled completion date.

Project Name, Location	Owner/Contact	Project Type	Completion
Med. Office at Ridge Road, McKinney, TX	Paul Reyes	New, Med Office Park	February, 2020
Children's Lighthouse, Seabrook, TX	PG Legacies, Inc.	Early Education Center	March, 2020
Wave Wash IX, Denton, TX	Mike Carey	New, Automated Car Wash	March, 2020
Ridgeview Crossing Amen. Center, Allen, TX	Rob Betancur	New, Amenities Center	March, 2020
Creekside Offices, Anna, TX	Chad MacDuffie	New, Office Shell & MOB	April, 2020
Preston Plaza, Frisco, TX	Sage Commercial Ventures	New, Office Shell & MOB	November, 2020
Commemorative Air Force Museum, Dallas, TX	David Oliver	New, Museum & Education	January 2021
Offices at the Falls, Prosper, TX	Chad MacDuffie	New, Office Shell & MOB	January 2021
First Speey Auto Center, Wylie, TX	Juwaiter Muhammad	New, Auto Service Center	November 2020
Galaxy FBO, Addison, TX	Black Forest Ventures	New, Fixed-Base Operator	March, 2021

3.4.1. State total worth of work in progress and under contract:

\$62,453,204

3.5. List several major projects your organization has completed, giving the name of project, contact, and date of completion.

Project Name, Location	Owner/Contact	Project Type	Completion
Lone Star Pediatrics, McKinney, TX	Paul Reyes	New, Medical Office	November, 2019
Volkswagon of Midland Odessa, Midland, TX	Chris Robin	New, Automotive	November, 2019
Stonebridge Foot & Ankle, McKinney, TX	Christina Salcher	New, Medical Office	November, 2019
Lake Forest Crossing, McKinney, TX	Randy Keith	New, Retail Shell	October, 2018
Hyundai of Silsbee, Silsbee, TX	Dale Early	New, Dealership	April 2018
Alliance Hangars 3&4, Fort Worth, TX	Tom Harris	New, Hangar/Office Shell	December 2017
Village at Arlington, Arlington, TX	Ron Avneri	New, Retail Shell	August 2017
Ultimate Ford, Mountain Home, AR	Vernon Dewey	New, Dealership	March 2017
Lockhart Ford, Lockhart, TX	Tim Clark	New, Dealership	January 2017
Star CDJR of Big Spring, Big Spring, TX	Mike Dunnahoo	New, Dealership	March 2016

3.5.1. State average annual amount of construction work performed during the past five (5) years:

\$43,000,000.00

4. REFERENCES

Trade Reference

Alliance Steel, Inc.
 Contact: Mike Mehan
 3333 South Council Road
 Oklahoma City, OK 73179
 Phone: (800) 624-1579

Bank Reference

First United Bank
 Contact: Dennis Oliver
 6401 S Custer Road
 McKinney, TX 75070
 Phone: (972) 569-2010

5. FINANCING

5.1. Financial Statements

McRight-Smith Construction, LLC is a closely held private company, and as such, does not provide financial statements. However, please find included with this AIA305, a Letter of Bondability demonstrating the financial strength of our company. In addition, we encourage you to speak with our Banking Reference, listed in Section 4.

6. SIGNATURE

Dated this 1st day of July, 2020

MCRIGHT-SMITH® CONSTRUCTION, LLC



By: Andrew M. Smith
Title: President

Being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 1st day of July in the year 2020

Notary Public:



9-27-2022



 Arthur J. Gallagher Risk Management Services, Inc.

May 30, 2019

McRight-Smith Construction, LLC
5000 Legacy Drive, Suite 460
Plano, Texas 75024

Re. Bond Reference – McRight-Smith Construction

To Whom It May Concern,

It has been the privilege of Arthur J. Gallagher and Developers Surety and Indemnity Company to provide surety bonds on behalf of McRight-Smith Construction, LLC, during which time McRight-Smith Construction, LLC, has performed and we have handled all performance and payment bonds for contracts valued in the moderate seven figure range. In our opinion, McRight-Smith Construction, LLC, remains properly financed, well equipped, and capably managed. I give them my highest recommendation.

At the present time, Developers Surety and Indemnity Company provide in excess of a \$25,000,000 single and \$50,000,000 aggregate surety program to McRight-Smith Construction, LLC. As always, Developers Surety and Indemnity Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, scope, financial data and project financing.

We assume no third party liability if for any reason we do not execute such bonds, as bonding is a matter between Developers Surety and Indemnity Company and McRight-Smith Construction, LLC. This letter is for informative purposes only and is not to be construed as a bid bond or any form of guarantee. As such, it is not contractually binding.

Developers Surety and Indemnity Company is rated A- (Excellent) XV Stable by AM Best and is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570) with an underwriting limitation of \$9,634,000.

Sincerely,



Risk Management Consultant
972-663-6163
David_VanAmburgh@ajg.com

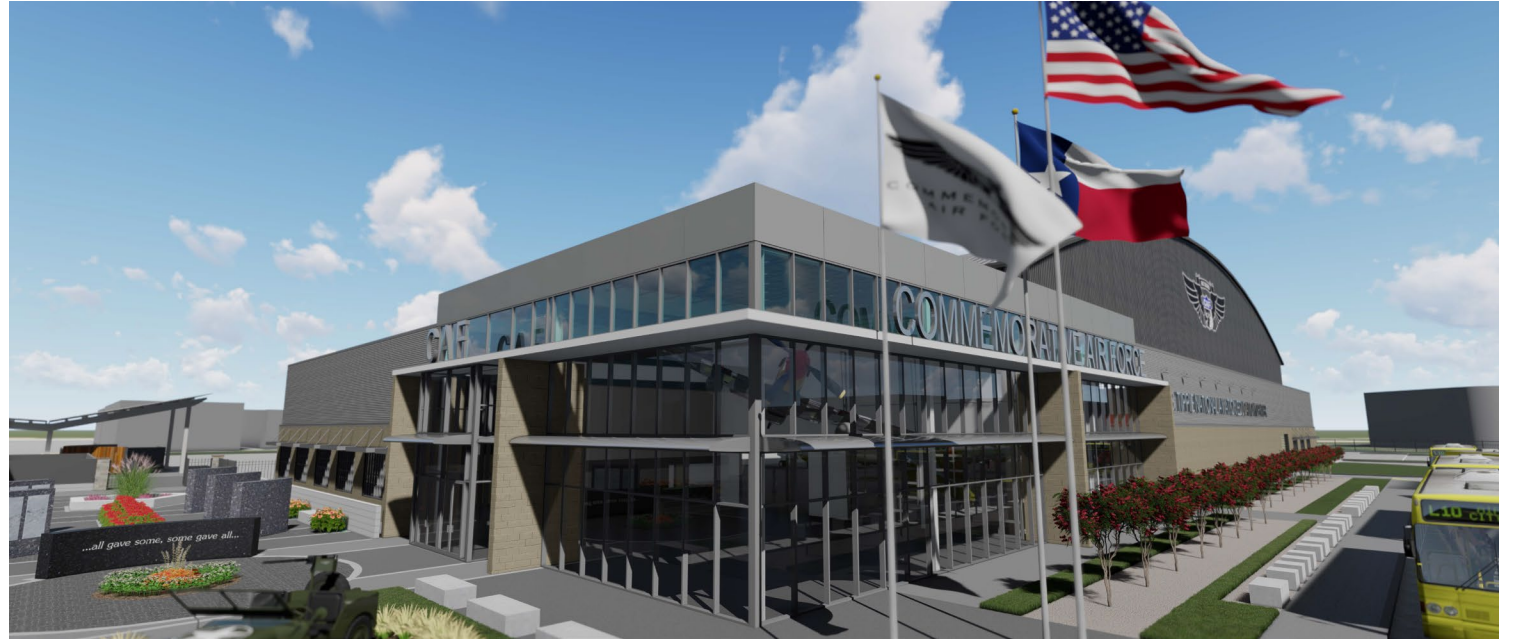
Towers at Park Central
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Main 972.991.3700
Fax 972.991.4061



Galaxy FBO – ADS

Location:	Addison Airport; Addison, TX
Development Type:	CMAR for new FBO, Hangars and Office Space
Facility Size:	110,000 SF Hangar, 17,000 SF FBO, 33,000 SF Support/Office
Completion Date:	Fall 2021

Role and Budget:	McRight-Smith Construction was contracted as CMAR based on early conceptual layouts. Construction Cost: \$27M
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Commemorative Air Force – National Aviation Education Center

Location:	Dallas Executive Airport (Formerly RedBird); Dallas, TX
Development Type:	Design/Builder for new Flight Museum, Hangar and Offices
Facility Size:	30,000 SF Hangar, 8,000 SF Exhibit Space, 12,000 SF Education Wing and Offices
Completion Date:	December 2020
Role and Budget:	McRight-Smith was contracted as Design/Builder and developed the project from concept. Construction Cost: \$7.5M



Alliance Airport Hangars 3 & 4

Location:	Alliance Airport; Fort Worth, TX
Development Type:	Design and Construction of New Hangars
Facility Size:	64,000 SF Hangar and 8,000 SF Office Shell
Completed:	November, 2017

Role and Budget:	McRight-Smith Construction was contracted as CMAR based on early conceptual layouts. Construction Cost: \$5.4M
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EDS/Toyota Hangar

Location: McKinney National Airport; McKinney, TX
Development Type: Development and Construction of New Corporate Hangar
Facility Size: 32,259 SF
Completed: January, 2006

Role and Budget: McRight-Smith was the design/builder for this project.
Construction Cost: \$4M



Collin County Hangar Owners Association (CCHOA)

Location:	McKinney National Airport; McKinney, TX
Development Type:	Development and Construction of New Executive Hangar Complex
Facility Size:	24 hangars totaling 105,000 SF
Completed:	February, 2008
Role and Budget:	McRight-Smith was the developer and design/builder for this project. Development Value: \$10M



Tres Hangar

Location:	McKinney National Airport; McKinney, TX
Development Type:	Development and Construction of New Corporate Hangar
Facility Size:	15,000 SF
Completed:	August, 2001

Role and Budget:	McRight-Smith was the design/builder for this project. Construction Cost: \$1.8M
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Private Executive Hangar

Location: North Texas Regional Airport; Denison, TX
Development Type: Development and Construction of New Executive Hangar
Facility Size: 12,000 SF
Completed: June, 2011

Role and Budget: McRight-Smith was the design/builder for this project.
Construction Cost: \$1.3M



Executive Hangar Owners Association of Addison (EHOAA)

Location: Addison Airport; Addison, TX
Development Type: Development and Construction of New Executive Hangar Complex
Facility Size: 23 hangars totaling 63,875 SF
Completed: June, 2009

Role and Budget: McRight-Smith was the developer and design/builder for this project.
Development Value: \$6.5M

Thomas J. Harris
President
Alliance Air/Aviation Services
817.224.6008

December 28, 2017

To Whom It May Concern:

Alliance Air/Aviation Services is the service provider and manager of Alliance Airport, located in Fort Worth Texas, and is a subsidiary of Hillwood Development Company, LLC. As the world's first industrial airport, we are part of a 20,000-acre master-planned development known as Alliance Texas. We strive for excellence in all aspects of our organization and as a result have earned the reputation as one of the leading Fixed Base Operations in North America.

Our success is reflected in our continuous growth resulting in the need for expansion of both our infrastructure and storage hangars. Our clients are accustomed to first class service and accommodations so as we approached the development of a new executive hangar complex, we began our search for a design-builder/contractor with a demonstrated expertise in aviation construction. We found that and more in McRight-Smith Construction.

We visited several airports in North Texas and toured various facilities designed and constructed by McRight-Smith. We were impressed with the quality of their work, their understanding of airport operations and the unique aspects of aviation facilities.

During the construction, McRight-Smith ran a tight ship, keeping the worksite clean and organized. They understood the unique demands of a construction site in close proximity to active taxi lanes and runways. Their management kept us well informed of their progress providing written reports with supporting photographs and documentation. They were very responsive to any inquiry we had and addressed any issues that arose.

Our joint efforts resulted in one of the finest executive community hangars in North Texas, one which we are proud to put our name on. We are grateful for their shared commitment to excellence and would recommend them for work elsewhere.

Sincerely,



Thomas J. Harris
President
Alliance Air/Aviation Services



16051 Addison Road, Suite 220, Addison, Texas 75001 · Main: 972 392 4850 · Fax: 972 788 9334

March 17, 2010

To Whom It May Concern:

The MSF Companies developed an executive hangar facility at Addison Airport (ADS) that opened in June 2009. This development – operating as the Executive Hangar Owners Association of Addison (EHOAA) – comprises 23 insulated box hangars with remotely-operable bi-fold doors. The hangars are sized to accommodate all of the larger twin turbo-props as well as many of the lighter jet aircraft currently on the market.



This \$5+ million development replaced a 50-year-old double row of forty 38-foot T-hangars in an older area of the airport that had inadequate drainage and failing asphalt pavement. The MSF Companies joined forces with the Airport in a Developer Participation Agreement to share the costs of reconstructing the adjacent taxiway (Romeo) and improving the drainage. In conjunction with the hangar development,

Taxiway Romeo – which serves hangars sheltering approximately 60 more aircraft in addition to the EHOAA development – was reconstructed with 10 inches of concrete and the drainage was significantly improved.

The new hangars and associated taxiway and drainage improvements added significant value to the airport and greatly enhanced the overall appearance of the property; as can be seen in the photos, it is a very attractive development. Addison Airport and the Town of Addison were quite pleased with the end result.

Sincerely,

A handwritten signature in cursive script that reads "Joel Jenkinson". The signature is written in black ink and is positioned above the printed name and title.

Joel Jenkinson, C.M.
Director, Addison Airport

PROPOSAL FORM
McKINNEY TKI EXECUTIVE HANGAR PROJECT

FIRM: McRight-Smith

ADDRESS: 5000 Legacy Drive, Suite 460

Plano, Texas 75075

PRIMARY CONTACT NAME: Chris Montasser

TITLE: Senior Vice President

SIGNATURE: _____

EMAIL: cmontasser@mcrighsmith.com

OFFICE PHONE: 469.229.7018

CELL PHONE: 972.365.1484

PROJECT IDENTIFICATION:

PROJECT NAME: **McKINNEY TKI EXECUTIVE HANGAR PROJECT**

PROJECT NUMBER: **AI1744**

PRICING:

Proposed Preconstruction Services Fee
(Lump Sum with descriptions) \$200,550.00 (See Exhibit A)

Proposed Construction Services Fee for both base work and additional services
(% of the Construction Cost) Cost plus 5%

Additional Fees, if any, received from Subcontractors
(% of the Subcontractor's Work) Cost plus 5%

Proposed Administrative Fees, if any, including but not limited to, data processing, accounting,
etc. (% of the Construction Cost) Admin fees included in General Conditions

Project Schedule
(Number of Months) 4 months design/permit - 6 months construction

Please include additional lines as needed for the items above.

Please list all General Conditions items

Items not listed are considered to be "Cost of Work" items

GENERAL CONDITIONS

Include additional lines as needed

DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENDED COST
PROJECT STAFF				
Project Executive				
Project Manager				
Assistant Project Manager				
Project Engineer				
Office Engineer				
Project Superintendent				
Assistant Superintendent				
Field Engineer				
Foreman (non-working)				
Safety Manager				
Quality Control Manager				
Project Scheduler				
Project Controls / Layout				
Project Accountant				
Project Administrative				
TEMPORARY FACILITIES				
Project Office Trailer-Setup/Removal				
Project Office Trailer				
Temporary Toilets				
Temporary Fencing				
Staging Area				
Project Sign & Signage				
SAFETY				
Barricades				
Perimeter Protection				
Protect Floor Openings				
Fire Extinguishers / Fire Protection				
First Aid Supplies				
Safety Netting				
UTILITIES				
Temporary Power Setup				
Temporary Power				
Temporary Water Setup				
Temporary Water				
Temporary Sanitary Sewer Setup				
Temporary Sanitary Sewer				
Data / Communications / AV Setup				
Data / Communications Service				
Cellular Phones				

See Exhibit B for Detailed Breakdown of General Conditions

Please list all General Conditions items

Items not listed are considered to be "Cost of Work" items

GENERAL CONDITIONS

Include additional lines as needed

DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENDED COST
TEMPORARY SERVICES				
Ice, cups, water, coffee, etc.				
Janitor Services				
Office Furnishings				
Office Equipment				
Computers				
Audio / Visual Equipment				
Printers				
Copier / Fax				
Postage / Delivery				
Printing / Reproduction				
Photos / Aerials				
Walk and Street Rental				
Record Drawings / O&M Manuals				
Surveying				
Project Ceremonies				
GENERAL TRASH REMOVAL				
Clean Up Crew (number of men)				
Dumpster (loads per week)				
Dumping Fees (note locations)				
EQUIPMENT RENTAL / PURCHASE				
Water Pump & Hoses				
Skid Steer				
Fork Lift				
Crane				
Misc. Small Tools				
Equipment - Fuel & Maintenance				
Vehicles - Automobiles / Trucks				
Vehicles - Maintenance / Other Costs				
Vehicles - Fuel				
INSURANCE AND BONDS				
Insurance				
Bonds				
Subguard Insurance, if any				
Payment & Performance Bond				
TOTAL GENERAL CONDITIONS				

See Exhibit B for Detailed Breakdown of General Conditions



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 Plano, Texas 75024
 www.mcrightsmith.com

Submitted by: Chris Montasser
 Direct: 469.229.7018
 Email: cmontasser@mcrightsmith.com

Exhibit A: Pre-Construction Services Fees

Project Name: Exbt A: TKI FBO Pre-Con Phase

Total SF: 17,500

Project Budget: \$200,550

Cost Per SF: \$11.46

Project Duration: 16 Weeks

Site Acreage: 1.00

Pre-Construction Services

0 Pre-Construction	Hours	Rate	Ext. Cost
Senior Vice President	8 /wk	175.00 /hr	22,400
Senior Project Manager	16 /wk	125.00 /hr	32,000
Project Assistant	16 /wk	60.00 /hr	15,360
Project Estimator	40 hrs	60.00 /hr	2,400
Project Administrator	4 /wk	50.00 /hr	3,200
Prints and Other Reimbursible Expenses	1	1,500.00	1,500
Architectural As-Builts	1	22,500.00	22,500
MEP As-Builts	1	10,000.00	10,000
Underslab X-Ray Investigation	1	17,500.00	17,500
Structural As-Builts	1	15,000.00	15,000
Civil As-Builts	1	7,500.00	7,500
Underground Utility Mapping	1	10,000.00	10,000
ADA/TAS Document Review	1	750.00	750
SWPPP Document Creation	1	1,390.00	1,390
Temp Security Fencing & Jobsite Control	1	8,000.00	8,000
Initial Debris Removal / Haul Off	1	5,000.00	5,000
General Remediation Work	1	15,000.00	15,000
Sign Vendor Design / Permitting	1	1,500.00	1,500
Architectural Design			excluded
Structural Design			excluded
MEP Design			excluded
Civil Design			excluded
Surveying/Platting			excluded
ALTA			excluded
Environmental			excluded
Geotechnical			excluded
Materials Testing / Special Inspections			excluded
5% Management Fee			9,550

Pre-Construction Services Total: \$ 200,550

Pre-Construction Services Scope

Project Name: Exbt A: TKI FBO Pre-Con Phase

Scope of Work

Pre-Con Scope

McRight-Smith will serve as a CMAR (AIA form A133 contract) during the pre-construction phases of the project. We will coordinate with the owner's design team, vendor and consultants, who will be directly contracted with the owner. McRight-Smith's fee structure will be based on hourly professional services, budgeted at the rates and estimated hours as defined in the Budget Detail, plus the cost of consultants or direct expenses, billed at a rate of cost plus 10%. Unless there is a change in scope, the Pre-Construction Services fees are to be considered a lump sum fee.

The general scope of Pre-Construction Services is as follows

- 1 Review of current design documents
- 2 Page turn review meetings of design documents with the owner's design team
- 3 Baseline budget estimating based on current design documents
- 4 Value engineering suggestions and alternate pricing procurement for owner's review and selection
- 5 Field walkthrough and investigation of building, with purpose of advising design team on potential issues and make suggestions on actions for remediation
- 6 Securing of the jobsite with a chainlink security fencing, plus any other measures as req'd
- 7 Procurement of field investigations by third-party consultants for as-builts, etc.
- 8 Procurement of third-party energy/comcheck review, TAS/ADA, etc.
- 9 Coordination of owner's design team and vendors for purposes of examining the work in place
- 10 Evaluation of as-builts, reports and testing/inspection results of the work in place
- 11 Development of budgets and action plan for remediation of rejected work.
- 12 Coordinate owner's design team in the creation of final construction documents, to include any remediation
- 13 Management of plan submittal to the AHJ's, to include City of McKinney, FAA and other entities
- 14 Public bidding of owner-approved construction documents to multiple subs/vendors for each trade
- 15 Open review process and owner-involvement in subcontractor/vendor selection process

Notes and Exclusions

Project Name: Exbt A: TKI FBO Pre-Con Phase

Notes & Exclusions

Standard Exclusions

- Fees or costs paid to the City (permit, impact, inspections etc.)
- Fees or costs paid to Franchise Utilities (Electric/Gas Co-Op, etc.)
- Furniture, fixtures or equipment
- Construction materials testing & special inspections
- Third-party certifications and tests (i.e. water testing)
- Master keying
- Project cleaning or debris removal after owner move-in
- LEED administration, green review or other environmental surveys and submissions
- GC uses ProCore for project management. Use of third-party project management tools is excluded.
- Cost segregation study or analysis
- Items not included in the plans or specifications
- Onsite security or security camera system
- Cased Piers or Dewatering (unless specifically required by Geotech Report)
- Pricing valid for 45 days
- Schedule based on payments received within NET30 terms. Delays in payments can result in delays in schedule.
- GC to provide pay apps in AIA format. Lien waivers to be provided per Texas State Property Code. Non-standard paperwork requests cause an administrative burden that may result in additional administration fees.
- GC has not included costs to cover fork lifts for unloading or storage containers for storing of owner FFE and other materials

Notes & Project-Specific Exclusions

- 1 The following third-party / consultant services to be provided by owner:
 - Third-Party Testing/Inspections (Ideally Alpha Testing and/or SEOR)
 - Concrete - Core samples of slab and paving to confirm thickness and PSI requirements met
 - Steel - special inspections of steel, including welds, etc.
 - Steel - advise on which portions of steel, if any, need to be replaced, due to rust, fabrication errors, etc.
 - Plumbing - TV all underslab lines/conduits to check for leaks/damage



5000 Legacy Drive, Suite 460
 Plano, Texas 75024
 www.mcrightsmith.com

Submitted by: Chris Montasser
 Direct: 469.229.7018
 Email: cmontasser@mcrightsmith.com

Exhibit B: Construction Phase General Conditions

Project Name: TKI FBO General Conditions **Total SF:** 17,500
Project Budget: \$350,000 **Cost Per SF:** \$20.00
Project Duration: 6 Months **Site Acreage:** 1.00

Construction Budget

1000 General Conditions	QTY	Unit Cost	Ext. Cost
Permit and Impact Fees			excluded
Miscellaneous Project Expenses	1	30,000.00	30,000
Project Executive	1	50,000.00	50,000
Project Manager	1	60,000.00	60,000
Project Assistant	1	40,000.00	40,000
Project Administrator	1	15,000.00	15,000
Plans and Prints	1	2,000.00	2,000
Jobsite Safety	1	2,500.00	2,500
Jobsite Tools	1	1,500.00	1,500
Jobsite Equipment Rentals	1	10,000.00	10,000
Jobsite Superintendent	1	70,000.00	70,000
Jobsite Vehicle & Expenses	1	6,000.00	6,000
General Labor & Daily Cleaning	1	10,000.00	10,000
Temporary Construction Fencing	1	7,500.00	7,500
Temporary Utility Tap and Setup	1	1,000.00	1,000
Temporary Utility Monthly Expenses	1	3,000.00	3,000
Dumpsters and Trash Removal	1	5,000.00	5,000
Building Final Cleaning	1	5,000.00	5,000
Site Final Cleaning	1.00	2,500.00	2,500
Combo Trailer/ConEx (Meetings in FBO)	1	1,500.00	1,500
Jobsite Port-o-Let Setup & Removal	1	500.00	500
Jobsite Port-o-Let Monthly Expenses	1	1,500.00	1,500
SWPPP Inspections	1	2,000.00	2,000
Construction Administration	1	10,000.00	10,000
Commissioning	1	7,500.00	7,500
ADA/Energy & 3rd Party Reviews	1	6,000.00	6,000
General & Excess Liability	~% of contract	0.55%	TBD
Builder's Risk Policy	~% of contract	0.15%	TBD
P&P Bonds	~% of contract	1.50%	TBD
Materials Testing / Special Inspections			excluded

General Conditions Division Total: \$ 350,000

Construction Phase General Conditions: \$ 350,000

Supervision and Management Notes:

1. Includes 100% of a superintendent's time. Our supers are not split between jobsites
2. Project management and supervision expenses account for full project duration, plus 1 month run up at the start of the project and 2 months closeout at the end of the project.