

McKinney Fire Station No. 11

Guaranteed Maximum Price Proposal
October 9, 2020



October 9, 2020

Ms. Patricia L. Jackson, PE, RAS
City of McKinney, Facilities Construction Manager
222 N. Tennessee St.
McKinney, Texas 75069

**RE: Guaranteed Maximum Price Proposal
McKinney Fire Station No. 11**

Dear Ms. Jackson:

Crossland Construction Company, Inc. ("CROSSLAND") is pleased to submit our Guaranteed Maximum Price ("GMP") Proposal for the McKinney Fire Station No. 11 ("Project"). This proposal is based on the AIA A133 Standard Form of Agreement Between Owner and Contractor and AIA A201 General Conditions of the Contract for Construction dated May 15, 2020 executed by the City of McKinney. ("Owner") and CROSSLAND and the design documents issued Conduit Architecture + Design and their consultants ("Architect") as outlined in the enclosed Document Log.

We appreciate being part of your project team and helping make your project successful. If you have any questions regarding our proposal or need additional information, please do not hesitate to call.

Best regards,



Rocky Hussman
Division Manager
rhussman@crossland.com

AIA[®] Document A133[™] – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

McKinney Fire Station No. 11
6260 Rundell Way
McKinney, TX 75069

THE OWNER:

(Name, legal status and address)

City of McKinney
222 N. Tennessee St
McKinney, TX 75069

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

Crossland Construction Company, Inc.
861 N. Coleman, Suite 100
Prosper, TX 75078

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Eight Million One Hundred Eighty-One Thousand Four Hundred Fifty-Nine Dollars (\$ 8,181,459.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.
(Provide below or reference an attachment.)

See Guaranteed Maximum Price Proposal dated October 9, 2020

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

N/A

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201[™]-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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User Notes:

(1785884266)

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
Exposed Aggregate in Apparatus Bay	\$18,000.00
Final Electrical System Design	\$7,500.00
Temporary Casing of Drilled Piers	\$50,000.00
Infrastructure Rough-in for the FARS	\$25,000.00

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

See Guaranteed Maximum Price Proposal dated October 9, 2020

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

Refer to Document Log included in the Guaranteed Maximum Price Proposal dated October 9, 2020

Section	Title	Date	Pages
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§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

Refer to Document Log included in the Guaranteed Maximum Price Proposal dated October 9, 2020

Number	Title	Date
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§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

Refer to Document Log included in the Guaranteed Maximum Price Proposal dated October 9, 2020

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

November 17, 2021

OWNER (Signature)

CONSTRUCTION MANAGER (Signature)

Rocky Hussman, Division Manager
(Printed name and title)

(Printed name and title)

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Section One – Proposal Summary

Executive Summary

This Guaranteed Maximum Price Proposal (“GMP”) is based upon the documents prepared by Conduit Architecture + Design which are itemized in the Document Log of this proposal. Further project scope definition has been developed by **CROSSLAND**, and various qualifications that are included in this proposal.

From this data, which is summarized in the “Basis of GMP” section of this proposal, and our current understanding of the schedule and logistics involved with the project, we hereby propose a Guaranteed Maximum Price of **Eight Million One Hundred Eighty-One Thousand Four Hundred Fifty-Nine Dollars (\$8,181,459.00)** to complete the McKinney Fire Station No. 11 project.

We have developed and enclosed a Project Schedule, which indicates the agreed upon schedule objectives for the project.

- | | |
|--|-------------------|
| • City Council Approval of GMP | October 20, 2020 |
| • Issue Building Permit | October 30, 2020 |
| • Notice to Proceed (“NTP”) for Construction | October 30, 2020 |
| • Substantial Completion | November 17, 2021 |

CROSSLAND recommends that the attached documents be carefully reviewed; questions and comments be referred back to us for resolution; and the overall project be approved for further progress.

Guaranteed Maximum Price Proposal

Project: McKinney Fire Station No. 11

Date: October 9, 2020



Bid Package	Description	Subcontractor/ Supplier	TOTAL	GBSF 15,950 \$/SF
01A	General Requirements	CROSSLAND	\$ 123,017	\$ 7.71
31A	Earthwork	Select	\$ 317,180	\$ 19.89
31B	Termite Treatment	Pest Force	\$ 1,124	\$ 0.07
32A	Landscaping & Irrigation	Superscapes	\$ 157,671	\$ 9.89
32B	Fencing	Titan	\$ 12,227	\$ 0.77
32C	Unit Pavers	AIM	\$ 8,800	\$ 0.55
32D	Pavement Markings	Mel's	\$ 11,210	\$ 0.70
33A	Site Utilities	CalHar	\$ 271,869	\$ 17.05
03A	Concrete	Redden	\$ 947,833	\$ 59.43
04A	Masonry	GG&S	\$ 698,700	\$ 43.81
05A	Structural & Miscellaneous Steel	Tippen	\$ 545,449	\$ 34.20
06A	Woods and Plastics	Allan	\$ 177,097	\$ 11.10
07A	Roofing	Greystone	\$ 229,880	\$ 14.41
07B	Waterproofing	SCS	\$ 106,700	\$ 6.69
07C	Metal Wall Panels	Greystone	\$ 105,120	\$ 6.59
07D	Fireproofing	TBD	\$ 30,000	\$ 1.88
08A	Doors & Hardware	Commercial Hardware	\$ 163,986	\$ 10.28
08B	Glass & Glazing	Country Glass	\$ 179,041	\$ 11.23
08C	Overhead Doors	OHD of Dallas	\$ 138,699	\$ 8.70
09A	Drywall & Acoustical	Trinity	\$ 451,528	\$ 28.31
09B	Flooring	PDL/Hot Shot	\$ 130,685	\$ 8.19
09C	Painting	Taylor Made	\$ 80,904	\$ 5.07
10A	Miscellaneous Specialties	M4	\$ 85,762	\$ 5.38
10B	Signage	Sign International	\$ 27,921	\$ 1.75
10C	Wood Lockers	Hollman	\$ 27,569	\$ 1.73
10D	Gear Grid	Gear Grid	\$ 14,461	\$ 0.91
10E	Cylinder Rack/Hose Rack	Safeware	\$ 4,396	\$ 0.28
11A	Residential Appliances	Zetley	\$ 24,659	\$ 1.55
11D	Air Charge Station	Hoyt	\$ 60,657	\$ 3.80
11E	Laundry Equipment	Commercial Equipment	\$ 20,599	\$ 1.29
12A	Entrance Mats	TBD	\$ 3,720	\$ 0.23
12B	Window Treatments	Eastcreek	\$ 3,357	\$ 0.21
13A	Special Construction	N/A	\$ -	\$ -
14A	Conveying Equipment	N/A	\$ -	\$ -
21A	Fire Sprinkler	Excel	\$ 47,058	\$ 2.95
22A	Plumbing	Prime	\$ 457,725	\$ 28.70
23A	HVAC	Bill Joplin	\$ 385,741	\$ 24.18
23B	Vehicle Exhaust System	Clean Air Solutions	\$ 64,069	\$ 4.02
26A	Electrical	Intex	\$ 795,797	\$ 49.89
27A	Communications	Superior	\$ 48,868	\$ 3.06
27B	Audio Visual	Superior	\$ 69,902	\$ 4.38
27C	Security Systems	Allied Universal	\$ 166,945	\$ 10.47
28A	Fire Alarm	Johnson Controls	\$ 28,395	\$ 1.78
		SUBTOTAL DIRECT COST	\$ 7,226,321	\$ 453.06
	Construction Contingency	CROSSLAND	\$ 150,000	\$ 9.40
	Owner's Contingency	City of McKinney	\$ 150,000	\$ 9.40
	Building Permit	City of McKinney	By Owner	\$ -
	General Liability Insurance	CROSSLAND	\$ 24,544	\$ 1.54
	Builder's Risk Insurance	CROSSLAND	\$ 8,181	\$ 0.51
	Payment & Performance Bond	CROSSLAND	\$ 73,633	\$ 4.62
	General Conditions	CROSSLAND	\$ 236,975	\$ 14.86
	Preconstruction Phase Fee	CROSSLAND	\$ 5,000	\$ 0.31
	Construction Phase Fee	CROSSLAND	\$ 306,805	\$ 19.24

GUARANTEED MAXIMUM PRICE \$ 8,181,459 \$ 512.94

2**Section Two – Basis of Proposal****Introduction**

This section of Guaranteed Maximum Price (GMP) Proposal describes clarifications, qualifications, assumptions, and exclusions from which our proposal is based.

For those items that are identified as **excluded**, no cost or time has been accounted for in the GMP Proposal to address the issue. For those items that are **clarified, qualified** or based on an **assumption**, the GMP proposal reflects only the cost and time of the element as assumed or clarified.

Any modifications to the following clarifications, qualifications, assumptions, and exclusions will result in a change to the GMP and the Project Schedule.

Cost Basis of GMP

CROSSLAND's Guaranteed Maximum Price (GMP) Proposal is based upon the following:

1. Drawings and Specifications per the attached Document Log
2. CROSSLAND's estimate
3. The Agreement between Owner and Contractor
4. These Clarifications, Qualifications, Assumptions, and Exclusions
5. CROSSLAND's Construction Schedule
6. Site Logistics Plan

Changes or revisions to the foregoing information could result in a modification to the GMP price and Project Schedule. Documents, communications and information not included in the foregoing list, including for instance, any Third-Party agreements are not accounted for in the GMP Proposal. As such, the Owner must carefully review all the criteria used to develop this GMP Proposal and request any revisions to the same, so that a modified GMP Proposal can be prepared.

Start of Work

Due to continuing inflationary pressures on the cost of good and services, if Owner does not accept this proposal on or before November 1, 2020, CROSSLAND reserves the right to adjust the GMP based on market conditions in effect at the time of final acceptance.

The GMP Proposal and Project Schedule is based on a Notice to Proceed ("NTP") for Construction, with all conditions precedent met, to be issued on October 30, 2020 ("Notice to Proceed Date") and that Substantial Completion will be achieved by or before November 17, 2021 as may be modified in accordance with the Agreement. Current subcontractor bids and accepted proposals reflect an anticipated start date in accordance with the time periods set forth in this proposal.

The Notice to Proceed ("NTP") date included in the schedule is based on having the

following conditions precedent fully executed/completed/evidenced and returned to CROSSLAND:

1. Fully executed Agreement and GMP Amendment
2. Approval of CROSSLAND's General Liability Insurance and Builder's Risk Insurance
3. Issuance of the Building Permit
4. Issuance of the "For Construction" Documents (in part or in whole so as not to delay the Work)

Should any or all of these items fail to be provided by the date of NTP shown in the Project Schedule, CROSSLAND will be due a subsequent time extension for the amount of time between the NTP date shown in the Project Schedule and the date when all items are completed.

Bonds and Insurance

1. **Payment and Performance Bonds** for CROSSLAND are included in the GMP.
2. GMP includes **General Liability Insurance** and **Builder's Risk Insurance**.

Permits and Fees

1. The cost for the Building Permit has been **excluded** from the GMP.
2. Impact and/or Tap Fees for water and sanitary sewer are **excluded**.
3. GMP **excludes** any and all Fees for Franchise Utilities (ie. Atmos, Oncor, AT&T, etc...)
4. GMP **excludes** TXDOT permits

Contingency

The GMP estimate includes the following contingencies:

- A. Construction Contingency
 - B. Owner's Contingency
 - C. Design Contingency is **excluded**
- A. The Construction Contingency shall be available for the exclusive use of CROSSLAND with approval by the Owner to provide funds to address items such as, by way of example: (1) estimating, coordination and/or procurement errors and/or omissions, (2) overtime and other costs of accelerating and/or recovering for time lost related to the Work (which are not otherwise the basis of entitlement to a Change Order), (3) interfacing omissions between and from the various categories of work, (4) additional costs incurred due to the withdrawal or disqualification of a subcontractor bid forming the basis for the GMP prior to execution of a written subcontract, (5) cost increases due to unanticipated local labor and material market conditions, selective overtime, or the like. Construction Contingency is NOT intended to provide for costs associated with Owner initiated changes, design changes, unknown, unforeseen, concealed or unrevealed physical conditions, force majeure events or other items for which CROSSLAND may be entitled to a Change Order in accordance with the Agreement. The Construction Contingency shall be increased by any savings as a result of the buyout process.

- B. Owner Contingency has been included in the GMP Proposal to address issues such as enlarging the size of the project, level of service of the components, modifications or acceleration of project schedule or additional quality to project components not currently reflected in the Drawings or Specifications.

Coordination with other Contractors

This GMP is based on the understanding that the Owner's Architect, its contractors and all other parties performing work at the Project site NOT under direct contract with **CROSSLAND** will:

1. Comply with **CROSSLAND's** site specific safety program and maintain an injury free environment.
2. Perform work according to **CROSSLAND's** project schedule, and achieve system and area completion dates according to that schedule
3. Perform work so as to not impact **CROSSLAND's** ability to perform its work in accordance with its project logistics plan
4. Perform work so as to not impact **CROSSLAND's** ability to maintain or accelerate its project schedule
5. Provide detailed schedule, logistics, and technical information, when and as requested by **CROSSLAND** so as to enable **CROSSLAND** to maintain or accelerate elements of its schedule so as to maintain its overall schedule and achieve necessary milestone completion dates in accordance with the Contract Documents.

CROSSLAND agrees to coordinate its work with all separate contractors hired by the Owner.

General Qualifications

1. The only price guaranteed within this GMP Proposal is that of the proposed GMP Amount. There are no individual line item guarantees within the GMO. Individual line item savings within the GMP shall be addressed in accordance with the Agreement.
2. The GMP Proposal is based on the AIA A133-2009 Standard Form of Agreement between Owner and Construction Manager and the AIA A201 General Conditions of the Contract for Construction dated May 15, 2020.
3. The GMO Proposal is based on CROSSLAND being granted unfettered, legal access to the Project Site at all times. The GMP Proposal does not anticipate any stoppage or interruption of Work as a result of existing Owner operations or other site restrictions or interferences except as restricted by the City of McKinney.
4. The only spare parts, maintenance training and manufacturer service support included in the GMP Proposal is that which is reasonably specified in the Project Manual.
5. All Franchise Utilities will be provided by Owner and in accordance with the **CROSSLAND** Project Schedule and Site Logistics Plan. The GMP Proposal **excludes** any costs for tap fees, impact fees or other costs required by utility company(s) to connect services.
6. All utility service will be provided without interruption, that any utility work performed by others will be coordinated so as to not interfere with the Work of **CROSSLAND** and that **CROSSLAND** will not have to re-perform or correct any Work disturbed by Owner's utility contractor.
7. **CROSSLAND** shall reasonably assist the Owner and Architect in obtaining the Building Permit. The GMP **excludes** any costs for the Building Permit and Plan Review Fees.
8. Public Agency reviews or approvals and associated fees are **excluded**.
9. No costs have been included for obtaining any Temporary Certificate(s) of Occupancy permits or any type of intermediary inspections prior to the final Certificate of Occupancy.
10. All Work associated with hazardous materials including, but not limited to asbestos, lead, petrochemicals, arsenic (beyond what has been explicitly identified on the Contract Documents), or any other hazardous material abatement, handling and/or remediation is **excluded**.
11. Property taxes, business operations taxes and other taxes related to the Property and the operation of the project are **excluded**.
12. GMP **excludes** sales tax on material and labor which become part of the real property.
13. 3rd party and Agency testing and inspection services are **excluded** from the GMP and

such services shall be performed by the Owner with the energy inspection which is included in the GMP.

14. GMP **excludes** any off-site improvements other than those indicated on the Contract Documents.
15. All extended warranties included in the specifications, including the material/labor warranties, shall be assigned to Owner following **CROSSLAND's** one-year repair/replacement obligation under the Contract. Thereafter, **CROSSLAND** shall only be responsible for reasonably assisting the Owner in enforcing those warranties provided by the manufacturers, suppliers and subcontractors.

Package Specific Clarifications, Qualifications, Assumptions & Exclusions

The following definition represents the basis of our estimate and serves as the GMP Proposal for the project. The estimated costs were developed based upon the project documents listed in the appendices and schedule data described elsewhere in this report, and the assumptions, clarifications and design criteria presented under this section. The following clarifications, qualifications, assumptions and exclusions represent the basis of our GMP proposal.

01A – General Requirements

1. Division 01 Specifications have not been received at this time. Nothing contained in the Division 01 Specifications shall supersede the terms and conditions as set forth in the Agreement between Owner and Contractor.
2. In establishing the price for the GMP, **CROSSLAND** understands that reasonable substitutions may be made to specified materials except where otherwise noted. Substitution Requests shall be submitted and approved in accordance with the Contract Documents.

31A – Earthwork

1. GMP included 6" of lime at 8% as required by the City of McKinney Standard for all pavement subgrade prep.
2. GMP includes 5' of moisture conditioned soil below 5' of a select fill cap extending 5' beyond building lines with a 2' clay cap along the perimeter of the building.

31B – Termite Treatment

1. Bayer Corporation Premise Pro with a 5-year warranty has been included.

32A – Landscaping & Irrigation

1. Plants labelled as DYH but not shown on the Plant list is bid as 5-gallon Dwarf Yaupon Holly.

32B – Fencing

1. GMP includes 6' tall Ameristar Echelon Plus, black finish, three rail ornamental fence with 1 - double swing gate with heavy duty fork latch and drop rod.

32C – Unit Pavers

1. GMP includes Surebond SB1300 joint stabilizing sealer at all unit pavers.

32D – Pavement Markings

1. No comments.

33A – Site Utilities

1. GMP **excludes** public inspection fees.
2. GMP **excludes** relocation or modification of the existing Franchise Utilities
3. Installing of site gas distribution piping and gas meters are **excluded** from the GMP and shall be installed by others.

03A – Cast-In-Place Concrete

1. Site Paving thicknesses shall be per Sheet C3-01 and the Geotechnical Report as follows:
 - a. Public Sidewalks – 4” 4000 PSI
 - b. Private Sidewalks – 4” 4000 PSI
 - c. Light Duty Paving, head end parking – 5” 4000 PSI
 - d. Fire Lane – 6” 4000 PSI - with bakers broom finish
 - e. Heavy Duty, dumpster enclosure – 7” 4000 PSI
 - f. Tinley Lane Paving – 8” 5000 PSI
 - g. Sidewalks – 4” 4000 PSI
2. GMP includes the concrete foundations for the knee walls and monument signs per Detail 4/A1.02 and specifically **excludes** drilled piers (nothing shown on structural).
3. GMP includes the concrete foundation for the mailbox per Detail 9/A1.01 (nothing shown on structural).
4. GMP includes a \$50,000 Allowance for temporary casing of drilled piers in the event excessive ground water is encountered as determined by Fugro. In the event casing is required, actual quantities shall be confirmed by Fugro and costs will then be determined by applying the Unit Prices identified at the end of this section and funded from this Allowance.
5. GMP includes the dumpster foundation per the details and notes on the structural details as 10” Slab on Grade with #5 @ 10” O.C. with lime stabilized subgrade.

04A – Masonry

1. E-ST1 is included as chopped stone and not honed stone.
2. E-ST2 is included as honed stone
3. Mock-up for the Storm Shelter shall be built in-place due to the limited quantity required.
4. Interior CMU block shall have rounded/bullnose outside corners.

05A – Structural & Miscellaneous Steel

1. GMP includes 16 bollards – 12 in the apparatus bay and 4 at the dumpster enclosure.
2. Interior and exterior training tower railing is to be galvanized – all other mezzanine railing is to be shop primer and field painted.
3. Includes four (4) pipe bollards at the FDC

06A – Woods and Plastics

1. Upper and lower base Millwork to be clear stained grade including base, chair railing, cased openings at Dorm Rooms, stainless steel Kitchen countertop with integral single bowl sink, vanity steel countertop supports, stainless steel table at Decon Room.

07A – Roofing

1. Roofing system includes R-25 ISO, ½” coverboard and 60-mil TPO membrane mechanically-fastened
2. 20-YEAR NDL warranty included.
3. Roofing includes gutters, downspouts and downspout boots
4. GMP includes all roof to wall flashings to complete the roof system. GMP includes the roof hatch, roof walk pads and shop drawings, submittal samples and NDL roof certifications per plans and specs.

07B – Waterproofing

1. GMP includes fluid-applied air barrier
2. GMP includes water-repellent on the stone veneer. Water-repellent on brick veneer is **excluded**.

07C – Metal Panels

1. GMP includes the exterior 24-gauge metal panels in metallic champagne color as PAC Clad as specified, with trim. We will submit the metal shop drawings and color samples for approval.
2. GMP includes the metal walls around generator enclosure at 12'H and HVAC Screen around RTU's at 10'H.
3. GMP includes metal panel ceiling/soffit at Outdoor Kitchen in lieu of the originally designed wood ceiling/soffit.
4. We have included the 10ga Galvanized coping apron at Training Tower as this metal must be rolled and the gauge is not identified in the Contract Documents.

07D – Fireproofing

1. GMP includes intumescent paint on the columns and beams beneath the Mezzanine.
2. GMP **excludes** spray-applied fire proofing

07E – EIFS

1. GMP **excludes** EIFS

08A – Doors & Hardware

1. GMP includes the interior stain grade wood doors, frames and hardware and locks.
2. City of McKinney to provide the correct key way for coordination.
3. GMP includes the Hollow Metal doors, frames and locks, and panic hardware. All Bronze hardware is included for panic hardware, closures at all exterior/interior doors.
4. GMP includes the Storm Shelter door as specified. Bathroom doors are included and stain grade with louvers and dark bronze hardware.
5. GMP includes level II ballistic doors and hardware in locations indicated on the Documents.

08B – Glass & Glazing

1. Storefronts and sidelights included as champagne Aluminum.
2. All vanity mirrors, Fitness mirror and stained art glass with #11 signage is included.
3. Bronze type color finish on the Hardware is included.
4. GMP includes bulletproof and ballistics level 2 in locations shown on the drawings.
5. Includes frosted/opaque glass at showers with occupancy latches and pulls

08C – Overhead Doors

1. Six (6) Bay doors with vision glass panel powder coated red and motor operater are included.
2. Six (6) rolling steel grilles with motor supports/brackets are included.

09A – Drywall & Acoustical

1. GMP includes the drywall partitions, ACT #1 & #2 Armstrong ceilings 2x2 with 15/16" grid, Metal look Armstrong ceilings, CFMF engineered drawings and design calculation. Mezzanine framing, rigid Insulation board with 1.5" thickness at exterior metal framed wall assemblies, Rigid Insulation to be Foamular 250 by Owens Corning or equal, in wall fire treated blocking for specialties, tv locations, Gypsum board sheathing at exterior face of exterior walls. Gypsum glass mat sheathing with thickness of 5/8".
2. GMP includes the FRP at Janitorial closet location.
3. GMP includes Armorcore Level 2 ballistic fiberglass panels installed at Lobby partition walls as shown.

09B – Flooring

1. GMP includes the flooring material and labor install for all LVT, VCT, Carpet tiles, Ceramic wall tile and ceramic floor tile with Accent color at Bathroom walls, rubber fitness flooring and rubber base is included.
2. Waterproofing at showers is included.
3. Bullnose ceramic tile or Schluters are included at bathroom walls is included.
4. Grout is included- color TBD and shall be selected from manufacturer's full range of colors.
5. Marble niche at showers is included.
6. Waxing of floor is **excluded**.
7. Resinous flooring is included at adjacent rooms of the Apparatus Bay. Resinous flooring color TBD and shall be selected from manufacturer's standard colors.
8. Includes an \$18,000 Allowance for exposed aggregate finish in the Apparatus Bay. Final determination on the specification/process is TBD due to the fiber mesh reinforcing in the mix design.

09C - Painting

1. Painting exposed structure and all MEP conduits/fire sprinkler piping at Apparatus Bay with Dryfall paint is included.
2. Painting of CMU walls, prime and paint Mezzanine railings is included. Bollards prime and paint, interior partitions paint to 6" above ceilings is included with (2) coats.
3. Painting of all Hollow Metal doors and frames is included.

09D – Plaster

1. No comments

10A – Specialties

1. GMP includes the specialties per accessory schedule on sheet A0.09 and the Specifications.

10B – Signage

1. Monument Signs with dimensional lettering and signage is included
2. Building Signs and City of McKinney signage is included. All 18"H, 9"H, 12" 10" Aerial building dimensional lettering signage as dark bronze in color, bronze plaques and corner stone plaques are included, ¼" steel panel hero signage is included- verbiage from city will be required at later date for hero signage.
3. Storm Shelter plaque is included.

10C – Wood Lockers

1. Hollman stain grade lockers are included with lockable hardware, shelving and matching edge banding.

10D – Gear Lockers

1. GMP includes Gear Grid lockers red in color and to be mobile units and surface mounted.

10E – Cylinder Rack/Hose Rack/Hose Reels

1. Cylinder Rack storage and Hose Rack mobile units & Surface Mounted Hose Reels (2) are included. All hose reels, rack storage are red in color.

11A – Equipment

1. Residential Appliances with gas connections is included.
2. Sauna
3. Pot Rack
4. The specified Air Charge Station has been discontinued, therefore, GMP includes an or equal product by Hush.
5. Laundry Equipment Washer and Dryer Speed Queen Manufacturer is included.
6. Laundry and drying rack is included.

7. Stainless Steel Shelving
8. Nexel shelving
9. AED defibrillator equipment/cabinet at Lobby is included.
10. GMP specifically **excludes** the furnish and installation of the FARS system.

12A – Furnishings

1. Entrance Mats
2. Window Treatments
3. Dorm Curtains and wood curtain rods

13A – Special Construction

1. NOT USED

14A – Conveying Equipment

1. NOT USED

21A – Fire Protection

1. State assumed flow at street for basis of design
2. GMP **excludes** a Fire Pump, Jockey Pump and associated controllers.
3. GMP includes a Dry-pipe system at the Outdoor Kitchen

22A – Plumbing

1. GMP includes cast-in-place terrazzo shower pans
2. Trench Drains in the Apparatus Bay shall be manufactured by DeadLevel DX
3. GMP includes cast iron downspout boots
4. Includes natural gas piping downstream from the meter

23A – HVAC

1. GMP includes HVAC equipment and Controls by Trane
2. Kitchen Hood package shall be by Captiveaire
3. GMP includes Magnegrip Vehicle Exhaust System as installed by Clear Air Solutions
4. GMP includes Re-Verber-Ray radiant heaters in the Apparatus Bay

26A – Electrical

1. GMP includes two (2) 4" empty conduits for primary electrical service. Primary conductors are **excluded**.
2. GMP includes five (5) empty 4" conduits for communication service.
3. GMP includes 175 kW diesel generator and 600A transfer switch
4. GMP includes lighting control system
5. Lightning Protection and grounding are included
6. Includes a \$7,500 Allowance per Specification Section 26 05 73 1.2C to accommodate potential adjustments require to final electrical design requirements based on the outcome of the coordination study.

7. Includes a \$25,000 Allowance infrastructure rough-in for the FARS system as this information is not currently included on the documents.

27A – Communications

1. GMP includes the required Superior Fiber install.

27B – Audio Visual

1. GMP includes the required Superior Fiber install with A/V equipment and Projection screen.
2. GMP includes CAT6A cabling.

27C – Security

1. GMP includes the required Securadyne dba Allied Universal install.

28A – Fire Alarm

1. GMP includes the Johnson Controls install.

Allowances

The estimate in this GMP Proposal was developed based upon, among other things, in-progress Construction Documents. Therefore, **CROSSLAND**'s estimating team could not establish quantity survey-based pricing for certain portions of the work. In order to provide this GMP proposal per Owner's requested delivery date, a number of cost Allowances had to be established. These Allowances are intended to provide for all direct and indirect construction costs associated with each of these items.

Upon final determination of the actual cost, the GMP Allowance shall be revised by replacing the Allowance amount with the actual cost of the item or scope. In the event the actual cost is less than the specified Allowance, the cost savings shall be reallocated to the Construction Contingency. In the event the actual cost exceeds that of the Allowance, **CROSSLAND** shall be entitled to additional compensation via a Change Order to increase the GMP or such overrun shall be funded using the Owner's Contingency.

Lump Sum Allowances

1. Exposed Aggregate in Apparatus Bay..... \$ 18,000
2. Final Electrical System Design per 26 05 73 1.2C.....\$ 7,500
3. Temporary Casing of Drilled Piers..... \$ 50,000
4. Infrastructure rough-in for the FARS system \$25,000

Unit Prices

The following Unit Prices represent the direct cost only:

Unit Price No. 1 Soil Excavation	ADD	\$10.00/CY
Unit Price No. 2 Structural Fill and Compaction	ADD	\$36.00/CY
Unit Price No. 3 Drilled Pier 18"	ADD \$35.00/LF	DEDUCT \$5.00/LF
Unit Price No. 3 Drilled Pier 24"	ADD \$65.00/LF	DEDUCT \$7.00/LF
Unit Price No. 4 Reinforcing Steel and Dowels	ADD	\$1.00/LB
Unit Price No. 5 Cast-in-Place Concrete	ADD	\$300.00/CY
Unit Price No. 6 Temporary Casing 18" Drilled Pier	ADD	\$45.00/LF
Unit Price No. 6 Temporary Casing 24" Drilled Pier	ADD	\$50.00/LF
Unit Price No. 7 Shade Trees	ADD	\$900/EA
Unit Price No. 8 Grass	ADD	\$5.00/SY
Unit Price No. 9 Data Outlets	ADD	\$150.00/EA
Unit Price No. 10 Power Outlets	ADD	\$250.00/EA

Project Staff Hourly Rates

Project Manager	\$65.00/hour
Superintendent	\$75.00/hour
Project Engineer	\$55.00/hour
Field Engineer	\$45.00/hour
General Superintendent	\$100.00/hour

3

Section Three – Appendices

Appendix – Document Log

The subsequent pages contain the Document Log.

Do Not Write Over **BLACK** Type

DOCUMENT LOG								
Project:	McKinney Fire Station #11		GMP DRAWINGS 95% SET	GMP DRAWINGS 100% SET PERMIT SET	ADDENDUM #1 09.29.20	ADDENDUM #1 REV#2 SPECIFICATIONS ONLY REVISIONS	ADDENDUM #2	ADDENDUM GEOTECHNICAL REPORT
Owner:	CITY OF MCKINNEY							
Contractor:	Crossland Construction							
Architect:	CONDUIT ARCHITECTURE + DESIGN							
DATE:	10.09.30							
Sheet No.	Sheet Title	Date Issued	08.10.2020	09.04.20	09.29.20	09.30.20		
REPORT								
GEO-TECH	GEO-TECH REPORT		12.17.19					10.07.20
SPECS	SPECIFICATIONS		08.10.20	09.04.20	09.29.20	09.30.20	10.02.20	
GENERAL								
G0.00	COVER SHEET		08.10.20	09.04.20				
G0.01	DRAWING INDEX & LOCATION INFO		08.10.20	09.04.20	09.29.20			
CIVIL								
C0-00	CIVIL COVER		08.07.20	08.07.20				
C1-1	DEMOLITION PLAN		08.07.20	08.07.20				
C2-1	DIMENSION CONTROL PLAN		08.07.20	08.07.20				
C3-1	PAVING PLAN		08.07.20	08.07.20				
C4-1	GRADING PLAN		08.07.20	08.07.20				
C4-2	GRADING PLAN		08.07.20	08.07.20				
C5-1	DRAINAGE AREA MAP		08.07.20	08.07.20				
C5-2	DRAINAGE CALCULATIONS		08.07.20	08.07.20				
C5-3	STORM SEWER PLAN		08.07.20	08.07.20				
C5-4	STORM SEWER PROFILES		08.07.20	08.07.20				
C5-5	STORM SEWER PROFILES		08.07.20	08.07.20				
C6-1	WATER & SEWER PLAN		08.07.20	08.07.20				
C7-1	EROSION CONTROL PLAN		08.07.20	08.07.20				
C8-1	POST CONSTRUCTION STORM WATER QUALITY PLAN		08.07.20	08.07.20				
C9-1	TRAFFIC CONTROL PLAN		08.07.20	08.07.20				
C10-1	CONSTRUCTION DETAILS		08.07.20	08.07.20				
C10-2	CITY STANDARD DETAILS		08.07.20	08.07.20				
C10-3	CITY STANDARD DETAILS		08.07.20	08.07.20				
C10-4	CITY STANDARD DETAILS		08.07.20	08.07.20				
C10-5	CITY STANDARD DETAILS		08.07.20	08.07.20				
C10-6	CITY STANDARD DETAILS		08.07.20	08.07.20				
C10-7	CITY STANDARD DETAILS		08.07.20	08.07.20				
C10-8	CITY STANDARD DETAILS		08.07.20	08.07.20				
CPDP	PRELIMINARY UTILITY PLAN							
CPUP	PRELIMINARY DRAINAGE PLAN							
CSP	SITE PLAN		08.07.20	08.07.20				
CTOPO	TOPOGRAPHIC SURVEY		08.07.20	08.07.20				
GN-1	GENERAL CONSTRUCTION NOTES		08.07.20	10.01.19				

DOCUMENT LOG								
Project:	McKinney Fire Station #11		GMP DRAWINGS 95% SET	GMP DRAWINGS 100% SET PERMIT SET	ADDENDUM #1 09.29.20	ADDENDUM #1 REV#2 SPECIFICATIONS ONLY REVISIONS	ADDENDUM #2	ADDENDUM GEOTECHNICAL REPORT
Owner:	CITY OF MCKINNEY							
Contractor:	Crossland Construction							
Architect:	CONDUIT ARCHITECTURE + DESIGN							
DATE:	10.09.30							
Sheet No.	Sheet Title	Date Issued	08.10.2020	09.04.20	09.29.20	09.30.20		
GN-2	GENERAL CONSTRUCTION NOTES		08.07.20	10.01.19				
LANDSCAPE								
L1.1	LANDSCAPE PLAN		06.11.20	06.11.20				
L1.2	LANDSCAPE NOTES AND DETAILS		06.11.20	06.11.20				
L1.4.1	IRRIGATION PLAN			06.11.20				
LI 4.2	IRRIGATION TREE PLAN			06.11.20				
LI 4.3	IRRIGATION PLAN			09.09.20				
ARCHITECTURAL								
A0.02	GRAPHIC SYMBOLS & ABBREVIATIONS		08.07.20	09.04.20				
A0.03	CODE ANALYSIS		08.07.20	09.04.20				
A0.04	LIFE SAFETY PLAN		08.07.20	09.04.20				
A0.05	LIFE SAFETY PLAN		08.07.20	09.04.20				
A0.06	U.L. ASSEMBLY DESIGN SHEET		08.07.20	09.04.20				
A0.07	PARTITION TYPES		08.07.20	09.04.20				
A0.08	MOUNTING LOCATIONS		08.07.20	09.04.20				
A0.09	ACCESSORY SCHEDULE		08.07.20	09.04.20				
A0.10	TEXAS ACCESSIBILITY STANDARDS		08.07.20	09.04.20				
A0.11	TEXAS ACCESSIBILITY STANDARDS		08.07.20	09.04.20				
A0.12	TEXAS ACCESSIBILITY STANDARDS		08.07.20	09.04.20				
A0.13	TEXAS ACCESSIBILITY STANDARDS		08.07.20	09.04.20				
A0.14	TEXAS ACCESSIBILITY STANDARDS		08.07.20	09.04.20				
A0.15	TEXAS ACCESSIBILITY STANDARDS		08.07.20	09.04.20				
A1.00	SITE PLAN		08.07.20	09.04.20				
A1.01	SITE DETAILS		08.07.20	09.04.20				
A1.02	SITE DETAILS		08.07.20	09.04.20	09.29.20			
A2.00	FLOOR PLAN		08.07.20	09.04.20				
A2.01	FLOOR PLAN- MEZZANINE		08.07.20	09.04.20				
A2.02	DIMENSIONAL FLOOR PLAN		08.07.20	09.04.20				
A2.03	ENLARGED PLANS		08.07.20	09.04.20				
A2.04	ENLARGED PLANS		08.07.20	09.04.20	09.29.20			
A2.05	FINISH PLAN		08.07.20	09.04.20				
A2.06	EQUIPMENT PLAN		08.07.20	09.04.20	09.29.20			
A2.07	EQUIPMENT SCHEDULE		08.07.20	09.04.20	09.29.20			
A2.08	ENLARGED PLAN DETAILS		08.07.20	09.04.20				
A2.09	ENLARGED PLAN DETAILS		08.07.20	09.04.20				

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Owner:	CITY OF MCKINNEY							
Contractor:	Crossland Construction							
Architect:	CONDUIT ARCHITECTURE + DESIGN							
DATE:	10.09.30							
Sheet No.	Sheet Title	Date Issued	08.10.2020	09.04.20	09.29.20	09.30.20		
A2.10	TRAINING STAIR		08.07.20	09.04.20				
A2.11	STORM SHELTER		08.07.20	09.04.20				
A3.00	REFLECTED CEILING PLAN		08.07.20	09.04.20				
A3.01	REFLECTED CEILING PLAN- MEZZANINE		08.07.20	09.04.20				
A4.00	ROOF PLAN		08.07.20	09.04.20				
A5.00	EXTERIOR ELEVATIONS		08.07.20	09.04.20				
A5.01	EXTERIOR ELEVATIONS		08.07.20	09.04.20				
A5.02	MASONRY DETAILS		08.07.20	09.04.20				
A5.03	MASONRY DETAILS			09.04.20				
A6.00	BUILDING SECTIONS		08.07.20	09.04.20				
A6.01	BUILDING SECTIONS		08.07.20	09.04.20				
A6.02	BUILDING SECTIONS		08.07.20	09.04.20				
A6.03	WALL SECTIONS		08.07.20	09.04.20				
A6.04	WALL SECTIONS		08.07.20	09.04.20				
A6.05	WALL SECTIONS		08.07.20	09.04.20				
A6.06	WALL SECTIONS		08.07.20	09.04.20	09.29.20			
A6.07	WALL SECTIONS		08.07.20	09.04.20				
A6.08	SECTION DETAILS		08.07.20	09.04.20				
A6.09	SECTION DETAILS		08.07.20	09.04.20				
A6.10	SECTION DETAILS		08.07.20	09.04.20				
A6.11	MISCELLANEOUS DETAILS		08.07.20	09.04.20	09.29.20			
A7.00	INTERIOR ELEVATIONS		08.07.20	09.04.20				
A7.01	INTERIOR ELEVATIONS		08.07.20	09.04.20				
A7.02	INTERIOR ELEVATIONS		08.07.20	09.04.20				
A7.03	INTERIOR ELEVATIONS		08.07.20	09.04.20				
A7.04	INTERIOR ELEVATIONS		08.07.20	09.04.20				
A7.05	INTERIOR ELEVATIONS		08.07.20	09.04.20				
A7.06	INTERIOR ELEVATIONS		08.07.20	09.04.20	09.29.20			
A7.07	INTERIOR ELEVATIONS		08.07.20	09.04.20				
A7.08	INTERIOR ELEVATIONS		08.07.20	09.04.20				
A7.09	MILLWORK DETAILS			09.04.20				
A7.10	MILLWORK DETAILS			09.04.20				
A7.11	MILLWORK DETAILS		08.07.20	09.04.20				
A7.12	MILLWORK DETAILS		08.07.20	09.04.20				
A7.13	MILLWORK DETAILS		08.07.20					

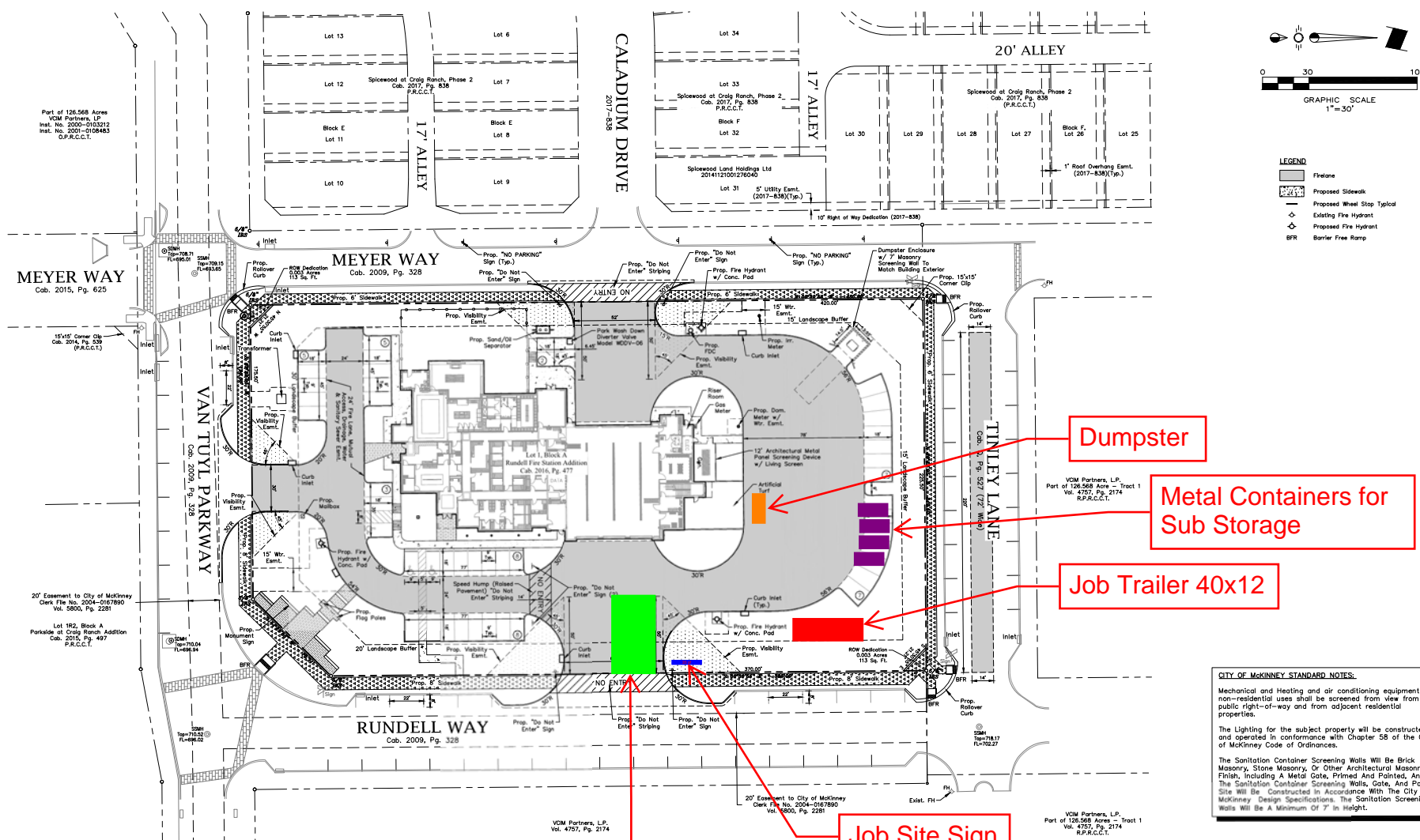
DOCUMENT LOG								
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Contractor:	Crossland Construction							
Architect:	CONDUIT ARCHITECTURE + DESIGN							
DATE:	10.09.30							
Sheet No.	Sheet Title	Date Issued	08.10.2020	09.04.20	09.29.20	09.30.20		
A7.14	MILLWORK DETAILS		08.07.20					
A8.00	DOOR TYPE & SCHEDULE		08.07.20	09.04.20				
A8.01	WINDOW SCHEDULE		08.07.20	09.04.20				
A8.02	DOOR & WINDOW DETAILS		08.07.20	09.04.20				
A8.03	DOOR & WINDOW DETAILS		08.07.20	09.04.20				
A8.04	DOOR & WINDOW DETAILS		08.07.20	09.04.20				
A8.05	DOOR & WINDOW DETAILS		08.07.20	09.04.20				
A8.06	CAST STONE DETAILS		08.07.20	09.04.20				
A8.07	CAST STONE DETAILS		08.07.20	09.04.20				
A8.08	FINISH SCHEDULE		08.07.20	09.04.20	09.29.20			
A8.09	FINISH SCHEDULE CONTINUED		08.07.20	09.04.20	09.29.20			
STRUCTURALS								
S1.01	STRUCTURAL NOTES		08.07.20	09.04.20	09.21.20			
S1.02	NOTES, ABBREVIATIONS, & SYMBOLS		08.07.20	09.04.20				
S1.03	SPECIAL INSPECTIONS		08.07.20	09.04.20				
S1.04	SPECIAL INSPECTIONS		08.07.20	09.04.20				
S1.05	STORM SHELTER NOTES AND INSPECTIONS		08.07.20	09.04.20				
S2.01	FOUNDATION PLAN		08.07.20	09.04.20	09.21.20			
S2.02	MEZZANINE AND LOW ROOF FRAMING PLAN		08.07.20	09.04.20	09.21.20			
S2.03	HIGH ROOF FRAMING PLAN		08.07.20	09.04.20	09.21.20			
S2.04	TRAINING TOWER FRAMING PLANS		08.07.20	09.04.20				
S3.01	TYPICAL CONCRETE DETAILS		08.07.20	09.04.20				
S3.02	TYPICAL CONCRETE DETAILS		08.07.20	09.04.20				
S3.03	TYPICAL CONCRETE DETAILS		08.07.20	09.04.20	09.21.20			
S3.04	CONCRETE DETAILS		08.07.20	09.04.20	09.21.20			
S4.01	TYPICAL MASONRY DETAILS		08.07.20	09.04.20	09.21.20			
S4.02	TYPICAL MASONRY DETAILS		08.07.20	09.04.20	09.21.20			
S4.11	STORM SHELTER DETAILS		08.07.20	09.04.20				
S4.12	STORM SHELTER DETAILS		08.07.20	09.04.20				
S4.13	STORM SHELTER DETAILS		08.07.20	09.04.20				
S5.01	TYPICAL STEEL DETAILS		08.07.20	09.04.20	09.21.20			
S5.02	TYPICAL STEEL DETAILS		08.07.20	09.04.20				
S5.03	TYPICAL STEEL DETAILS		08.07.20	09.04.20				
S5.04	TYPICAL STEEL DETAILS		08.07.20	09.04.20				
S5.05	TYPICAL STEEL DETAILS		08.07.20	09.04.20	09.21.20			

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Project:	McKinney Fire Station #11		GMP DRAWINGS 95% SET	GMP DRAWINGS 100% SET PERMIT SET	ADDENDUM #1 09.29.20	ADDENDUM #1 REV/#2 SPECIFICATIONS ONLY REVISIONS	ADDENDUM #2	ADDENDUM GEOTECHNICAL REPORT
Owner:	CITY OF MCKINNEY							
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Architect:	CONDUIT ARCHITECTURE + DESIGN							
DATE:	10.09.30							
Sheet No.	Sheet Title	Date Issued	08.10.2020	09.04.20	09.29.20	09.30.20		
S5.06	STEEL DETAILS- LOW ROOF/MEZZ		08.07.20	09.04.20	09.21.20			
S5.07	STEEL DETAILS- LOW ROOF/MEZZ		08.07.20	09.04.20	09.21.20			
S5.08	STEEL DETAIL- HIGH ROOF		08.07.20	09.04.20	09.21.20			
S5.09	STEEL DETAILS -SCREEN WALL		08.07.20	09.04.20	09.21.20			
S5.10	APPARATUS BAY CMU WALL ELEVATIONS		08.07.20	09.04.20	09.21.20			
S5.51	BRACE ELEVATIONS		08.07.20	09.04.20	09.21.20			
S5.52	TYPICAL BRACE DETAILS		08.07.20	09.04.20	09.21.20			
S6.01	STORM SHELTER PLANS AND ELEVATIONS		08.07.20	09.04.20	09.21.20			
MECHANICAL								
MEP2.00	SITE PLAN-MEP		08.07.20	09.04.20			10.02.20	
MEP2.01	ROOF PLAN-MEP		08.07.20	09.04.20			10.02.20	
M0.00	HVAC LEGENDS AND ABBREVIATIONS		08.07.20	09.04.20				
M1.00	FLOOR PLAN- FIRST LEVEL - HVAC		08.07.20	09.04.20				
M2.00	FLOOR PLAN - FIRST LEVEL - HVAC		08.07.20	09.04.20				
M2.01	FLOOR PLAN - MEZZANINE - HVAC		08.07.20	09.04.20				
M4.00	DETAILS - HVAC		08.07.20	09.04.20				
M4.01	DETAILS - HVAC		08.07.20	09.04.20			10.02.20	
M5.00	SCHEDULES - HVAC		08.07.20	09.04.20			10.02.20	
PLUMBING								
P0.00	PLUMBING LEGENDS AND ABBREVIATIONS		08.07.20	09.04.20				
P2.00	UNDERFLOOR PLAN - FIRST LEVEL - PLUMBING		08.07.20	09.04.20				
P2.01	FLOOR PLAN-FIRST LEVEL - PLUMBING		08.07.20	09.04.20				
P2.02	FLOOR PLAN- MEZZANINE- PLUMBING		08.07.20	09.04.20				
P3.00	DETAILS - PLUMBING		08.07.20	09.04.20				
P3.01	DETAILS - PLUMBING		08.07.20	09.04.20				
P3.02	DETAILS & RISERS - PLUMBING		08.07.20	09.04.20				
P3.03	RISERS - PLUMBING		08.07.20	09.04.20				
P4.00	SCHEDULES - PLUMBING		08.07.20	09.04.20				
ELECTRICAL								
E0.00	ELECTRICAL LEGENDS AND ABBREVIATIONS		08.07.20	09.04.20				

DOCUMENT LOG								
Project:	McKinney Fire Station #11		GMP DRAWINGS 95% SET	GMP DRAWINGS 100% SET PERMIT SET	ADDENDUM #1 09.29.20	ADDENDUM #1 REV/#2 SPECIFICATIONS ONLY REVISIONS	ADDENDUM #2	ADDENDUM GEOTECHNICAL REPORT
Owner:	CITY OF MCKINNEY							
Contractor:	Crossland Construction							
Architect:	CONDUIT ARCHITECTURE + DESIGN							
DATE:	10.09.30							
Sheet No.	Sheet Title	Date Issued	08.10.2020	09.04.20	09.29.20	09.30.20		
E0.01	PHOTOMETRIC LIGHTING SITE PLAN		08.07.20	09.04.20				
E2.00	FLOOR PLAN- FIRST LEVEL-POWER		08.07.20	09.04.20			10.02.20	
E2.01	FLOOR PLAN -MEZZANINE- POWER & FIRE ALARM		08.07.20	09.04.20				
E3.00	FLOOR PLAN- FIRST LEVEL- LIGHTING		08.07.20	09.04.20				
E3.01	FLOOR PLAN- MEZZANINE- LIGHTING		08.07.20	09.04.20				
E4.00	FLOOR PLAN-FIRST LEVEL -FIRE ALARM		08.07.20	09.04.20				
E5.00	ONE LINE DIAGRAM - ELECTRICAL		08.07.20	09.04.20				
E6.00	SCHEDULES- ELECTRICAL		08.07.20	09.04.20				
E6.01	SCHEDULES- ELECTRICAL		08.07.20	09.04.20				
E6.02	SCHEDULES- ELECTRICAL			09.04.20				
E6.03	DETAILS- ELECTRICAL			09.04.20				
TECHNOLOGY								
T0.00	TECHNOLOGY SYMBOLS, NOTES & INDEX OF DRAWINGS		08.10.20	09.04.20				
T0.01	AUDIOVISUAL SYMBOL & NOTES		08.10.20	09.04.20				
T1.00	SITE PLAN TECHNOLOGY		08.10.20	09.04.20				
T2.00	FLOOR PLAN IT AND SECURITY		08.10.20	09.04.20				
T2.01	FLOOR PLAN MEZZANINE TECHNOLOGY		08.10.20	09.04.20				
T2.10	FLOOR PLAN AUDIOVISUAL		08.10.20	09.04.20				
T3.00	REFLECTED CEILING PLAN AUDIOVISUAL		08.10.20	09.04.20				
T3.01	REFLECTED CEILING PLAN- MEZZANINE- AUDIOVISUAL		08.10.20	09.04.20				
T4.01	TELECOM EQUIPMENT ROOM DETAILS		08.10.20	09.04.20				
T4.02	TELECOM EQUIPMENT ROOM DETAILS		08.10.20	09.04.20				
T5.01	AUDIOVISUAL GROUNDING SCHEMATIC		08.10.20	09.04.20				
T5.02	AUDIOVISUAL GENERAL RACK & ELECTRICAL CONFIGURATION DETAIL		08.10.20	09.04.20				
T5.03	SECTION AUDIOVISUAL		08.10.20	09.04.20				
T5.04	AUDIOVISUAL DETAILS		08.10.20	09.04.20				
T5.05	AUDIOVISUAL DETAILS		08.10.20	09.04.20				
T5.06	AUDIOVISUAL DETAILS		08.10.20	09.04.20				
T5.07	AUDIOVISUAL ROOM MATRIX		08.10.20					

DOCUMENT LOG								
Project:	McKinney Fire Station #11		GMP DRAWINGS 95% SET	GMP DRAWINGS 100% SET PERMIT SET	ADDENDUM #1 09.29.20	ADDENDUM #1 REV#2 SPECIFICATIONS ONLY REVISIONS	ADDENDUM #2	ADDENDUM GEOTECHNICAL REPORT
Owner:	CITY OF MCKINNEY							
Contractor:	Crossland Construction							
Architect:	CONDUIT ARCHITECTURE + DESIGN							
DATE:	10.09.30							
Sheet No.	Sheet Title	Date Issued	08.10.2020	09.04.20	09.29.20	09.30.20		
T6.01	SECURITY DETAILS		08.10.20	09.04.20				
T6.02	SECURITY DETAILS		08.10.20	09.04.20				

Appendix – Site Logistics Plan



Dumpster

Metal Containers for Sub Storage

Job Trailer 40x12

Temp Construction Entrance

Job Site Sign

CITY OF MCKINNEY STANDARD NOTES:

Mechanical and Heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

The Sanitation Container Screening Walls will be Brick Masonry, Stone Masonry, or Other Architectural Masonry Finish, including a Metal Gate, Primed and Painted, And The Sanitation Container Screening Walls, Gate, and Pad Site will be Constructed in Accordance With the City Of McKinney Design Specifications. The Sanitation Screening Walls will be a Minimum of 7' in Height.



BENCHMARK:
City of McKinney Monument No. 38 located at Hardin & McKinney Ranch Road on the median at the southwest end of curb CAP on curb. Elevation = 705.42
"X" out on Northwest corner of inlet located on the west side of Meyer Way north of Van Tull Parkway. Elevation = 709.72 #557

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
1701 W. Virginia Street
972.562.4499
McKinney, Texas 75069
Tampa FL, Firm No. F-995

Drawn By: C.E.G.L. Checked By: C.E.G.L. Scale: 1"=30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CASEY R. McBROOM, P.E. NO. 110104 ON 09/04/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DIMENSION CONTROL PLAN

MCKINNEY FIRE STATION #11

CONDUIT ARCHITECTURE + DESIGN, LLC
CITY OF MCKINNEY, TEXAS

Sheet No. **C2-1**

Project No. 19131

MCKINNEY FIRE STATION #11

Appendix – Schedule

The subsequent pages contain the detailed project schedule.

Line	Name	Duration	Start	Finish	2020												2021												2022					
					October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May										
	MAJOR MILESTONES	296d	9/25/2020	11/23/2021	MAJOR MILESTONES																													
2	Signed GMP Amendment	11d	9/25/2020	10/9/2020	Signed GMP Amendment																													
3	NTP	1d	10/30/2020	10/30/2020	NTP																													
4	Building Slab	1d	3/12/2021	3/12/2021	Building Slab																													
5	Building Dry in	1d	8/20/2021	8/20/2021	Building Dry in																													
6	Condition Space	1d	8/13/2021	8/13/2021	Condition Space																													
7	Permanent Power	1d	8/13/2021	8/13/2021	Permanent Power																													
8	CO	1d	11/23/2021	11/23/2021	CO																													
9	Substantial Completion	1d	11/17/2021	11/17/2021	Substantial Completion																													
10	Final Completion	1d	11/23/2021	11/23/2021	Final Completion																													
	PRECONSTRUCTION	71d	9/25/2020	1/7/2021	PRECONSTRUCTION																													
	PERMITTING & APPROVALS	25d	9/25/2020	10/30/2020	PERMITTING & APPROVALS																													
13	CIVIL PERMIT SUBMITTED	1d	9/25/2020	9/25/2020	CIVIL PERMIT SUBMITTED																													
14	CIVIL PERMIT APPROVED	25d	9/25/2020	10/29/2020	CIVIL PERMIT APPROVED																													
15	BUILDING PERMIT SUBMITTED	7d	9/25/2020	10/5/2020	BUILDING PERMIT SUBMITTED																													
16	BUILDING PERMIT REVIEW	15d	10/6/2020	10/26/2020	BUILDING PERMIT REVIEW																													
17	BUILDING PERMIT APPROVED		10/30/2020	10/30/2020	BUILDING PERMIT APPROVED																													
	BIDDING & AWARD	71d	9/25/2020	1/7/2021	BIDDING & AWARD																													
19	LONG LEAD ITEMS BUILDING SUBS NEGOTIATION	5d	10/12/2020	10/16/2020	LONG LEAD ITEMS BUILDING SUBS NEGOTIATION																													
20	CIVIL SUBS NEGOTIATION	5d	9/25/2020	10/1/2020	CIVIL SUBS NEGOTIATION																													
21	CIVIL SUBS AWARD	5d	10/12/2020	10/16/2020	CIVIL SUBS AWARD																													
22	FRANCHISE UTILITIES (POWER,GAS)	60d	10/12/2020	1/7/2021	FRANCHISE UTILITIES (POWER,GAS)																													
23	GAS DESIGN FINALIZE	45d	10/12/2020	12/15/2020	GAS DESIGN FINALIZE																													
24	LONG LEAD BUILDING ITEMS AWARDED	5d	10/19/2020	10/23/2020	LONG LEAD BUILDING ITEMS AWARDED																													
	KEY CONTRACTS AWARDED	10d	10/19/2020	10/30/2020	BIDDING																													
26	Earthwork	1d	10/19/2020	10/19/2020	Earthwork																													
27	Pier Drilling	1d	10/19/2020	10/19/2020	Pier Drilling																													
28	Utilities	1d	10/19/2020	10/19/2020	Utilities																													
29	Underground Plumbing	1d	10/19/2020	10/19/2020	Underground Plumbing																													
30	Underground Electrical	1d	10/19/2020	10/19/2020	Underground Electrical																													
31	Concrete	1d	10/19/2020	10/19/2020	Concrete																													
32	Steel	1d	10/19/2020	10/19/2020	Steel																													
33	Doors & Hardware	1d	10/30/2020	10/30/2020	Doors & Hardware																													
34	Fire Sprinkler	1d	10/30/2020	10/30/2020	Fire Sprinkler																													



GMP McKinney Fire Station #11 Schedule

Job #: Job Number

Start Date: 9/25/2020
Finish Date: 12/1/2021

Print Date: 9/25/2020 10:41:07 AM
Update as of: 9/25/2020

View: Bar Chart View

Filter: None

Line	Name	Duration	Start	Finish	2020																												2021												2022				
					October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May													
	SUBMITTALS/PROCUREMENT	15d	10/30/2020	11/19/2020	+																												+																
	CONSTRUCTION	291d	9/25/2020	11/16/2021	+																												+																
	EARTHWORK/UTILITIES	94d	11/6/2020	3/23/2021	+																												+																
38	MOBILIZATION/ SET TRAILER/ EROSION CONTROL	1d	11/6/2020	11/6/2020	+																												+																
39	CLEAR & GRUB	2d	11/6/2020	11/9/2020	+																												+																
40	GROUND BREAKING	1d	11/12/2020	11/12/2020	+																												+																
41	TEMP TRAILER POWER	1d	11/13/2020	11/13/2020	+																												+																
42	MASS GRADE SITE	8d	11/16/2020	11/25/2020	+																												+																
43	MOISTURE CONDITION AND SELECT AT BUILDING PAD	10d	11/30/2020	12/11/2020	+																												+																
44	SITE UTILITIES "STORM"	10d	11/30/2020	12/11/2020	+																												+																
45	SITE UTILITIES "SANITARY"	4d	12/14/2020	12/17/2020	+																												+																
46	SITE UTILITIES "WATER" FIRE LINE INSTALL	8d	12/21/2020	12/31/2020	+																												+																
47	GAS INSTALLATION	10d	1/8/2021	1/21/2021	+																												+																
48	PAVEMENT SLEEVES	2d	1/22/2021	1/25/2021	+																												+																
49	LIME STABILIZATION	10d	1/26/2021	2/8/2021	+																												+																
50	FRANCHISE ELECTRICAL	5d	1/8/2021	1/14/2021	+																												+																
51	TRANSFORMER SET	3d	3/19/2021	3/23/2021	+																												+																
	FOUNDATION/STRUCTURE	181d	12/14/2020	8/30/2021	+																												+																
53	DRILL/PREP POUR PIERS	15d	12/14/2020	1/5/2021	+																												+																
54	FORM/PREP POUR GRADE BEAMS, PITS, PIER CAPS	20d	1/15/2021	2/11/2021	+																												+																
55	MEP UNDERSLAB ROUGH	10d	1/15/2021	1/28/2021	+																												+																
56	FORM PREP POUR SLAB	10d	2/15/2021	2/26/2021	+																												+																
57	CURE TIME FOR SLAB	7d	3/1/2021	3/9/2021	+																												+																
58	STRIPE TO GO VERTICAL	1d	3/10/2021	3/10/2021	+																												+																
59	INSTALL STRUCTURAL STEEL FRAMING	25d	3/9/2021	4/12/2021	+																												+																
60	EXTERIOR COLD METAL FRAMING	20d	3/10/2021	4/6/2021	+																												+																
61	EXTERIOR SHEATHING	15d	4/13/2021	5/3/2021	+																												+																
62	CMU AT APPARATUS BAY	25d	3/19/2021	4/22/2021	+																												+																
63	INSTALL JOIST AND DECKING	15d	5/4/2021	5/24/2021	+																												+																
64	WATERPROOFING	12d	5/4/2021	5/19/2021	+																												+																
65	MASONRY BRICK & STONE	40d	5/20/2021	7/16/2021	+																												+																
66	INSTALL ROOFING	20d	7/12/2021	8/6/2021	+																												+																
67	INSTALL METAL SIDING	15d	7/2/2021	7/23/2021	+																												+																
68	INSTALL STOREFRONT & GLASS	10d	7/26/2021	8/6/2021	+																												+																



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View: Bar Chart View

Filter: None

