



Nicholson

P.O. Box 705
Bremen, GA, 30110

PCCO No. 2
9/12/2023

Proposal

Project: McKinney TKI ET

Contract Number: NMCO TKI ET

To : City of McKinney Texas, a Texas Municipal and Home Rule City
222 N Tennessee St
McKinney, TX 75069

Attn. Patricia Jackson

The Contract is changed as follows: PCO02

Item No.	Subcontractor/Vendor	Description	Amount
1	One Source Building Company	Provide temp walkway for safe access into building.	\$ 19,000.00
2	AIS Architectural Image Systems, LLC	Removal of installed Rulon and Installation of Alumination Plank System	\$ 103,442.00
3	Deluxe Built Fabrication	Mesh cabinets behind bar	\$ 17,297.70
4	H5 Construction	Additional concrete work performed	\$ 33,375.00
5	H5 Construction	Redline survey	\$ 2,100.00
6	MIINC	Add drier vent	\$ 7,513.00
7	MIINC	Add water rand backflow in flight prep	\$ 4,500.00
8	DFW Door	Missing hardware	\$ 4,790.45
9	One Source Building Company	Change swing on HM frames for boilers	\$ 2,757.30
10	Texas Commercial Glass Concepts	Add metal cap for glass rail	\$ 12,202.28
11	Pryde Metal	Repair gate per request of TKI	\$ 19,344.00
Direct Cost			\$ 226,321.73
Profit and OH			5.0% \$ 11,316.09
Bond/Insurance			2% \$ 4,752.76
Additional GC Costs			\$ 57,060.15
Total Change to Contract			\$ 299,450.72
Original Contract Amount			\$ 6,888,150.00
Net change by previously authorized Change Orders			\$ -
The Contract will be MODIFIED by this Change Order in the amount of			\$ 6,888,150.00
The new Contract Amount including this Change Order will be			\$ 7,187,600.72
The Contract Time Will Be Increase by 152 Days			
The revised Contract Date Will Be October 31, 2023			

Not Valid Until Signed by the All Parties

Nicholson Management Company, Inc.
P.O. Box 705
Bremen, GA 30110

City of McKinney Texas, a Texas Municipal and Home Rule City
222 N Tennessee St
McKinney, TX 75069

Name: _____

Name: _____

(Signature) _____

(Signature) _____

By _____

By _____

Date _____

Date _____



Nicholson Management Company Inc.

September 12, 2023

City of McKinney
222 N Tennessee St
McKinney, TX 75069

RE: PCO02 Narrative

PCO02 encompasses various scopes of work that are deemed additional work items not included in the base contract:

1. Rulon Replacement – Prior to default, the drawings, including fire suppression, were submitted, reviewed and approved by the appropriate entities with the City of McKinney. The Rulon system that is currently installed was also submitted and approved by the design team and owners. After takeover of the contract, areas of concern with the Rulon, as identified by the obligee/design team, were removed, and replaced with newly purchased materials at the expense of NMCO. On May 26th, 2023, it was brought to our attention by the McKinney Fire Marshal, that the Rulon installed under the canopies at the main entry and air side entry do not comply with the required NFPA fire rating that allows it to be installed without a fire suppression system. After further investigation by NMCO, Owner and the Design team, it was decided that the most practical path forward was to remove and replace the installed system with the Alumination Plank system that meets the NFPA requirements to be installed without a fire suppression system. On July 26, 2023, we received directions from the City to move forward with AIS and the replacement material. AIS provided a 12-week schedule for procurement of the replacement materials. Taking into consideration the procurement lead time, plus the appropriate time to install the materials upon arrival, we estimate a completion deadline of the replacement materials to be October 31, 2023. As outlined, all drawings and installed materials went through the proper approval channels and were installed per the contract documents. The Fire Marshal's failure of the Rulon System was based on the material's fire rating, not deficient construction or installation. Therefore, the requirement for the modification of the Rulon System is additional to the contracted scope and requires a change order to proceed.
2. Mesh Cabinets at Bar – The mesh cabinets were incorporated with WCPR#5 and cannot be determined if they were incorporated into the contract documents. It was discussed previously that work not yet completed revolving around WCPRs, could not be verified and would bear additional costs to complete.
3. Additional Concrete work – The additional concrete work stems from areas of concern from the owner that was not identified during the time of take over. This work includes removal and replacement of flatwork and removal and replacement of thresholds. Additional pedestals, curb and pads for gate controls. Additional surveying for the sitework in the front of the building which identified C&G/inlets set at incorrect elevations requires modifications. Additional



Nicholson

Management Company Inc.

surveying requested to provide as-builts of work previously installed to satisfy engineering inspections and Certificate of Occupancy.

4. Dryer vent, Water connection and RPZ in flight prep – These were again modifications that occurred through WCPR#5 and cannot be determined if they were incorporated into the contract documents. It was discussed previously that work not yet completed revolving around WCPRs, could not be verified and would bear additional costs to complete.
5. Missing Door Hardware – the specified hardware and closers for the doors with wood transom did not function properly for the application. Thus, new door closers and miscellaneous hardware were required to allow the doors to function properly. Two doors into the boiler rooms were identified by the state boiler inspector as swinging the incorrect direction per code requirements. Our contractor was required to remove and re-install the doors to swing in the proper direction along with new closers to be installed.
6. Metal Cap on Glass Railing – The glass railing company strongly recommended that a metal extrusion cap be installed on the top edge of the glass railing. This was never identified on the contract drawings but was deemed necessary by all parties for the appearance and longevity of the railing.
7. Repair Gate 10 – McKinney airport requested that prior to the Byron Nelson event that Gate 10 be made operational, as over the course of the project the facility borrowed parts for use on other gates. This gate was not included to have any associated work per the contract drawings.



ONE SOURCE BUILDING SERVICES

1301 Summit Ave #6

Plano, TX 75074

Tel: 972.943.0924

Fax: 866.381.1260

www.onesourcebuildingservices.com

PROPOSAL

Date: 08/10/2023

Project: McKinney TKI – Temp Tunnel

Revision: Rev.0

To: Estimating Dept

Plans Dated: N/A

Architect: N/A

We propose to furnish labor, materials, and equipment to complete the following scope of work per plans and specifications as outlined below:

This proposal replaces any previous proposal and shall remain in effect for ten (10) days from the above date and at that time shall become null and void for the sum noted below.

PRICING:

CFMF, Sheathing & Plywood Base Price:

\$ 19,000.00

All Items listed with Add/Alt/Breakouts are NOT included in base bid

The contract price for this construction project has been calculated based on the current prices for the component building materials. However, the market for the building materials that are hereafter specified is volatile, and sudden price increases could occur. One Source shall be entitled to issuance of a change order should market prices for the specified materials increase.

Thank you for the opportunity, we truly appreciate your business. Please contact us at the numbers below if you have any questions or need anything further.

Jonathan Castillo | Project Manager/ Estimator/ Sales

One Source Building Services

Main: 972.943.0924 | Direct: 972.482.6278

1301 Summit Avenue, Suite 6 | Plano, TX 75074

jcastillo@osbscorp.com | osbscorp.com

INCLUSIONS:

- **Cold Formed Metal Framing**
 - Delegated Design requirements with engineered shop drawings & calculations.
 - 3-5/8" metal studs at 33 mils (20 Gauge) for exterior temp tunnels.
 - CRC bridging as required.
 - G-60 protective galvanized coating per specifications.

- **Sheathing**
 - 1-layer 5/8" densglass sheathing on metal framing.
 - 1-layer 3/4" Fire-Treated Plywood on metal framing.

- Submittals, warranty, coordination, equipment and supervision
- Daily clean up and trash removal for our trade to onsite dumpster furnished by others.
- Equipment included for this scope of work only.
- Tax

EXCLUSIONS:

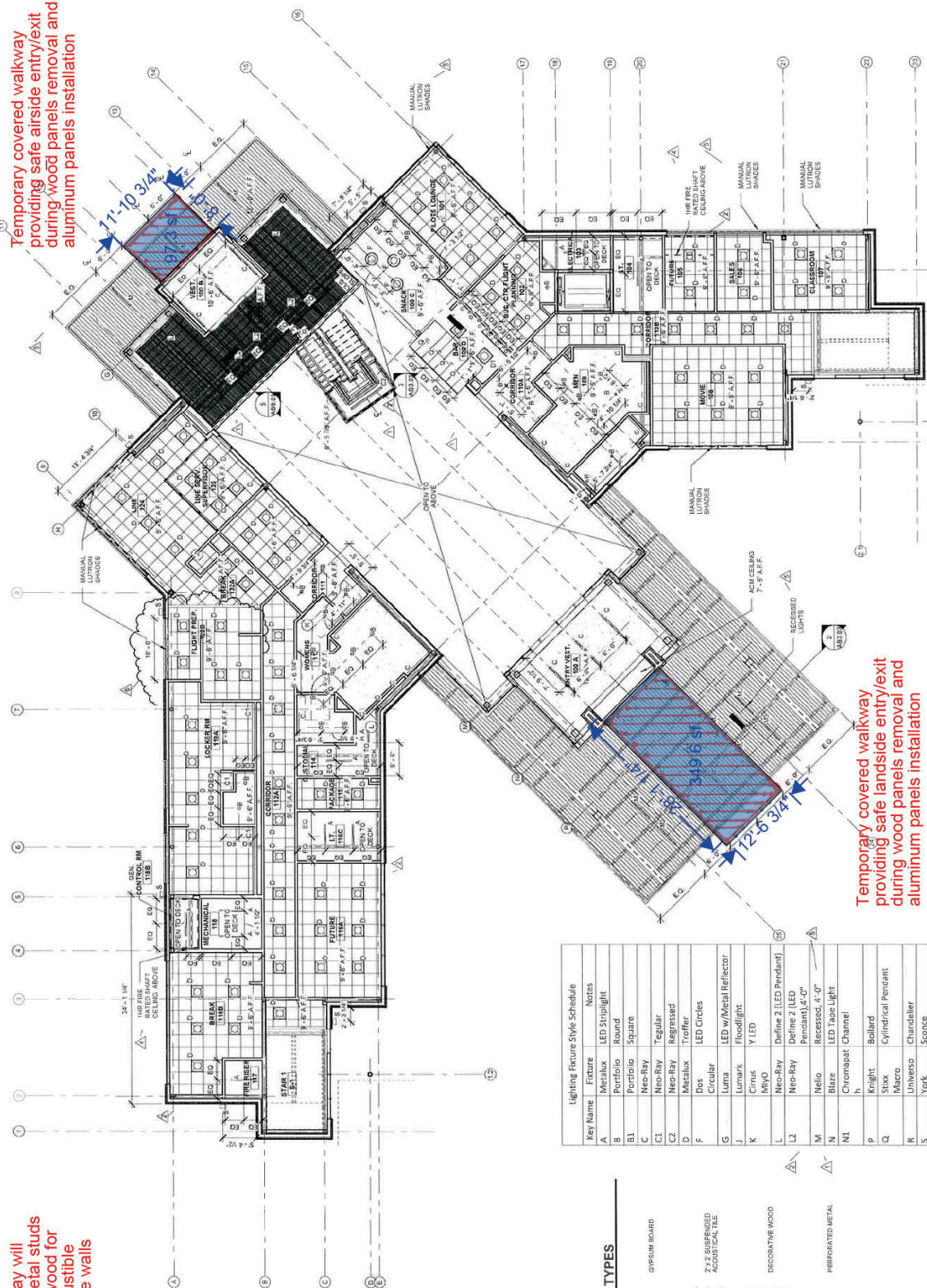
1. Any item not specifically specified in inclusions is not included.
2. Demo of any kind.
3. Waterproofing of any kind.
4. Aluminum storefront systems including doors and hardware. (*Interior or exterior*).
5. Expansion joints or expansion joint covers.
6. Corner guards of any kind.
7. Furnishing and installing PVC moisture guard of any kind.
8. Rough carpentry and wood blocking not specified in inclusions.
9. Fire caulk, patching, acoustical caulk, putty pads, and or fire safing/sealing related to MEP scope or wall penetrations.
10. Tape, bed, texture, painting or finish caulking related scope.
11. Doors & hardware. Furnish or installation.
12. Jobsite security. Material and equipment loss due to theft are the customer's responsibility.
13. Site dumpsters / trash hauls by GC.
14. Overtime.

THIS PROPOSAL IS CONTINGENT ON THE FOLLOWING TERMS AND CONDITIONS:

- ONE SOURCE IS NOT RESPONSIBLE FOR LAYOUT/DESIGN, ELECTRICAL/ MECHANICAL/ PLUMBING DISCONNECTS, CAPPING/ PATCHING, B.B. BLASTING OR ANY STAND-BY TIME DUE TO OWNER'S DELAY.
- ONE SOURCE IS NOT RESPONSIBLE FOR PROVIDING OR INSTALLATION OF SHORING/BRACING OR LINTELS.
- ONE SOURCE IS NOT RESPONSIBLE FOR IDENTIFYING ANY SITE HAZARDOUS CONDITIONS- I.E. SOIL, CHEMICALS, ASBESTOS, LEAD PAINT, ETC.
- ONE SOURCE MAKES EVERY ATTEMPT TO USE ECOSMART DRYWALL IN LIEU OF STANDARD TYPE X – THIS MATERIAL IS HALF THE WEIGHT OF STANDARD DRYWALL AND IS ALSO ENVIRONMENTALLY FRIENDLY WITH HIGHER LEED AND SUSTAINABILITY POINTS.
- ONE SOURCE WILL ATTEMPT TO USE MINORITY VENDORS FOR PURCHASING OF CONSTRUCTION MATERIALS WHEN IT'S AVAILABLE.
- ONE SOURCE IS NOT RESPONSIBLE FOR TEMPORARY BARRICADES OR PROTECTING EXISTING STRUCTURE FROM THE ELEMENTS.
- ONE SOURCE HAS WORKER'S COMPENSATION, GENERAL LIABILITY AND AUTO COVERAGE. CERTIFICATES AVAILABLE UPON REQUEST.
- GENERAL CONTRACTOR AGREES AS PER TEXAS STATE LAW TO PROCESS PAYMENT TO ONE SOURCE WITHIN (7) DAYS OF RECEIVING FUNDING FROM OWNER OR LENDER. IN THE EVENT PAYMENTS ARE NOT MADE ACCORDINGLY, ONE SOURCE RESERVES THE RIGHT TO STOP WORK AND LEAVE THE PROJECT IDLE.
- OUR PROPOSAL IS BASED ON WORKING IN A CONTINUOUS MANNER FREE FROM OTHER TRADES DEBRIS/MATERIALS.
- GENERAL CONTRACTOR AGREES TO CONDUCT WEEKLY SUB-CONTRACTOR MEETING WITH ALL ASSOCIATED TRADES AT A DESIGNATED DAY OF WEEK AND TIME.
- GENERAL CONTRACTOR AGREES TO PROVIDE UPDATED SCHEDULE WEEKLY FOR SUB-CONTRACTING COMPANIES
- GENERAL CONTRACTOR AGREES TO CONDUCT A PROJECT PRE-CONSTRUCTION MEETING WITH ALL SUBCONTRACTING COMPANIES.
- GENERAL CONTRACTING COMPANY AGREES TO PROVIDE CONTROL LINES PRIOR TO ANY CONTRACTING COMPANIES CONDUCTING SCOPE OF WORK
- GENERAL CONTRACTOR AGREES TO CONDUCT SUB-CONTRACTOR SCOPE OF WORK SPECIFIC LAYOUT MEETING. MEP SUB-CONTRACTING COMPANY MUST LAYOUT AND MARK PER DRAWING ALL ROUGH OPENING ON FLOOR OR DESIGNATED AREAS (16) INCHES OR WIDER.
- GENERAL CONTRACTOR AGREES THAT ONE SOURCE BUILDING SERVICES BE GIVEN ABILITY TO PERFORM ALL WORK 10 FEET AND ABOVE PRIOR TO ANY SCOPE OF WORK BY MEP, SECURITY, DATA WIRING CONTRACTING COMPANIES.
- GENERAL CONTRACTOR AGREES THAT ONE SOURCE BUILDING SERVICES BE GIVEN ABILITY TO PERFORM ALL WORK 10 FEET AND ABOVE PRIOR TO ANY SCOPE OF WORK BY OWNER REP. CONTRACTING COMPANIES
- UNKNOWN OR CHANGED SITE CONDITIONS SHALL BE DOCUMENTED AND PRICED SEPARATELY.
- THIS PROPOSAL INCLUDES ONE INITIAL MOBILIZATION, IF WORK IS INTERRUPTED, THEN ADDITIONAL MOBILIZATION CHARGES MAY APPLY.
- IF WAIVER OF SUBROGATION IS REQUIRED ADDITIONAL COSTS MAY APPLY.
- THE PROPOSAL DOES NOT INCLUDE THE COST FOR A PAYMENT OR PERFORMANCE BONDS, UON IN THE CONTRACT.
- FOR THE PURPOSE OF THIS PROPOSAL, NO SALES TAX IS INCLUDED IF REQUIRED THE CONTRACT MAY BE ADJUSTED.
- IN THE EVENT OVERTIME OR AFTER HOUR WORK IS REQUESTED, ADDITIONAL COSTS MAY APPLY.
- NO STRUCTURE OR LOAD BEARING METAL FRAMING INCLUDED SUCH AS: TRUSSES, JOISTS, BEAMS, COLUMNS, CANOPY SUPPORTS, CURTAIN TRACK SUPPORTS, STRUCTURAL VERTICAL BRACING, FLOOR DECK SUPPORTS, GIRDER STEEL, STAIR GUARDRAILS, STAIR STRINGERS, OR TUBE STEEL.
- ROOFING TRUSSES AND OR FRAMING SYSTEMS BY OTHER UON.
- NO PROFESSIONAL ENGINEERING SERVICES AND/OR SHOP DRAWINGS INCLUDED IN PROPOSAL UON.
- NO RIGID, MINERAL FIBER, MINERAL FIRE SAFING, OR SPRAYED INSULATION INCLUDED.
- NO INSULATION ABOVE ACOUSTICAL TILE CEILINGS UON.
- ALL SOUND ATTENUATION/THERMAL INSULATION IN PROPOSALS IS TO BE TYPICAL FIBER GLASS BATT INSULATION, UON.
- NO EXTERIOR METAL PANELS, SOFFIT BOARD, MASON VENEER, ETC.
- NO PLASTER, EIFS OR STUCCO.
- ALL WALL PROTECTION ITEMS SUCH AS CORNER GUARDS, BUMPER RAILS, ETC. ARE BY OTHERS.
- ACOUSTICAL TILE CEILINGS SHALL NOT BE INSTALLED UNTIL ALL ABOVE CEILING WORK IS COMPLETE, UNLESS OTHERWISE DIRECTED AND IF SO IT SHALL BE IN WRITING AND ANY REPAIRS REQUIRED WILL HAVE ASSOCIATED COSTS.
- ANY ACOUSTICAL TILE AND GRID DAMAGED BY OTHER TRADES FOLLOWING INSTALLATION SHALL BE CORRECTED BY OTHERS.
- ALL ACOUSTICAL TILE CEILINGS TO BE NON-RATED.
- GENERAL CONTRACTOR TO PROVIDE LIGHTING AND TEMPORARY POWER TO OSHA MINIMUM REQUIREMENTS.
- WE BUILD PER THE CONTRACT DOCUMENTS WITH NO RESPONSIBILITY OF CODE ASSUMPTION TO MAKE COMPLIANCE.
- ONE SOURCE HAS BASED THIS PRICE ON A 40 HR. WORK WEEK WITH CLEAR AND READY ACCESS TO THE SITE. AVAILABLE ACCESS TO WORKSITE WILL BE FROM 7AM TO 3PM - 6 DAYS A WEEK.



Temporary covered walkway providing safe airside entry/exit during wood panels removal and aluminum panels installation



Temporary covered walkway will be constructed of 3-5/8" metal studs with 3/4" fire retardant plywood for the top and 5/8" noncombustible DensGlas sheathing for the walls

Temporary covered walkway providing safe airside entry/exit during wood panels removal and aluminum panels installation

Lighting Fixture Style Schedule

Key Name:	Fixture	Notes
A	Metalux	LED Striplight
B	Portfolio	Round
B1	Portfolio	Square
C	Nec-Ray	Regular
C1	Nec-Ray	Regressed
D	Metalux	Troffer
F	Dot	LED Circles
G	Luma	LED w/Metal Reflector
J	Lumark	Floodlight
K	Cirrus	Y LED
L	Nec-Ray	Define 2 (LED Pendant)
L2	Nec-Ray	Define 2 (LED Pendant) 4'-0"
M	Nello	Recessed 4'-0"
N	Blaze	LED Face Light
N1	Chromapac	Channeled
P	Knight	Bollard
Q	Sixx	Cylindrical Pendant
R	Macro	Chandelier
S	York	Scorece



AIS Architectural Image Systems, LLC

Architectural Division

PROJECT QUOTATION

July 21, 2023

Nicholson Management, Inc.

PO Box 705

Breman, GA 30110

M (785) 418-7509

Attn: Mason Fleming < Mason@npcius.com >

Re: McKinney TKI Canopy Soffits ... R/R existing scope

AIS proposes to furnish and install the following scope of work.

ACM Panels: 1,896 SF

1. **Alumination Extruded Planks**, includes the following:
2. 4" wide Planks within Entry and Airside Soffits
3. Wood Grain Color: Medium Cherry
4. Demo existing Rulon soffit planks
5. 18 gage support angles as required attached to existing vertical support members
6. Submittal Cut Sheet for system approval
7. Fabrication
8. Setup
9. Installation
10. Shipping

Plank Pricing F&I (Not to Exceed amount)..... \$ 103,442.00

- **Taxes are not included. A Texas Use and Sales Tax Certificate will be required.**

Signature

Date

Exclusions: Dumpster and haul away of Rulon
Primary steel/Framing/Hanging rigid support
Wood blocking
Moisture / Vapor Barrier
Cleaning and protection of panels after job has been accepted by GC.
After hours or overtime work.
Insulation or Fire safeing behind panels.
PE/SE Stamp.
Attic Storage
Extended Warranties. (Manufacturers standard finish warranty and AIS Standard One Year Workmanship warranty applies).
Mock-ups/Testing.

Notes:

1. **Submittal lead time – 1 week from time of signed contract.**
2. **Material lead time – 6 to 7 weeks from time of approved submittals**
3. **Status photographs must be sent for verification that project substrate complete, prior to project field measurement.**
4. This quote is valid for 30 days upon the date forwarded to the customer. AIS reserves the right to revise pricing, thereafter.
5. If we do not get a Texas Sales and Use Tax Certificate, we will separately invoice the Sales Tax of 8.25% on the full amount.

If you should have any questions, please give us a call.
Cordially,

Ron Kunego
Sales Representative
AIS Architectural Image Systems, LLC
Mail to: ronk@aisysllc.com

11322 Limestone Drive, Balch Springs, TX 75180 (214) 335-5746 FAX (972) 722-2344

ESTIMATE



Prepared For

Nicholson

Deluxe Built Fabrication

173 Meadowlark Circle
Rockwall, TX 75087
Phone: (972) 765-5121
Email: cody@deluxebuilt.com
Web: deluxebuilt.com

Estimate # 356

Date 05/25/2023

Description	Total
Mesh cabinet	\$15,979.40
4 door 2 shelf cabinet. Cabinet Made from square tube. Doors and sides made from U-edging and Banker M22-37 dark oxide	

Subtotal	\$15,979.40
tax	\$1,318.30
Total	\$17,297.70
Deposit Due	\$8,648.85

Notes:

Minor adjustments to the design will be necessary to make the cabinet function as intended.
Price includes delivery and installation

Nicholson

H5 Construction LLC
PO Box 345
Decatur, TX 76234 US
(940) 7998420
RHerman@H5Construction.net

Invoice



BILL TO

Nicholson Management

SHIP TO

Nicholson Management
1508 Industrial
TKI-McKinney Airport

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1333	03/25/2023	\$1,150.00	03/25/2023	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Concrete Extras	Grout fill boring holes. Includes travel time & materials	1	1,150.00	1,150.00

BALANCE DUE

\$1,150.00

H5 Construction LLC
PO Box 345
Decatur, TX 76234 US
(940) 7998420
RHerman@H5Construction.net

Invoice



BILL TO

Nicholson Management

SHIP TO

Nicholson Management
1508 Industrial
TKO McKinney Airport

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1345	04/21/2023	\$1,800.00	04/21/2023	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Flatwork	Sawcut/Haul off concrete and repour thresholds @ 2 different doors.	1	1,800.00	1,800.00

BALANCE DUE

\$1,800.00

H5 Construction LLC
PO Box 345
Decatur, TX 76234 US
(940) 7998420
RHerman@H5Construction.net

Invoice



BILL TO

Nicholson Management

SHIP TO

1508 Industrial Blvd
McKinney Airport - TKI

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1357	05/18/2023	\$2,650.00	05/18/2023	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Excavation Service	Surveyor service, to mark points and check elevations. Needed to proceed with rest of paving and sidewalk placement.	1	2,650.00	2,650.00

BALANCE DUE

\$2,650.00

H5 Construction LLC
 PO Box 345
 Decatur, TX 76234 US
 (940) 7998420
 RHerman@H5Construction.net

Invoice



BILL TO
Nicholson Management

SHIP TO
Nicholson Management 1508 Industrial Blvd McKinney - TKI

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1369	06/02/2023	\$15,700.00	06/02/2023	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Flatwork	Additions per Todds & Inspectors request: Pedestal footing - \$800 2 curb and gutter demo/haul off & re-pour (demo, Labor, & Concrete) - \$3,000 2 curb only re-pour by tower (labor and Concrete) - \$700 Additional inlet demo & pour/re-pour Turndown footer for sidewalk (demo, labor and extra concrete) - \$2200 Manhole rework and repair - \$800	1	7,500.00	7,500.00
	Excavation Service	Dirt/Tractor Work for Paving - rework existing grade, clean out muck and overwash to get back to original grade, work in lime and cement powder into soft areas	1	7,000.00	7,000.00
	Excavation Service	Dirt/Tractor work for flatwork - rework existing grade build and level sidewalks to make elevations work after paving was poured	1	1,200.00	1,200.00

BALANCE DUE

\$15,700.00

H5 Construction LLC
 PO Box 345
 Decatur, TX 76234 US
 (940) 7998420
 RHerman@H5Construction.net

Invoice



BILL TO
Nicholson Management

SHIP TO
Nicholson Management 1508 Industrial McKinney -TKI

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1373	06/06/2023	\$12,075.00	06/06/2023	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Flatwork	Additional flatwork at rear of building. Original # was worked off the plans and plan sawcut layout. Once concrete was poured, actual measurements were taken.	1,380	8.75	12,075.00

BALANCE DUE

\$12,075.00

H5 Construction LLC
 PO Box 345
 Decatur, TX 76234 US
 (940) 7998420
 RHerman@H5Construction.net

Invoice



BILL TO

SHIP TO
Nicholson Management 1508 East Industrial Blvd. TKI * McKinney Airport

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1412	08/08/2023	\$7,400.00	08/08/2023	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Excavation Service	Final Survey	1	2,100.00	2,100.00
			1		

Contact H5 Construction LLC to pay.

BALANCE DUE





MIINC Mechanical Contractors
 1960 W. Northwest Hwy., Suite A
 Dallas, Texas 75220
 Phone: 214-575-9600
 Fax: 972-506-9111
 www.miincpl.net

July 6, 2023

Nicholson Professional Consulting, Inc.
 1816 S. FM 51, Suite 400-142
 Decatur, Tx 76234
 Attention: Nick Schuch

Re: McKinney TKI ET

Subject: MP-57 F&I Drier Vent

Gentlemen:

MIINCLP is pleased to offer our proposal for the following scope of work:

Furnish and install a 4" drier vent per WCPR#5. Price includes coring of exterior wall and clean up as well as installation of exhaust duct and dryer cap with backdraft damper. Replacement of walls and ceilings removed and/or damaged due to this installation is to be by others.

Proposal Subtotal:	\$7,439
Bond:	\$74
Sales Tax:	\$0
Proposal Total:	\$7,513

Attached is a breakdown of our costs. Please provide written direction if you wish us to proceed with this work.

MIINC LP hereby reserves its right to seek additional costs, if any, related to schedule or labor impacts arising from this change or cumulatively with other changes to the work at a later date once they can be fully quantified. This proposal is valid for a period of 30 days following the date submitted. After 30 days MIINC LP reserves the right to revise this proposal in part or in its entirety. All exclusions made in original scope of work pertain to this change.

Respectfully,

Geoffrey Sable
 Project Manager
 214-908-0521



MIINC Mechanical Contractors
 1960 W. Northwest Hwy., Suite A
 Dallas, Texas 75220
 Phone: 214-575-9600
 Fax: 972-506-9111
 www.miincpl.net

August 11, 2023

Nicholson Professional Consulting, Inc.
 1816 S. FM 51, Suite 400-142
 Decatur, Tx 76234
 Attention: Nick Schuch

Re: McKinney TKI ET

Subject: MP-58R1 Add Backflow Preventor in Flight Prep

Gentlemen:

MIINCLP is pleased to offer our proposal for the following scope of work:

Furnish and install a 1/2" water line and a 3/8" Watts LF7 backflow preventer in Flight Prep per WCPR#5. Note that this is not the specified reduced pressure principal backflow preventer (RPZ-2) which would require installation of a floor drain. We were requested instead to furnish a double check backflow preventor which complies with ASSE 1024 and which does not require a floor drain. Also included is backflow certification for the added double check. MIINC will remove ceiling tiles and cut the wall as needed for installation but will not be responsible for reinstallation of those items nor for any damage to same. Revised price reflects that we located an existing valve which we will utilize in lieu of having to freeze the pipe to make a tie in.

Proposal Subtotal:	\$4,494
Bond:	\$6
Sales Tax:	\$0
Proposal Total:	\$4,500

Attached is a breakdown of our costs. Please provide written direction if you wish us to proceed with this work.

MIINC LP hereby reserves its right to seek additional costs, if any, related to schedule or labor impacts arising from this change or cumulatively with other changes to the work at a later date once they can be fully quantified. This proposal is valid for a period of 30 days following the date submitted. After 30 days MIINC LP reserves the right to revise this proposal in part or in its entirety. All exclusions made in original scope of work pertain to this change.

Respectfully,

Geoffrey Sable
 Project Manager
 214-908-0521



1173 113th Street
 Grand Prairie, TX 75050
 Tel: 972.988.3070 Fax: 972.606.0607

Invoice

Invoice # : **731498**
 Order # : **24783**
 Date : **Aug 10, 2023**

Customer:
 McRight Smith Construction LLC
 5000 Legacy Dr
 Suite 460
 Plano, TX 75024

Ship To:
 TKI - FBO Terminal Project
 1500 E. Insustrial Blvd.
 McKinney, TX 75069

Account Code : MCRIGHT	Quote # :
Terms : Net30	Purchase Order # : 20002.2106
Customer Job # : 20002	Shipped Via :
Salesperson : Steve Dimmitt	Contact : Joe Tallman
Order Name : TKI - FBO Terminal Project	

<u>Invoiced</u>	<u>Product Description</u>
1	Mortise Lockset ML2053 104X CT7SD RH 626
3	Closer DC6210 A10 689
7	Arm Assembly 688F95 689
3	Closer Cover 597F78 689
7	Flush Transom Bracket 188F63 689
4	Track Assembly 754F09 689

**Change
Order Description**

<u>Shipment Number</u>	<u>Shipment Date</u>	<u>Note</u>
38872	Aug 9, 2023	Todd 817-201-6369

Pre-Tax Total	:	4,790.45
Grand Prairie, Texas	:	0.00
Amount Due	:	4,790.45



GENERAL INFORMATION

Job Name: 2100 - McKinney TKI
 General Contractor: Nicholson Management
 Change Proposal Title: Modify HM Frames 114&204
 Change Proposal Number: CO.69P
 Authorization By: Nicholson Management
 Job Ticket No:
 Date: 7.13.2023
 GC PM: Nick Schuch

Reference Documents

GC Request

BREAKDOWN

Description	QTY	Unit Cost	Total Cost
Materials	1	285.00	\$ 285.00
Labor	1	2,141.00	\$ 2,141.00
Delivery	1	200.00	\$ 200.00
			\$ -
			\$ -
			\$ -
			\$ -
Material Sub-Total:			\$ 2,626.00

30 Change Proposal Sub-Total:	\$	2,626.00
	%	total
31 Overhead Cost:	10.00%	\$ 131.30
32 Profit Margin:		\$ -
33 Credits Given:		\$ -
34 Sub-Total:	\$	2,757.30
35 Special Insurance:		-
36 Bond Premium:		-
37 TOTAL PRICE OF CHANGE:	\$	2,757.30

DESCRIPTION

Scope of Work / Contract:

Cost associated with CO is to provide materials and labor to modify (Flip) HM frame openings 114 & 204. **Labor** consist of 1.remove drywall to expose metal framing. 2.remove anchors and fasteners that are holding HM frames to studs and floor. 3. Flip HM door frames and refasten to studs and floor. 4. Patch exposed framing with drywall with new type x gyp. board. **Materials** consist of anchors, screws, studs, and drywall.

Disclaimer:

Current pricing is based on material pricing that was provided by the vendor to OSBS. OSBS currently at this time cannot guarantee prices until orders have been placed and accepted by vendor and manufacturer via order confirmation. Pricing and lead times are continuing to change due to commodity market volatility beyond OSBS control for many products. Our best efforts will be made to get these prices locked in within 5 business Days of the issue date of this bid proposal and approval from the customer to move forward with an approved signed and dated contract or change order. Delivery dates are currently estimated at **2 to 4** weeks from the date of this proposal and are not currently guaranteed by manufacturers or OSBS vendors.

Revision Notes

EXCLUDES TAPE BED AND PAINT

Terms

All Approved Change Orders will be billed once work has been performed & completed.

1. This proposal may be withdrawn by One Source Building Services if not accepted within 7 days.
2. All approvals are to be per contract as outlined. All Change Orders must be approved by PM as designated by GC
3. Approved Change Order signers other than the Project Manager must be in writing from the GC.
4. Once approval is received by email or signed change order from authorized signer materials and Install will be started and scheduled.
5. If email approval is not acceptable to GC then please outline proper acceptance procedures to follow.
6. If email approval is provided this will be assumed the new procedure to be an addendum to the contract for CO approvals.

Submitted By: Richard Nava
Project Manager

Approved By: _____
Print Name GC CO #

Submitted: 7.13.2023
Date

Approved By: _____
Signature Date



Texas Commercial Glass Concepts LP
115 Samuel Dr.
Weatherford, Texas 76085
Phone: +18175944477

Project: 473 - McKinney TKI Terminal
1508 Industrial Blvd.
McKinney, Texas 75069

Prime Contract Change Order #012: CE #013 - Added Squared Top Cap

TO:	Nicholson Management Company	FROM:	Texas Commercial Glass Concepts LP 115 Samuel Dr. Weatherford, Texas 76085
DATE CREATED:	6/05/2023	CREATED BY:	Craig Horricks (Texas Commercial Glass Concepts LP)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Allowance
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:		REVISED SUBSTANTIAL COMPLETION DATE:	
FIELD CHANGE:	No	CONTRACT FOR:	1:McKinney TKI Terminal
		TOTAL AMOUNT:	\$12,202.28

DESCRIPTION:
CE #013 - Added Squared Cap Rail
Pricing associated with added squared Top Cap

Material Cost: \$10,304

Labor: 2 men 10 hours @ \$55.00 per hour

OH&P 5%

ATTACHMENTS:

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	12-001.M Railings.Materials	Tap Cap	\$10,304.00
2	16-004.L Field.Labor		\$1,100.00
3	17-002.S P&P Bond.Commitment	P&P Bond (2%)	\$228.08
4	19-001.O Profit & Markup.Other	OH&P (5%)	\$570.20
Grand Total:			\$12,202.28



The original (Contract Sum)	\$629,010.00
Net change by previously authorized Change Orders	\$81,260.25
The contract sum prior to this Change Order was	\$710,270.25
The contract sum would be changed by this Change Order in the amount of	\$12,202.28
The new contract sum including this Change Order will be	\$722,472.53
The contract time will not be changed by this Change Order.	

Nicholson Management Company

Texas Commercial Glass Concepts LP
115 Samuel Dr.
Weatherford, Texas 76085

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

Prydes Metal Works
 310 KISSIMMEE DR
 ARLINGTON, TX 76002

Estimate

Date	Estimate #
4/19/2023	2720

Name / Address
NICHOLSON MANAGEMENT COMPANY JOB: MCKINNEY TKI GATE 10 GATE AND VMAG REBUILD ATTN: TODD CONLEY

			Project
Description	Qty	Rate	Total
VMAG LOW VOLTAGE POWER SUPPLY.	1	182.00	182.00
VMAG VM 1220 INVERTER.	1	2,643.00	2,643.00
VMAG 2AMP FB GMA FUSE.	6	3.00	18.00
VMAG ICE CUBE RELAY DPDT..	1	20.00	20.00
VMAG 12 VDC 75 AMP HR AGM BATTERY.	2	366.00	732.00
VMAG COMPLETE LOCK ASSEMBLY WITH MANUAL RELEASE COMPONENTS.	1	2,396.00	2,396.00
VMAG REACTION FIN, MID SECTION KIT.	3	823.00	2,469.00
VMAG COMPLETE HARDWARE KIT.	1	380.00	380.00
VMAG PLC WITH A/D MODULE.	1	1,487.00	1,487.00
VMAG HIGH SPEED TRUCK ASSEMBLY.	2	283.50	567.00
LOOP DETECTOR.	1	270.00	270.00
SHIPPING.	1	350.00	350.00
SEND RECEIVE PHOTO EYE.	1	345.00	345.00
SAW CUTTING, WIRE AND SEALER TO REPLACE OUTSIDE SAFETY OBSTRUCTION LOOP. (CONCRETE WHERE LOOP WAS IN PLACE).	1	725.00	725.00
MISC. WIRE, CONDUIT, FITTINGS, ETC...	1	60.00	60.00
LABOR, CRANE TRUCK TO REINSTALL GATE, REPLACE 2 GATE TRUCKS AND ADJUST GATE HEIGHT AND LOWER GUIDE ROLLERS. INSTALL ABOVE LISTED PARTS AND WIRE INTO CONTROL PANEL. REINSTALL VMAG GATE MOTOR AND WIRE BACK INTO CONTROL PANEL. REPLACE PHOTO EYES AND REPLACE DAMAGED WIRE. MAKE ADJUSTMENTS AND START UP.	1	6,700.00	6,700.00
Thank you for your business.		Total	\$19,344.00

Contractors Name
General Conditions Estimate

As of : 9/1/2023

Estimated Completion Date:	31-Oct-23	
Weeks to Completion:	8.57	
Mckinney TKI		
Resource Required	Weekly Cost	Est Cost to Complete
Superintendent	\$ 4,200.00	\$ 36,000.00
Vehicle Allowances + Fuel	\$ 448.68	\$ 3,845.86
Project Manager	\$ 1,250.00	\$ 10,714.29
Project Engineer	\$ -	\$ -
Safety Manager + Equipment	\$ -	\$ -
Lodging	\$ -	\$ -
Airfare	\$ -	\$ -
Per Diem	\$ -	\$ -
Printing	\$ -	\$ -
Overnight Mail	\$ -	\$ -
Temp Construction Power	\$ -	\$ -
Temp Construction Water	\$ -	\$ -
Temporary Toilets	\$ -	\$ -
Phone Services/Internet	\$ -	\$ -
Dumpster/ Trash Haul	\$ 250.00	\$ 2,142.86
Jobsite Office Supplies	\$ -	\$ -
Signs & Barricades	\$ 100.00	\$ 857.14
Temp Storage Container	\$ -	\$ -
Mobile Offices (temp)	\$ -	\$ -
Expendable Tools	\$ -	\$ -
Project Prints	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
Punch-out		\$ -
Final Cleaning		\$ 3,500.00
Sub-Total General Conditions	\$ 6,248.68	\$ 57,060.15
Sales Tax	\$ -	\$ -
Sub-Total Sales Tax		\$ -
Company Owned Equipment	\$ -	\$ -
Equip Rented	\$ -	\$ -
Gas & Oil	\$ -	\$ -
Sub-Total Equipment	\$ -	\$ -
General Conditions Total	\$ 6,248.68	\$ 57,060.15