

CITY COUNCIL REGULAR MEETING

OCTOBER 6, 2025

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Monday, October 6, 2025, at 6:00 p.m.

The meeting was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor Cox called the regular session to order at 6:01 p.m. upon determining a quorum consisting of himself and the following City Councilmembers were present: Mayor Pro Tem Geré Feltus and Councilmembers Justin Beller, Patrick Cloutier, Rick Franklin, Michael Jones, and Ernest Lynch.

The following McKinney staff were present: City Manager Paul, Assistant City Manager Trevor Minyard, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, First Assistant City Attorney Benjamiin Samples, Director of Parks and Recreation Amy Kinkade, Director of Public Works Ryan Gillingham, Director of Housing and Community Development Margaret Li, Director of Engineering Gary Graham, Police Chief Joe Ellenburg, Deputy City Secretary Tenitrus Parchman, Assistant Director of Parks and Recreation Erica Lyght, Emergency Management Administrator Karen Adkins, Assistant Director of Parks and Recreation Robert Gaylor, Sustainability Manager Sujata Gautam, Deputy Police Chief Ana Navarro, Deputy Police Chief Matt Kasmerski, Deputy Police Chief Jimmy Thomas, Parks Planning and Development Manager Jenny Baker, Grants Program Manager Elena Berg, Police Officer Shannon Seabrook, Police Officer Tina Malenfant, Police Lieutenant Carl Rogers, Police Public Information Officer Darryl Saffold, Transit Administrator Jasmine Stillwell, Environmental OR and Engagement Coordinator Mary Abercrombie, Administrative Assistant Sheridan Burns, Service Desk Technician II Justin Han, and Police Officer Kendall Sam.

Mayor Cox called for the Invocation and Pledge of Allegiance. The invocation was led by Deputy Police Chief Jimmy Thomas and attendees remained standing for the pledge.

INFORMATION SHARING ITEMS

25-3220 Proclamation for National Night Out

25-3221 Proclamation Declaring October 6, 2025, as "Mayors' Monarch Pledge Day" in the City of McKinney, Texas

Mayor Cox called for Public Comments on Agenda Items (for Non-Public Hearing Items) and Matters not on the Agenda.

Stan McWilliams, 2713 Virginia Parkway, McKinney, Texas 75070 expressed his thought related to Bob Tomes.

Kyle Sims, 5312 Foxchase Lane, McKinney, Texas 75071 expressed thoughts related to safety.

Paul Ballesteros, 6508 Marvin Gardens, McKinney, Texas 75070 expressed thoughts related to homelessness.

David Kelly, 801 N. Church Street, McKinney, Texas 75069 expressed thoughts related to Bob Tomes.

Mayor Cox called for the Consent Agenda.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to approve the minutes of the Consent Agenda.

Mayor Pro Tem Feltus requested to pull agenda item 25-3235, Consider/Discuss/Act on a Resolution Naming a Park, Located on the South Side of Wilson Creek Parkway and West of College Street.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Lynch, to approve the ordinances and resolutions of the Consent Agenda, with the exclusion of 25-3235.

Council discussed item 25-3235.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to approve Consent Agenda item 25-3525.

Consent MINUTES

- 25-3222** Minutes of the City Council Special Meeting of August 26, 2025
- 25-3223** Minutes of the City Council Work Session of September 2, 2025
- 25-3224** Minutes of the City Council Regular Meeting of September 2, 2025
- 25-3225** Minutes of the City Council Special Meeting and Work Session of September 23, 2025
- 25-2958** Minutes of the Library Advisory Board Meeting of May 15, 2025
- 25-3133** Minutes of the McKinney Armed Services Memorial Board Meeting of August 13, 2025
- 25-3048** Minutes of the McKinney Economic Development Corporation Meeting of July 15, 2025
- 25-3145** Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of August 14, 2025

Consent ORDINANCES

- 25-3226** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget and Amending the 2026-2030 Capital Improvements Program, to Provide Funds for the Redbud Pump Station Storage and Workshop Building Project (WA2606); ordinance caption reads as follows:

ORDINANCE NO. 2025-10-093

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2025-2026 BUDGET AND THE 2026–2030 CAPITAL IMPROVEMENTS PROGRAM FOR THE REDBUD PUMP STATION STORAGE AND WORKSHOP BUILDING PROJECT (WA2606); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 25-3227** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Appropriate Funds Received from the Opioid Abatement Settlement; ordinance caption reads as follows:

ORDINANCE NO. 2025-10-094

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2025-2026 ANNUAL BUDGET TO PROVIDE FUNDING FOR PUBLIC SAFETY PROGRAMS AND OPIOID GRANT PROCESS; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Consent RESOLUTIONS

- 25-3228** Consider/Discuss/Act on a Resolution Approving Amendments to the Employee Personnel Policies Manual; resolution caption reads as follows:

RESOLUTION NO. 2025-10-155 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ADOPTING AMENDMENTS TO THE EMPLOYEE PERSONNEL POLICIES MANUAL

The amended personnel policy was revised after the posting of the agenda. The revisions are noted below:

- *Sick Leave – now reflects Fire requesting FMLA after 48 hours (1 tour) to align with the new schedule*
- *Sick Leave – revised payout language based on feedback*
- *Vacation – revised to allow fire shift personnel to take 4 days (2 tours) without Director approval, to align with the 48/96 schedule*

- 25-3229** Consider/Discuss/Act on a Resolution Approving Revisions to the Grant Policies and Procedures Manual; resolution caption reads as follows:

RESOLUTION NO. 2025-10-156 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE APPROVAL OF THE REVISED CITY OF MCKINNEY GRANT POLICIES AND PROCEDURES MANUAL

- 25-3230** Consider/Discuss/Act on a Resolution Approving: (1) the Second Amendment and Exercise of Second Option Renewal of the Interlocal Cooperation Agreement between the City of McKinney, Texas, and Dallas Area Rapid Transit (DART) Mobility Services, Local Government Corporation; and (2) the related Second Amendment and Exercise of Second Option Term Renewal of the Interlocal Cooperation Agreement for "GoPass" Subscription and License; resolution caption reads as follows:

RESOLUTION NO. 2025-10-157 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE (1) THE SECOND AMENDMENT AND EXERCISE OF OPTION TERM OF THE INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF MCKINNEY AND DALLAS AREA RAPID TRANSIT MOBILITY SERVICES, LOCAL GOVERNMENT CORPORATION AND (2) THE RELATED SECOND AMENDMENT AND EXERCISE OF OPTION TERM OF THE INTERLOCAL COOPERATION AGREEMENT FOR "GOPASS®," SUBSCRIPTION AND LICENSE

- 25-3231** Consider/Act/Discuss on a Resolution Authorizing the City Manager to Enter into the First Amended and Restated Chapter 380 Economic

Development Agreement with the Salesmanship Club Charitable Golf Club of Dallas for the 2026-2030 CJ Cup Byron Nelson; resolution caption reads as follows:

RESOLUTION NO. 2025-10-158 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO THE FIRST AMENDED AND RESTATED CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH THE SALESMANSHIP CLUB CHARITABLE GOLF CLUB OF DALLAS FOR THE 2026-2030 CJ CUP BYRON NELSON

- 25-3232** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Design/Build Services Agreement with HM & MF, LTD. dba Muckleroy & Falls for Services Related to the Pre-construction Phase of the Redbud Pump Station Storage and Workshop Building Project (WA2606) located at 3601 Redbud Blvd, McKinney, Texas 75069; resolution caption reads as follows:

RESOLUTION NO. 2025-010-159 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL DESIGN/BUILD SERVICES AGREEMENT WITH HM & MF LTD., DBA MUCKLEROY & FALLS FOR REDBUD PUMP STATION STORAGE AND WORKSHOP BUILDING PROJECT (WA2606) LOCATED AT 3601 REDBUD BLVD, MCKINNEY, TEXAS 75069

The revised proposal, not included on the posted agenda, has been included in these minutes as Appendix A: 25-3232 Proposal

- 25-3233** Consider/Discuss/Act on a Resolution Awarding a Contract to Anders Aviation Group, LLC of Corinth, Texas, for the Purchase of a New Aircraft Towing Vehicle; resolution caption reads as follows:

RESOLUTION NO. 2025-10-160 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO ANDERS AVIATION GROUP, LLC OF CORINTH, TEXAS, FOR THE PURCHASE OF A NEW AIRCRAFT TOWING VEHICLE

- 25-3234** Consider/Discuss/Act on a Resolution Awarding a Contract to BCAC Underground LLC of Haltom City, Texas for Storm Drain Cleaning & Inspection Services; resolution caption reads as follows:

RESOLUTION NO. 2025-10-161 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO BCAC UNDERGROUND LLC OF HALTOM CITY, TEXAS FOR STORM DRAIN CLEANING & INSPECTION SERVICES

25-3235 Consider/Discuss/Act on a Resolution Naming a Park, Located on the South Side of Wilson Creek Parkway and West of College Street; resolution caption reads as follows:

RESOLUTION NO. 2025-10-162 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, NAMING A PARK LOCATED ON THE SOUTH SIDE OF WILSON CREEK PARKWAY AND WEST OF COLLEGE STREET

Consent MISCELLANEOUS

25-3236 Consider/Discuss/Act on the Third Amendment to Chapter 380, Grant, and Development Agreement by and among City of McKinney, Texas, McKinney Economic Development Corporation, McKinney Community Development Corporation, and VENU Holding Corporation, successor-by-name-change to Notes Live, Inc.

Mayor Cox called for Regular Agenda and Public Hearing Items.

25-3237 Consider/Discuss/Act on a License Agreement with Harvest Seed Project Foundation for Improvements to and the Use of Gray Branch Park

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Jones, to approve a License Agreement with Harvest Seed Project Foundation for Improvements to and the Use of Gray Branch Park with an amendment waiver of the lighting; resolution caption reads as follows:

RESOLUTION NO. 2025-10-163 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LICENSE AGREEMENT WITH HARVEST SEED PROJECT FOUNDATION FOR USE OF GRAY BRANCH PARK

25-3238 Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Certain Property in Fee Simple and Easement Rights for Public Use by Eminent Domain for Right-of-Way (in Fee Simple), a Drainage Easement, and a Temporary Construction Easement associated with the Church, Henry & McKinney Streets Infrastructure Improvements

Project (CO2213) which Property is Located at the Northeast Corner of S. Church Street and W. Standifer Street and Authorizing the City Manager to Establish Procedures for Acquiring the Right-of-Way (in Fee Simple) and Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

Council unanimously approved the motion by Councilmember Franklin, seconded by Mayor Pro Tem Feltus, to approve a Resolution Determining a Public Necessity to Acquire Certain Property in Fee Simple and Easement Rights for Public Use by Eminent Domain for Right-of-Way (in Fee Simple), a Drainage Easement, and a Temporary Construction Easement associated with the Church, Henry & McKinney Streets Infrastructure Improvements Project (CO2213) which Property is Located at the Northeast Corner of S. Church Street and W. Standifer Street and Authorizing the City Manager to Establish Procedures for Acquiring the Right-of-Way (in Fee Simple) and Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions; with the following declaration and roll call vote:

“I move that the City of McKinney, Texas, City Council approve this item as written and adopt the Resolution described in this agenda item and authorize the use of the power of eminent domain to acquire for public use all necessary property interests from Andrew Sanchez, identified as owner of record by the Collin Central Appraisal District, and any other persons or entities claiming an interest to the property depicted on and described by metes and bounds attached to said Resolution, said depictions and descriptions being incorporated in their entirety into this motion for all purposes including the construction, access and maintenance of infrastructure improvements located on the northeast corner of S. Church Street and W. Standifer Street associated with the Church, Henry & McKinney Streets Infrastructure Improvements Project (CO2213).”

Mayor CoxAye
Mayor Pro Tem FeltusAye
Councilmember LynchAye
Councilmember JonesAye
Councilmember CloutierAye
Councilmember FranklinAye
Councilmember BellerAye

Resolution caption reads as follows:

RESOLUTION NO. 2025-10-164 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE PROPERTY RIGHTS IN FEE SIMPLE AND EASEMENTS FOR PUBLIC USE BY EMINENT DOMAIN FOR RIGHT-

OF-WAY (IN FEE SIMPLE), A DRAINAGE EASEMENT, AND A TEMPORARY CONSTRUCTION EASEMENT ASSOCIATED WITH THE CHURCH, HENRY & MCKINNEY STREETS INFRASTRUCTURE IMPROVEMENTS PROJECT (CO2213); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID RIGHT-OF-WAY (IN FEE SIMPLE) AND EASEMENTS, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

25-3239 Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Certain Property Rights for Public Use by Eminent Domain for a Water Line Easement associated with the SH 5 Utility Relocation Project, Phase 2 (WA2266) which Property is Located at 1515 N. McDonald Street and Authorizing the City Manager to Establish Procedures for Acquiring the Easement on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to approve a Resolution Determining a Public Necessity to Acquire Certain Property Rights for Public Use by Eminent Domain for a Water Line Easement associated with the SH 5 Utility Relocation Project, Phase 2 (WA2266) which Property is Located at 1515 N. McDonald Street and Authorizing the City Manager to Establish Procedures for Acquiring the Easement on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions; with the following declaration and roll call vote:

“I move that the City of McKinney, Texas, City Council approve this item as written and adopt the Resolution described in this agenda item and authorize the use of the power of eminent domain to acquire for public use all necessary property interests from Ledbetter IOS, LLC and LGW Holdings, LLC, identified as owners of record by a Title Commitment obtained by the City from Capital Title of Texas, and any other persons or entities claiming an interest to the property depicted on and described by metes and bounds attached to said Resolution, said depictions and descriptions being incorporated in their entirety into this motion for all purposes including the construction, access and maintenance of infrastructure improvements located at 1515 N. McDonald Street associated with the SH 5 Utility Relocation Project, Phase 2 (WA2266).”

Mayor CoxAye
Mayor Pro Tem FeltusAye
Councilmember LynchAye
Councilmember JonesAye
Councilmember CloutierAye
Councilmember FranklinAye
Councilmember BellerAye

Resolution caption reads as follows:

RESOLUTION NO. 2025-10-165 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN PROPERTY RIGHTS FOR PUBLIC USE BY EMINENT DOMAIN FOR A WATER LINE EASEMENT ASSOCIATED WITH THE SH 5 UTILITY RELOCATION PROJECT, PHASE 2 (WA2266); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID EASEMENT, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

25-3240 Consider/Discuss/Act on a Resolution Nominating Member(s) to the Collin Central Appraisal District Board of Directors

Council unanimously approved the motion by Councilmember Beller, seconded by Councilmember Cloutier, to approve a resolution nominating Steve Wilson to the Collin Central Appraisal District Board of Directors; resolution caption reads as follows:

RESOLUTION NO. 2025-10-166 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, NOMINATING INDIVIDUALS FOR CONSIDERATION TO SERVE THE BOARD OF DIRECTORS FOR THE CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY, AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Cox called for Council and Manager Comments.

Councilmember Beller recently attended the Asian Food Festival held at the City Hall Complex; attended Collin County Attainable Housing Summit and he expressed thanks to Margaret Li and Roslyn Miller for helping to organize the event; attended the McKinney Inclusion Council Youth Listening Session hosted by the Chamber of Commerce along with Mayor Pro Tem Feltus; attended a tour of the Samaritan Inn and met with the CEO Jill Scigliano; and he expressed his thoughts related to the passing of long time McKinney resident and community leader Ms. June McGowen.

Councilmember Cloutier attended the Asian Food Festival.

Councilmember Jones attended Oktoberfest; attended and spoke at the grand opening of Reunion Power; attended the Charlie Kirk memorial; attended the Project Care Youth Enrichment event hosted by the MEDC and Plug and Play; and he thanked Mr. Sims and agreed with this thought related to the safety of children.

Mayor Pro Tem Feltus attended the CEO Series hosted by the Chamber of Commerce; attended the homegoing services for Ms. June McGowen and sent condolences Mr. McGowen and the family; attended the Asian Food Festival; attended the Solid Rock Masons fish fry; attended the McKinney Inclusion Council Youth

Listening Session; and attended the Burress Law Firm charity picnic and she thanked the firm for hosting the event.

Mayor Cox encouraged residents to get involved and he thanked the City staff for their continued hard work.

City Manager Grimes stated the city will be rolling out Halloween events for the month of October and more information can be found on the website mckinneytexas.org/Halloween and McKinney National Airport will be hosting a Display Day on Saturday, October 25 which is a free event for all to attend.

Council unanimously approved the motion by Councilmember Franklin, seconded by Mayor Pro Tem Feltus, to adjourn the regular meeting at 6:55 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, October 10, 2025, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on November 18, 2025.

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas

Appendix A: 25-3232 Proposal



MUCKLEROY & FALLS

3200 Riverfront Drive, Suite 200 Fort Worth, TX 76107
817.877.3510 | www.MuckleroyFalls.com

DESIGN & PRECONSTRUCTION PROPOSAL

Proposal From HM & MF Ltd., d/b/a Muckleroy & Falls, A Texas Limited Partnership

Proposal For:

D/B Red Bud Pump Station Storage & Workshop

September 18th, 2025

Patricia Jackson, PE, RAS
City of McKinney
3501 N. Central Expwy.
McKinney, TX 75071

The undersigned hereby proposes the below lump sum fee for Design-Builder Services. Design-Builder Services proposal to be billed monthly through progression of design & permitting. Please see attached schedule of values for each design iteration. Project scope is an approx. 12,000 structural steel building with architecture consistent with the existing facility, and be utilized as a storage facility and workshop, as detailed in original 25-62RFQ,

Design-Builder Services Fee: \$487,371.00 (Four Hundred Eighty-Seven Thousand, Three Hundred Seventy-One Dollars & 0/100)

Fee presented is exclusive of bonds, permits, and construction costs.

The Undersigned further agrees to honor this proposal for 30 days after submission.

HM & MF LTD, d/b/a Muckleroy & Falls, A Texas Limited Partnership by Muckleroy & Falls Construction Co., A Texas Corporation and General Partner

By: 
Bill Nelson, Business Development Director

D/B Red Bud Pump Station Storage & Workshop
McKinney , TX

Schematic Design Documents Phase				
100% Schematic Design & SD Budget				
Civil & Landscape Design	\$11,000.00	1.0	LS	\$11,000.00
Architectural Design	\$55,000.00	1.0	LS	\$55,000.00
Structural Design	\$3,300.00	1.0	LS	\$3,300.00
MEP Design	\$9,900.00	1.0	LS	\$9,900.00
Preconstruction Services	\$5,500.00	1.0	LS	\$5,500.00
100% Schematic Design & SD Budget		3.0	Wks	\$84,700.00
Schematic Design Documents Phase				\$84,700.00

Design Development Documents Phase				
100% Design Development & DD Budget				
Civil & Landscape Design	\$16,000.00	1.0	LS	\$16,000.00
Architectural Design	\$68,200.00	1.0	LS	\$68,200.00
Structural Design	\$11,000.00	1.0	LS	\$11,000.00
MEP Design	\$16,500.00	1.0	LS	\$16,500.00
Preconstruction Services	\$10,500.00	1.0	LS	\$10,500.00
100% Design Development & DD Budget		6.0	Wks	\$122,200.00
Design Development Documents Phase				\$122,200.00

Construction Document Phase				
50% CD Budget				
Civil & Landscape Design	\$18,000.00	1.0	LS	\$18,000.00
Architectural Design	\$44,000.00	1.0	LS	\$44,000.00
Structural Design	\$13,200.00	1.0	LS	\$13,200.00
MEP Design	\$24,200.00	1.0	LS	\$24,200.00
Preconstruction Services	\$7,500.00	1.0	LS	\$7,500.00
50% CD Budget		4.0	Wks	\$106,910.00
100% CD Budget				
Civil & Landscape Design	\$13,000.00	1.0	LS	\$13,000.00
Architectural Design	\$30,800.00	1.0	LS	\$30,800.00
Structural Design	\$6,600.00	1.0	LS	\$6,600.00
MEP Design	\$18,700.00	1.0	LS	\$18,700.00
Preconstruction Services - M&F	\$6,500.00	1.0	LS	\$6,500.00
100% CD Budget		2.0	Wks	\$75,600.00
Construction Document Phase				\$182,510.00

Design & Preconstruction Cost Summary			
Schematic Design Documents Phase	3.0	Weeks	\$84,700.00
Design Development Documents Phase	6.0	Weeks	\$122,200.00
Construction Document Phase	6.0	Weeks	\$182,510.00
Subtotal Preconstruction Costs			\$389,410.00
Insurances - E&O, GL, BR			\$52,500.00
Contingency			\$22,096.00
Design Builder's Fee			\$23,365.00
Total Design & Preconstruction			\$487,371.00