

MCKINNEY NATIONAL AIRPORT



AGENDA

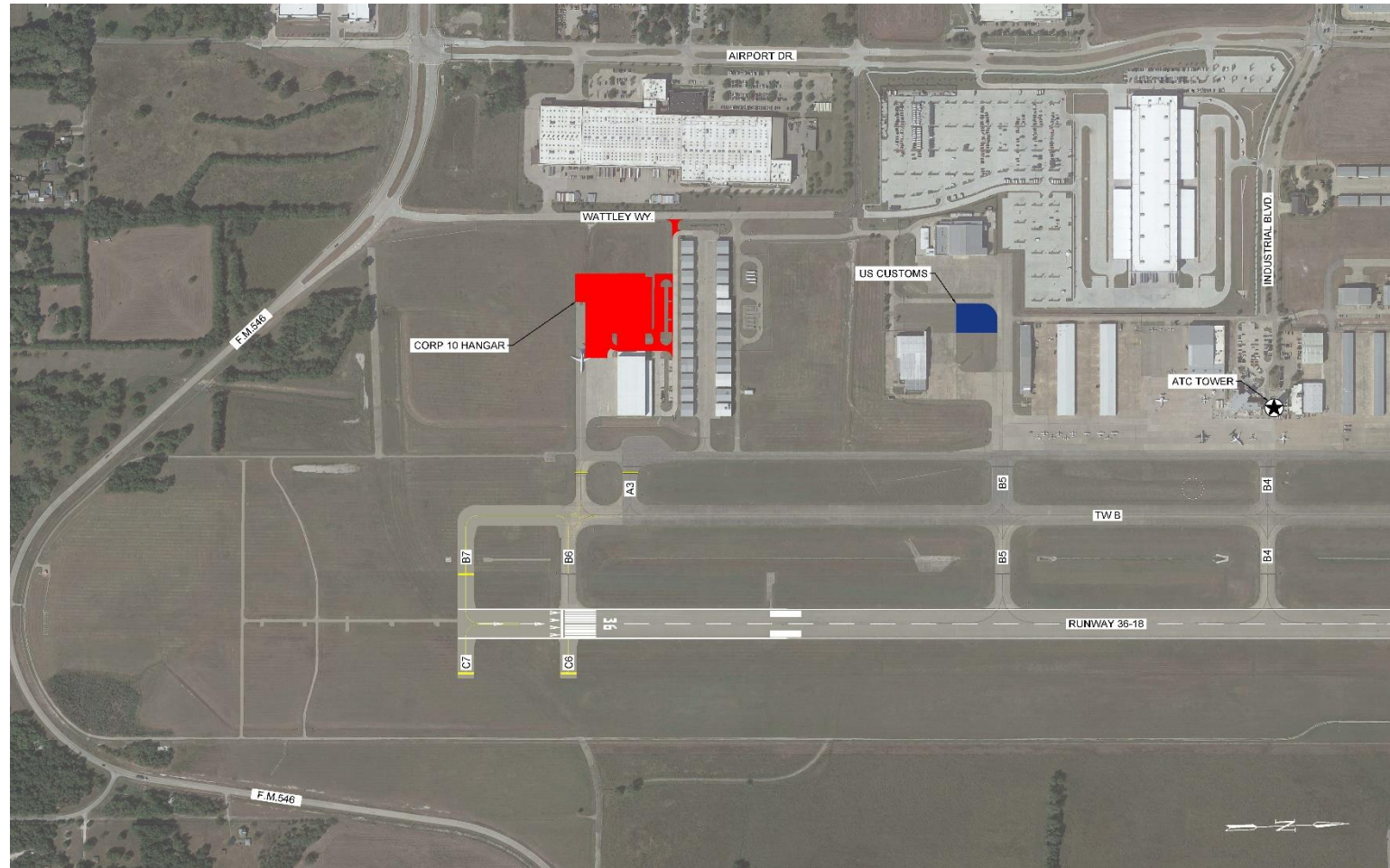
- PROJECT SCOPE & NEED
- PROJECT SITE MAP
- RFQ PROCESS
- PREDEVELOPMENT AGREEMENT
- PHASE 1 SCHEDULE



PROJECT SCOPE & NEED

- TOTAL PROJECT COSTS ESTIMATED TO BE ABOUT \$23 MILLION
 - Hangar \$18.5 million
 - FIS facility \$4.5 million
- CONSTRUCT A 40,000 SF AIRCRAFT STORAGE HANGAR – ABOUT 4.0 ACRES
 - Scope includes about 60,000 sf of aircraft apron and extension of Taxiway B5
 - Demand exists to fill another hangar of this size
 - Hangar size and door height will accommodate large corporate aircraft
 - Anticipated revenue of about \$1 million per year
 - Aircraft hangar leases
 - Net revenue from fuel sales and other aeronautical services
- CONSTRUCT A 3,500 SF FEDERAL INSPECTION STATION (U.S. CUSTOMS FACILITY) – ABOUT 2.5 ACRES
 - The space occupied today by CBP personnel does not meet the federal requirements for processing international arrivals.

PROJECT SITE MAP



RFQ PROCESS

- FORMAL RFQ PROCESS MANAGED BY THE CITY'S PURCHASING DEPARTMENT
 - Selection committee comprised of staff from the Airport, Finance, Facilities Construction and CMO
- 5 FIRMS SUBMITTED PROPOSALS
- 3 FIRMS WERE INTERVIEWED
- GRIFFIN/SWINERTON, LLC WAS SELECTED FOR THE PROJECT BASED ON:
 - Firm's and individual project team's qualifications
 - Capability and capacity to perform the scope of work
 - References
 - Proposed project schedule
 - Completeness of submittal

PREDEVELOPMENT PHASE SCOPE OF WORK & COST

- SCOPE OF SERVICES ACCOMPLISHED UNDER THE PREDEVELOPMENT AGREEMENT INCLUDE:
 - A/E Design Services
 - Schematic Design and Design Development to 80%
 - Civil Engineering
 - Construction Services
 - Preconstruction & Pre-engineered Metal Building Design to 80%
 - Design/Build MEP
 - Geotechnical services
 - Management of Various Consultants
 - Environmental services
 - Security systems/access control
 - Survey & Mapping
 - Delivery of a Guaranteed Maximum Price (GMP)
- PREDEVELOPMENT (PHASE 1) PROJECT COSTS
 - \$3.2 million (included in the estimated \$23 million total project cost)

**MCKINNEY NATIONAL AIRPORT - CITY OF MCKINNEY, TX
 MASTER DEVELOPMENT SCHEDULE - EXHIBIT C**

NEW HANGAR AND FIS BUILDINGS

| | 2023 | | | | | | | | | | | |
|---|-------------|-------------|-------------|-------------|------------|-------------|-------------|---|---|----|----|----|
| | | | | | | | | | | | | |
| PHASE 1 - PREDEVELOPMENT | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1. Approval of Predevelopment Agreement | Light Blue | | | | | | | | | | | |
| 2. Notice to Proceed | Light Green | | | | | | | | | | | |
| 3. Program verification | Light Blue | Light Blue | | | | | | | | | | |
| 4. Airport approve program | | Light Green | | | | | | | | | | |
| 5. Schematic Design/Cost Estimate | | Light Blue | Light Blue | Light Blue | | | | | | | | |
| 6. Airport Schematic plan reviews | | | Light Green | Light Green | | | | | | | | |
| 7. Design Development | | | | Light Blue | Light Blue | Light Blue | Light Blue | | | | | |
| 8. Airport Design Development plan reviews | | | | | | Light Green | Light Green | | | | | |
| 9. Developer Guaranteed Maximum Price Cost Estimate and Financing | | | | | Light Blue | Light Blue | Light Blue | | | | | |
| 10. City Approval of GMP/Financing/Development Agreement | | | | | | | Light Green | | | | | |
| 11. Notice To Proceed for Construction Documents/Permits | | | | | | | Blue | | | | | |



IN SUMMARY

- THE FACILITIES ARE NEEDED
- WE CAN AFFORD IT
- THE PROJECT ALIGNS WITH THE CITY COUNCIL'S STRATEGIC GOALS FOR THE AIRPORT