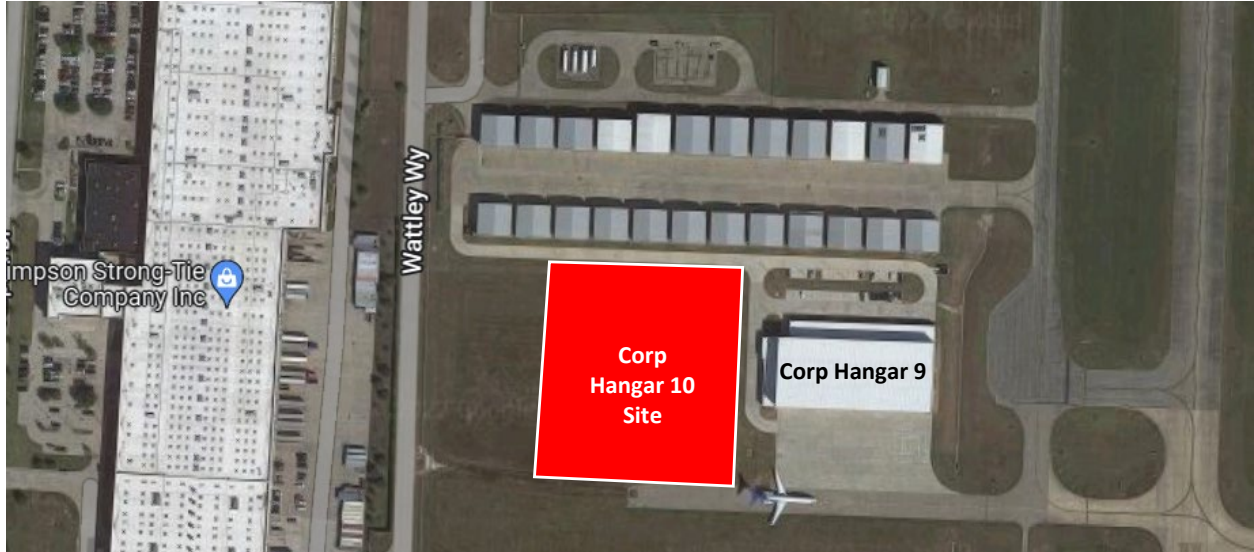


EXHIBIT A

SITE DESCRIPTION

HANGAR 10 SITE:

Corporate Hangar 10 is to be located on an approximate 4-acre site at TKI situated between the existing Corporate Hangar 9 to the east and Wattley Way to the west as depicted in the below illustration.



FIS SITE:

The Federal Inspection Stations (FIS) facility is to be located on an approximate 2.5-acre site at TKI as depicted in the below illustration.



EXHIBIT B

PROJECT DESCRIPTION (The Projects)

DEVELOPER to Design / Build / Finance (the “D/B/F”) for expanding the general aviation facilities at the airport to include one or more additional corporate aircraft hangars and a general aviation Federal Inspection Stations (FIS) facility for international arrivals requiring U.S. Customs services.

Initially there are two projects:

- The first project is an approximate 40,000 square foot (SF) aircraft storage hangar called Corporate Hangar 10 to be located on an approximate 4-acre site. This hangar will be very similar in size and layout to a previously constructed hangar called Corporate Hangar 9.
- The second project is an approximate 3,500 SF Federal Inspection Stations facility to be located on an approximate 2.5-acre site.

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

NEW HANGAR AND FIS BUILDINGS

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

EXHIBIT D
SCOPE – PHASE 1 SERVICES
MULTIPLE FACILITIES AT THE MCKINNEY NATIONAL AIRPORT
CITY OF MCKINNEY, TX

**PHASE 1: Due Diligence, Program Validation, Schematic Design, and
Design Development to Eighty Percent (80%) Design**

For purposes of this Exhibit D the capitalized terms contained herein shall have the meanings set forth in the Agreement.

- 1. General PROJECT Responsibilities of the DEVELOPER Throughout all Phases**
 - a. The intent is that completion of the PHASE 1 SERVICES will culminate in the development of a Guaranteed Maximum Price (“GMP”) for inclusion in the Development Agreement for the construction of the PROJECT, which also includes further financing and design to complete the PROJECT.
 - b. DEVELOPER shall furnish, or cause to be furnished, all professional services, equipment, facilities, materials and labor necessary to perform in a complete, skillful and professional manner the PHASE 1 SERVICES within the time periods set forth in the Schedule attached to the AGREEMENT as Exhibit C and incorporated herein by this reference, as it may be adjusted pursuant to the AGREEMENT.
 - c. DEVELOPER, working in close cooperation with the OWNER, shall provide PROJECT leadership, management, direction, and general administration of the entire PROJECT team for the duration of the PROJECT. DEVELOPER shall work with the OWNER to define project goals and shall be responsible to assure team alignment with OWNER’s PROJECT goals at all times.
 - d. Provide consultation and assistance to the OWNER concerning all matters with respect to the PHASE 1 SERVICES and the development of the GMP for the PROJECT.
 - e. Coordinate as necessary with the Federal Aviation Administration (“FAA”) and the OWNER and participate in any meetings necessary with the FAA.
 - f. Participate in periodic meetings with senior staff, elected officials, and community representatives as needed or requested to present periodic PROJECT updates and assist in securing required approvals.
 - g. Understand and implement the OWNER’s PROJECT objectives and act in OWNER’s best interest at all times.
 - h. Function as liaison and coordinate with OWNER’s staff as needed or requested by OWNER.
 - i. Chair and document all team meetings.
 - j. Retain the entire architect/engineering (“A-E”) project and consulting team and manage and administer their contracts throughout the performance of the PHASE 1 SERVICES and the development of the GMP.
 - k. Retain its Construction Manager at Risk and manage and administer the Agreement throughout the PHASE 1 SERVICES.
 - l. Create and regularly update the Master Project Development Schedule to identify and manage all phases of the PROJECT including Pre-Development,

Preconstruction, Design, Permitting, Construction, Commissioning, Occupancy, Facility Training, and Close-Out.

- m. Create and regularly update the comprehensive PROJECT Development Budget to include all aspects of total PROJECT costs including design, construction, geotechnical, environmental, testing and inspections, furnishings, utility connections, administration, commissioning to verify the completed PROJECT operates as a fully functional system per the Owner's Project Requirements, and other related costs.

Phase 1A - Due Diligence, Program Validation

Scope of Services

2. Retain and manage the activities and services of all consultants necessary to provide PHASE 1 SERVICES and the development of the GMP including, but not limited to, completing the following areas of work:

- a. Initial project team meetings
- b. Program validation
- c. Surveying and preparation of base map
- d. Preparation of utility easements
- e. Geotechnical investigation and report
- f. Environmental engineering services
- g. Civil Engineering
- h. Utility company coordination
- i. Design Review presentation with related documents
- j. Phase 1 Environmental Site Assessment
- k. Conceptual level building design
- l. Program level Project cost estimate for OWNER approval
- m. Early procurement of design services, only, for pre-engineered metal building

Phase 1-B: Schematic Design and Design Development to 80% Design, Guaranteed Maximum Price (GMP)

Scope of Services

3. Schematic Design Phase

- a. Perform Constructability Reviews and Value Engineering.
- b. Provide two design progress presentations to the City Council or its designated representatives as requested by OWNER.
- c. Perform agency consulting, review, and approval services after first consulting with OWNER and timely affording OWNER the right and ability to fully participate in such services including: Agency consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials, and to the extent approved in advance by OWNER making appearances on the OWNER's behalf at agency meetings. In addition to OWNER the agencies referenced above include, but are not limited to, the Federal Aviation Administration (FAA), Texas Department of Transportation (TxDOT), Transportation Security Administration (TSA), and US Customs and Border Protection (CBP).
- d. Perform and provide Geotechnical investigation and reports.
- e. Perform potholing and survey of existing underground utilities, if warranted.

- f. Prepare and submit a needs assessment and program, pre-design services, basis of design through which a range of alternative design concepts are explored by the DEVELOPER and the DEVELOPER's ARCHITECT with the OWNER to define the conceptual design and character of the completed PROJECT and the PROJECT is described three-dimensionally culminating in the PROJECT Schematic Design Documents for the OWNER's review and approval. Related services and tasks will include:
 - i. Architectural/Engineering schematic design services responding to program requirements and consisting of preparation of:
 - 1. Discussions, problem-solving, examples, and drawings.
 - 2. Building Shell and Core design.
 - 3. Site, floor and roof plans.
 - 4. Preliminary sections and elevations.
 - 5. Preliminary selection of building systems and materials including outline specifications.
 - 6. Perspective sketches.
 - ii. Electrical Engineering Services consisting of consideration of alternate systems, recommendations regarding basic electrical materials, systems and equipment, analyses, and development of schematic design solutions for:
 - 1. Power service and distribution.
 - 2. Lighting Design.
 - 3. Special electrical systems.
 - 4. General space requirements.
 - 5. Fire detection and alarm requirements.
 - 6. Security requirements.
 - 7. Communication requirements for telephone and data communications with wired and wireless connectivity.
 - 8. Emergency power system requirements.
 - iii. Mechanical and Plumbing Engineering Services consisting of consideration of alternate materials, systems and equipment, and development of schematic design solutions for:
 - 1. Heating, ventilating and air conditioning.
 - 2. Plumbing.
 - 3. Fire protection.
 - 4. Special mechanical systems.
 - 5. General space requirements.
 - iv. Structural Engineering Services consisting of recommendations regarding basic structural materials and systems, analyses and development of schematic design solutions for:
 - 1. A structural system to be fabricated.
 - 2. Preliminary foundation plan.
 - 3. Preliminary sketches and descriptions of structural work.
 - v. Civil Engineering Services consisting of development of schematic design solutions for site components. Schematic design solutions will be developed for the following:
 - 1. On-site utility location exhibit.
 - 2. Fire department access
 - 3. Drainage systems plan.
 - 4. Schematic Grading Plan.

5. Storm water management requirements.
6. Paving for parking, taxiways and aprons.
- vi. Landscape Architecture services consisting of evaluating alternate materials, systems, equipment and development of schematic design solutions for the following:
 1. Hardscape areas and materials.
 2. Plant palette and tree forms.
 3. Planting Plan.
- vii. Design of automated access control and video surveillance systems that:
 1. Are compatible with and integrate seamlessly into OWNER's existing systems.
 2. Comply with OWNER's existing hardware, facilities standards, IT standards and all requirements of the FAA.
- viii. Utilities coordination.
- ix. Interior Architecture. Interior Architecture includes:
 1. Initial meeting with OWNER to establish the goals and objectives for the PROJECT. The meeting will be followed up by departmental program interviews in order to obtain and define the OWNER's program requirements.
 2. Program validation services, which will include:
 - a. Lead the initial meeting with the OWNER's Project Manager to confirm and validate the OWNER'S PROJECT objectives and validate program requirements including:
 - i. PROJECT budget impacts for interior finish-out, furniture, fixtures, cabling, equipment, etc.
 - ii. Support areas and amenities.
 - iii. Summarize programmatic requirements into a final report and Basis of Design (the "Space Program Document") to be provided for the OWNER's consideration and possible approval.
 3. Preliminary "Test Fits:" Upon the OWNER's approval of the Space Program Document, prepare a Preliminary Test Fit Plans and Interiors Schematic Design for OWNER review and approval. Services and tasks will include:
 - a. Prepare a Preliminary Test Fit Plan in accordance with the approved Space Program Document and the OWNER's interior adjacency requirements for each building:
 - b. Based upon space studies of maximum efficiency bay depths, mullion and columns spacing.
 4. Revisions include: Revisions to the Test Fit Plans as needed to obtain OWNER's approval.
 5. Preliminary Space Plans: Upon the OWNER's approval of the Test Fit Plan Options, develop Preliminary Space Plans for the OWNER's review and possible approval. Services and tasks will include the following for each building:

- a. Develop Preliminary Space Plans, with conceptual furniture and equipment layouts, for the OWNER's review and approval.
 - b. Include functional layouts for all Specialty Areas and Support Spaces.
 - c. Distribute Preliminary Space Plans to the OWNER for review. Conduct two (2) review meetings with the OWNER to secure comments and approval of the Preliminary Space Plans.
6. Preliminary space Plan Revisions include revisions to the Preliminary Space Plans as necessary to obtain OWNER's review and possible approval.
7. Interiors Schematic Design: Upon the OWNER's approval of the Preliminary Space Plans, develop Interiors Schematic Design Documents for the OWNER's review and possible approval. Services and tasks will include the following for each interior building location:
 - a. Obtain completed Equipment Survey Forms from the OWNER, keyed to the approved Space Plan, and clarify any outstanding information.
 - b. Identify preliminary materials and finishes to confirm quality level for OWNER review and possible approval, based upon PROJECT budget, goals and objectives. Materials will be presented in a loose format. Three (3) preliminary material palettes will be prepared.
 - c. Prepare preliminary Outline Specifications of improvements including but not limited to; ceiling treatments, flooring treatments and materials, wall types, door and hardware types, interior glazing, millwork and casework, lighting fixtures, FF&E, interior signage and graphics, AV criteria, acoustical criteria, etc.
8. Provide one Interiors Schematic Design Presentation with the OWNER, to obtain comments and possibly secure approval or further direction.
9. Finalize the Interiors Schematic Design Documents to include OWNER's comments.
10. Interiors Schematic Design Revisions include such revisions as may be necessary to obtain approval of the Schematic Design Documents.
- g. Examine the PROJECT site and surrounding areas to become familiar and ascertain potential issues that may be reasonably determined by a visual inspection that will need to be addressed in the design.
- h. Prepare and issue a preliminary site logistics plan illustrating construction project ingress and egress, staging, haul routes, management office location, etc.
- i. Prepare an estimate of PROJECT construction costs based on the Schematic Design Documents. Prepare estimates of all major portions of the work, and obtain preliminary estimates from key trade subcontractors,

analyze the differences, and make appropriate adjustments before finalizing the estimate.

- j. Provide a Value Analysis report based on the issued Schematic Design Documents. Include suggestions for alternative building systems where appropriate. Alternatives to include opinions regarding impact on PROJECT cost, schedule, quality, and operability.
- k. Develop a summary level preliminary construction schedule to complement the Schematic Level construction estimate.
- l. Deliverables at completion of Schematic Design phase
 - i. One approved Schematic Design documents package including:
 - 1. Approved Space Program and Executive Summary Visioning Document.
 - 2. One set of approved Preliminary Interior Test Fit Plans.
 - 3. One set of approved Space Plans.
 - 4. One set of approved Site Plan, various discipline plans and outline specifications.
 - ii. Preliminary site logistics plan.
 - iii. Summary level construction schedule.
 - iv. Project Master Development GMP
 - v. Project Master Development Schedule.

4. Design Development Phase

- a. Perform Constructability Reviews and Value Engineering.
- b. Provide two (2) design progress presentations to the City Council or its designated representatives as requested by OWNER.
- c. Perform agency consulting, review, and approval services after first consulting with OWNER and timely affording OWNER the right and ability to fully participate in such services including: Agency consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials, and to the extent approved in advance by OWNER making appearances on the OWNER's behalf at agency meetings. In addition to OWNER the agencies referenced above include, but are not limited to, the Federal Aviation Administration (FAA), Texas Department of Transportation (TxDOT), Transportation Security Administration (TSA), and US Customs and Border Protection (CBP).
- d. Provide Architectural/Engineering services consisting of continued development and expansion of Schematic Design Documents to establish the final scope, relationships, forms, size and appearance of the PROJECT through:
 - i. Plans, sections and exterior elevations.
 - ii. Typical construction details.
 - iii. Final materials selections.
 - iv. Equipment layouts.
 - v. Draft Specifications.
 - vi. Interior Design Services to establish the following components:
 - 1. Interior construction of the PROJECT.
 - 2. Special interior design features.
 - vii. Electrical Engineering Services consisting of continued development and expansion of the Electrical Schematic Design Documents and development of Draft Specifications and materials list to establish:
 - 1. Criteria for exterior and interior lighting and electrical systems for Architectural components.

2. Approximate sizes and capacities of major components, and basic equipment information.
 3. Provide preliminary analysis of the building design for compliance with any applicable energy conservation standards.
 4. Provide draft specifications and keynotes in Engineer's standard format and level of detail.
 5. Provide preliminary power, equipment and lighting layouts.
 6. Required space for equipment.
 7. The lighting and electrical equipment to be acquired.
- viii. Mechanical and Plumbing Engineering Services consisting of continued development and expansion of Schematic Design Documents and development of Draft Specifications and materials lists to establish:
1. Approximate sizes and capacities of major components and basic equipment information.
 2. Provide draft specifications and keynotes in Engineer's standard format and level of detail.
 3. Provide preliminary equipment, ductwork, piping and fixtures layouts.
 4. Required space for equipment.
 5. Acoustical and vibration control requirements.
 6. Visual impacts.
 7. Energy conservation measures.
 8. The mechanical and plumbing related equipment to be acquired.
- ix. Structural Engineering Services consisting of continued development and expansion of the basic structural system and specific OWNER requirements and Schematic Design Documents in sufficient details to establish draft specifications for:
1. Final structural design criteria.
 2. Foundation and framing sizes.
 3. Lateral load resisting system.
 4. Critical coordination clearances.
 5. Draft Specifications and materials lists.
- x. Civil Engineering Services consisting of utility layout and storm water management concepts together with paving, grading, water utility and sanitary sewer plans. Continued development and expansion of Schematic Design Documents and development of draft specifications and materials lists to establish the final scope and details for the specified areas.
- xi. Landscape Architecture Services consisting of the continued development and expansion of Landscape Design Documents and development of materials lists to establish final scope and details for landscape work, through the preparation of the following exhibits:
1. Hardscape Plan.
 2. Planting Plan.
 3. Typical Construction Details.
- xii. Design of automated access control and video surveillance systems that are compatible with and integrate seamlessly into OWNER's existing systems and meet all of OWNER's existing hardware, facilities and IT standards and all requirements of the FAA.

- xiii. Design of AV systems that are compatible with and integrate seamlessly into OWNER's existing systems and meet all of OWNER's existing hardware, facilities and IT standards.
 - xiv. Other utilities coordination.
 - xv. Draft Specifications.
 - xvi. Provide two (2) Design Development Presentations including final materials, finishes, sketches, elevations and plans for all disciplines, and all aspects of the PROJECT to the City Council or its designated representatives as requested by OWNER.
 - xvii. Upon approval of the Design Development Documents prepare two sets of color, material and design presentation boards for the OWNER's use.
 - xviii. Provide such revisions as may be necessary to obtain OWNER's approval of the Design Development Documents.
- e. Interiors Design Development: Prepare Interiors Design Development Documents for the OWNER's review and possible approval based on the approved Interiors Schematic Design documents and Preliminary Construction Cost Estimate. The documentation will define the final intent of the design and will illustrate all essential interior components.
- i. Develop interior Architectural elements, components and spaces including but not limited to; lighting concepts, ceiling and wall treatments.
 - ii. Develop three (3) final color palettes for all materials, finishes and fixtures based upon the approved material palette developed in the prior phase of work.
 - iii. Provide partial reflected ceiling plans of key design features, and elevations of key Architectural elements.
 - iv. Further develop floor and finish plans to incorporate all design elements.
 - v. Provide two Interiors Design Development Presentations including final materials, finishes, sketches, elevations and plans to the City Council or its designated representatives as requested by OWNER.
 - vi. Finalize the Interiors Design Development Documents, keynoting and outlining the following information:
 - 1. Wall types, doors, and glazing.
 - 2. Sound insulation requirements.
 - 3. Telephone, data and electrical requirements.
 - 4. Special lighting and HVAC requirements.
 - 5. Special ceiling, wall and floor treatments.
 - 6. AV requirements.
 - 7. Acoustical requirements.
 - 8. Finishes and materials.
 - 9. Keynotes to describe key design features.
 - 10. Keynoted outline sheet specifications.
 - 11. Obtain the OWNER's approval.
 - 12. Two (2) Interiors Design Presentations to the OWNER as requested by OWNER.
- f. Based on the OWNER's approval of the Schematic Design Documents, and on the OWNER's authorization of any adjustments in the PROJECT requirements, schedule, and the budget for the cost of the work, as well as the OWNER's direction and approval regarding the various component areas set forth in subparagraphs d and e of this Paragraph 4 and all other components necessary to provide Project 1 and Project 2 full and complete in all regards, DEVELOPER

- shall prepare a separate set of Design Development Documents for both Project 1 and Project 2 for the OWNER's consideration and possible approval.
- g. Prepare and issue a detailed site logistics plan illustrating construction project ingress and egress, staging, haul routes, management office location, etc.
 - i. Provide a Value Analysis report based on the issued Design Development Documents. Include suggestions for alternative building systems where appropriate. Alternatives to include opinions regarding impact on PROJECT cost, schedule, quality, and operability.
 - ii. Prepare the GMP based on the completed Design Development documents in accordance with Sections 2.8 through 2.11.6 of the Agreement.
 - iii. Develop a detailed construction schedule to complement the GMP.
 - h. Deliverables at completion of Design Development phase
 - i. One Design Development Documents package for Project 1 including:
 - 1. One Design Development Document set for the building and all appurtenances thereto.
 - 2. One Interiors Design Development Document set.
 - 3. Detailed site logistics plan.
 - 4. Detailed construction schedule.
 - 5. Value Analysis report.
 - 6. Updated Master Development Schedule.
 - 7. Updated Master Development Budget.
 - ii. One approved Design Development Documents package for Project 2 including:
 - 1. One Design Development Document set for the building and all appurtenances thereto
 - 2. One Interiors Design Development Document set.
 - 3. Detailed site logistics plan.
 - 4. Detailed construction schedule.
 - 5. Value Analysis report.
 - 6. Updated Master Development Schedule.
 - 7. Updated Master Development Budget.

5. Development of Overall PROJECT Guaranteed Maximum Price (GMP)

DEVELOPER will assemble the documentation listed and organize such documents as necessary to serve as Exhibits to the Development Agreement for the PHASE 2 component of the PROJECT. DEVELOPER, in cooperation with OWNER will negotiate the terms of the Development Agreement for development, financing, design, and construction of the PROJECT. The Development Agreement will include a detailed plan for procurement of all construction services in accordance with OWNER's standards and procedures and applicable local, state, and federal laws and requirements.

6. OWNER Responsibilities

- a. OWNER's general requirements for the PROJECT are generally set forth in the OWNER's Request for Proposals together with Addendum No. 1 thereto, and the OWNER's Aerials, Site Plans and Floor Plans. OWNER will provide DEVELOPER such additional requirements, if any, for the PROJECT in a timely manner. In addition, OWNER will cooperate with DEVELOPER

to provide to DEVELOPER such other information as DEVELOPER may request and that is then in OWNER's possession.

- b. Reviews
 - i. The OWNER or their designated representative shall review or cause to be reviewed on behalf of OWNER all reports, plans, and recommendations produced by DEVELOPER, and render, in accordance with the PROJECT Schedule, all decisions timely requested by DEVELOPER, which may be necessary to perform the PROJECT Work in accordance with the PROJECT Schedule provided the DEVELOPER's request is made in a timely manner and the Agreement does not grant OWNER a longer time period for response in either of which events OWNER shall respond as timely as is reasonably possible under the conditions and within the time period allowed by the Agreement.
 - ii. All decisions and communications by and between the Parties shall be handled in accordance with Section 3.1 of the Agreement.

7. Exclusions and Qualifications

- a. Phase 2 Environmental Assessment is excluded.
- b. Design or mock-ups of furniture, fixtures and/or construction items.
- c. Additional services of professional Consultants including, but not limited to, the following that may be required for this PROJECT:
 - 1. Traffic/Parking.
 - 2. Transportation.
 - 3. Invasive (e.g. Quality Level A SUE) or unforeseen field verification of existing construction conditions where no as-built drawings/documentation exist, or they are not accurate. (Quality Level B SUE is assumed to be adequate for the SITE and is included in the Phase 1 Services.)
 - 4. Assistance to the OWNER in obtaining record drawings for the property.
 - 5. Special Studies services consisting of investigation, research and analysis of the OWNER's special requirements for the PROJECT and documentation of findings, conclusions and recommendations for future facilities, systems and equipment which are not intended to be constructed as part of the PROJECT during the Construction Phase. Notwithstanding the foregoing, DEVELOPER shall not charge OWNER for any Special Studies regarding areas in which DEVELOPER has represented it possesses special knowledge, understanding and experience by way of example and not limitation any work associated with the general aviation Federal Inspection Stations (FIS) facility for international arrivals requiring U.S. Customs services identified as Project 2.
 - 6. Energy Studies services consisting of analyses of mechanical systems, fuel costs, on-site energy generation and energy conservation options for the OWNER's consideration. Notwithstanding the foregoing, DEVELOPER shall not charge OWNER for any Energy Studies services required to be performed to assure compliance with any one or more of the applicable Editions of the *International Codes* or *National*

Electrical Code adopted by the City of McKinney, Texas, as amended.

**PREDEVELOPMENT AGREEMENT - MASTER BUDGET
HANGAR AND FIS AT THE MCKINNEY NATIONAL AIRPORT
PREDEVELOPMENT SERVICES
Date: 1/11/2023**

EXHIBIT E

Gross SF Hangar
Gross SF Customs

39,956
3,555

	COMPONENT	PHASE 1 PRE- DEVELOPMENT thru DD and GMP	
1	A/E SERVICES		
	AE Design Fee (80% Design)	\$ 927,722	Includes 80% design - A&E and civil engineering by Garver, plus LS design
	Renderings	\$ 15,000	Optional Owner Allowance
	Landscape design	\$ -	Included in AE design fee
	Civil Engineering	\$ -	Garver, included in AE 80% design fee
	Reimbursables	\$ 47,136	
2	MISC CONSULTANTS		
	Commissioning, Enhanced Commissioning, and MEP peer review	\$ 13,916	Based on percentage of AE Fee
	Security systems design (CCTV, access control, intrusion)	\$ 50,000	Consultant TBD
	Roofing and waterproofing peer review	\$ 4,639	Based on percentage of AE Fee
	Dry utility coordination (telco, cable, ISP)		Garver, included in AE basic fee
	Traffic Engineer		Excluded
	ADA peer review		Included in AE basic fee
	Misc added scope to be determined	\$ 46,386	Allowance
	Environmental services	\$ 35,400	Garver price for both sites, to be updated per new code requirements
	Specialty systems design fees	\$ -	Excluded
	Phase 1 ESA	\$ 4,000	
	Survey	\$ 44,400	Garver price for both sites to do topo and base map
	Mapping	\$ 39,000	Garver create ALTA legal leasehold descriptions as needed for financing for both parcels
3	GEOTECHNICAL SERVICES		
	Design Fee for field investigation and report, completion of CD's, final reports	\$ 40,000	Not to exceed price for both sites.
4	CONSTRUCTION SERVICES		
	Predevelopment Costs (Precon & PEMB to 80% Design, Design Build MEP)	\$ 744,864	Phase 1 PDA Costs - 80% design
5	COUNTY, CITY, AND AGENCY FEES		
	Development Impact Fees	\$ -	NIC - City to waive fees
	Water Impact Fee	\$ -	NIC - City to waive fees
	Wastewater Impact Fee	\$ -	NIC - City to waive fees
	Building Dept plan check and permit	\$ -	NIC - City to waive fees
	Public works fees	\$ -	NIC - City to waive fees
6	DEVELOPMENT MANAGEMENT		
	Legal	\$ 125,000	Allowance
	Reimbursables	\$ 25,000	Allowance
	Developer's Fixed Overhead	\$ 264,670	
	Developer Contingency	\$ 218,442	
	Developer's Fixed Fee	\$ 450,044	
	Insurance	\$ 30,956	
	SUBTOTALS	\$ 3,126,574	
	Interest - Not-to-Exceed (@ 7.25% annual)	\$ 132,192	Assumes project financing is completed in accordance with Schedule Exhibit C
	TOTAL: NOT-TO-EXCEED	\$ 3,258,766	

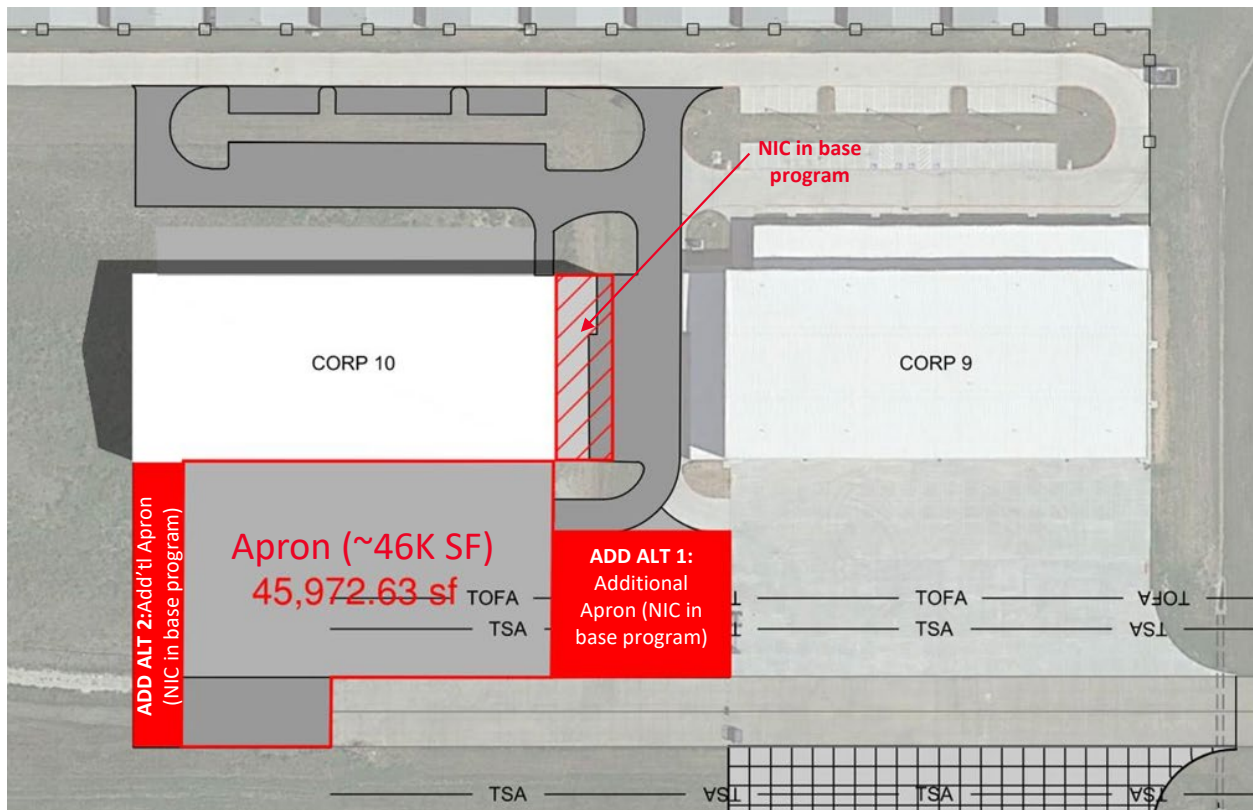
EXHIBIT F

PRELIMINARY BUILDING PROGRAM

Project 1 – Corporate Hangar 10

Preliminary Building Program for Corporate Hangar 10

The corporate hangar facility is proposed to consist of a building approximately 40,000 SF, with associated vehicle parking, aircraft apron and the like as depicted on the below illustrative concept plan.



The building layout is proposed to include the following uses of space. Square footages listed are approximate:

- 1) Hangar floor measuring approximately 300' X 135'
- 2) Approximately 46,000 SF of aircraft apron
- 3) Vehicle parking lot with approximately 45 parking spaces
- 4) Extension of Taxi lane B5 (approximately 6,000 SF of pavement)
- 5) Two Rollup garage doors accessing the hangar floor from the northside
- 6) Lav dump station
- 7) (4) 480-volt 100 amp plugs for GPU
- 8) Smart Rail Hangar Doors
- 9) (8) 110-volt outlets

- 10) (3) Big Ass Fans (raised to the height of the door – 28')
- 11) Gas radiant heaters
- 12) Floor drains in the middle of the hangar connected to an oil/waterseparator
- 13) Door track drains under hangar doors
- 14) LED lighting
- 15) Unisex restroom off hangar floor
- 16) Air Compressor
- 17) Plug to charge Lektro (tug)
- 18) Plug(s) for Hydraulic Mule
- 19) Wireless access points throughout hangar

Items not included as a program requirement but may be explored for financial/cost feasibility with Owner include:

- 20) Approximately 8,000 SF of attached office space
- 21) (8) vehicle garage bays (with insulated doors)
- 22) 16,000 SF of additional apron between Hangar 9 and Hangar 10 (Add Alt 1) and small strip at western edge of Hangar 10 (Add Alt 2)

Project 2 - U.S. Customs Facility

Preliminary Building Program for the FIS/U.S. Customs Facility

The US Customs facility is proposed to consist of a building of approximately 3,500 SF, with associated vehicle parking, and aircraft apron as depicted on the below illustrative site plan.



The building layout is proposed to include the following uses of space and is consistent with the proposed illustrative concept plan. Building square footages listed are approximate:

- 1) Pre-Processing area (400 SF)
- 2) Processing area (1,300 SF)
- 3) Post Processing area (250 SF)
- 4) Men's and Women's restrooms adjacent to the Pre-Processing area(60 SF each)
- 5) Computer/LAN room adjacent to the Pre-Processing area (60 SF)
- 6) Lab (140 SF)
- 7) Search room (80 SF)
- 8) Interview room (80 SF)
- 9) Hold room w/rest room fixtures (110 SF)
- 10) Computer/LAN room adjacent to the Interview/Search/Hold areas(110 SF)
- 11) Public Waiting Area (150 SF)
- 12) Public Interview Room (100 SF)
- 13) Interview Room Adjacent to the Public Waiting Area (100 SF)
- 14) CBP Office (225 SF)
- 15) Employee Break Room (150 SF)
- 16) Men's and Women's Restrooms adjacent to the Employee BreakRoom (60 SF each)
- 17) Supervisor's Office (150 SF)
- 18) Supply room (120 SF)
- 19) Janitor's closet (35 SF)
- 20) Vestibules providing access from the air-side to each of the Pre-Processing and Post-Processing areas (60 SF each)
- 21) The building will include blast resistant exterior walls on the public access sides and will include all construction methods, furnishings, fixtures and equipment required by the U.S. Department of HomelandSecurity/U.S. Customs and Border Protection to operate as a fully functioning General Aviation Federal Inspection Station.

Items not included as a program requirement but may be explored for financial/cost feasibility with Owner include:

- Blast wall deflector
- Additional surface parking

Note: Program above is preliminary in nature and will undergo modifications and refinements and is subject to OWNER approval of final program and related costs.