

MATADOR ENGINEERING, INC.

McKinney Municipal Complex (MMC) Project (FC1707)

Building Systems Commissioning (Cx) Proposal v2



For:

Patricia L. Jackson, PE, RAS

Facilities Construction Manager

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By:

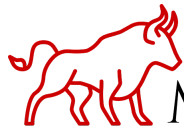
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MATADOR ENGINEERING, INC.

Ms. Jackson,

I am grateful for the opportunity to provide this proposal for IECC building system commissioning (Cx) services. The following proposal details the scope of services for this project.

PROJECT SCOPE

Matador Engineering Inc. (Matador) shall perform the following services for the City of McKinney (Client): act as the commissioning consultant and provide commissioning services for the McKinney Municipal Complex Project (FC1707) located at 201 E. Virginia Street McKinney, TX 75069 from design through construction.

Equipment in the scope of services shall consist of all HVAC, Lighting and Lighting Controls, Domestic Hot Water, and associated local BAS/DDC interfaces on the Design Development (DD) documents dated 10/22/2021 as dictated by section C408 of the 2018 International Energy Conservation Code (IECC).

Mechanical (HVAC Systems)

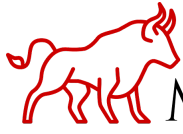
- Seventeen (17) CHW/HW Air Handling Units and associated controls
- Three (3) Dedicated Outside Systems and associated controls
- Seven (7) Exhaust Fans and associated controls
- Two Hundred & Thirty Seven (237) Variable Air Volume (VAV) Air Terminals and associated controls
- Two (2) Cooling Towers and associated controls
- Three (3) Boilers and associated controls
- Twelve (12) Hydronic Pumps and associated controls
- Two (2) Water Economizer Heat Exchangers and associated controls
- Two (2) Air Cooled Chillers and associated controls
- Sequence Verification and Cx of DDC/BAS Interface

Electrical (Lighting and Lighting Controls)

- Exterior/Interior Lighting and associated lighting controls of both
- Emergency Power (Generator and ATS) System

Plumbing (Domestic Hot Water)

- Four (4) Domestic Water Heaters and associated controls
- Four (4) Circulation Pumps and associated controls
- One (1) Triplex Booster Pump and associated controls



SERVICES AND DELIVERABLES

Matador will provide the following services and deliverables related to the project scope including all on-site activity required to produce such. The quantity and date/milestone of delivery is subject to change as the project schedule dictates, or upon the direction of the Client and issuance of a change order inclusive of any adjustment in compensation.

- (1) 1 x Draft Cx Plan
- (2) 2 x Commissioning Design Review Log/Backcheck (50%CD-100%CD)
- (3) 1 x Submittal Review Log (Upon submittal approval for systems in scope)
- (4) 1 x Final Cx Plan (Upon submittal approval for systems in scope)
- (5) 1 x set of Pre-Functional Checklist forms for review and completion by the installing contractors. (Upon submittal approval for systems in scope)
- (6) 1 x set of Functional Performance Test scripts for review by the construction team. (Upon submittal and any Sequence of Operation RFI approvals for systems in scope)
- (7) Weekly Cx Issues Logs during the construction phase detailing the following:
 - (a) Construction site visit observations (max 12) and;
 - (b) Observations/deficiencies encountered during commissioning and testing (no max).
- (8) 1 x Preliminary Cx Report (upon testing completion)
- (9) 1 x Review of project Testing, Adjusting and Balancing Report
- (10) 1 x Opposite Season Site Visit Report (during opposite season testing)
- (11) 1 x Final Cx Report (upon correction/acceptance of all issues and opposite season verification.

Services will also include the following meetings that will be attended by Matador.

- (1) 15 x Project/Cx Meetings
- (2) 1 x Cx Kickoff
- (3) 15 x Project Progress / OAC Meetings
- (4) 5 x Specific Cx meetings requested by the Client

COMPENSATION

Base Scope:

As full compensation for the services and deliverables rendered under this agreement, the Client shall pay Matador the lump sum fee of \$149,200.00 (One Hundred and Forty-Nine Thousand Two Hundred Dollars).

Payment shall be invoiced monthly on a percentage (%) completion basis.