

MCKINNEY PUBLIC SAFETY FACILITIES

CMAR STEP 2



Request for Proposals

PREPARED FOR

Tracey Epps, NIGP-CPP, CPPO
Procurement Services Manager
1550 South College Street – Bldg. D
McKinney, Texas 75069

CROSSLAND
CONSTRUCTION COMPANY, INC.

731 Industry Way
Prosper, TX 75078
T: 469-408-7702

October 24, 2025

Tracey Epps, NIGP-CPP, CPPO
Procurement Services Manager
1550 South College Street – Bldg. D
McKinney, Texas 75069

RE: STEP 2 OF RFQ NO. 26-06CMAR | RENOVATION AND CONSTRUCTION OF PUBLIC SAFETY FACILITIES

Dear Ms. Epps,

Crossland Construction Company Inc. ("Crossland") would like to thank you for the opportunity to submit our Step 2 proposal for the Renovation and Construction of McKinney's Public Safety Facilities.

Enclosed you will find our Proposal Form which includes our Preconstruction Services Fee, Construction Services Fee, and Bond Rate. We have also included our Staffing Plan, Resumes, Detailed Project Schedule, and Detailed General Conditions breakdown in accordance with the Evaluation Criteria published in the Step 2 Request for Proposal (RFP).

We do not have any proposed additional Subcontractor or Administrative Fees.

We appreciate your consideration of Crossland and look forward to continuing our relationship with the City of McKinney. Please feel free to contact me at (469) 408-7702 or rhussman@crossland.com should you need any additional information.

Sincerely,



Rocky Hussman, President

PROPOSAL FORM

RENOVATION AND CONSTRUCTION OF PUBLIC SAFETY FACILITIES**PROPOSAL FORM
RFP FOR RFQ 26-06CMAR****FIRM:** Crossland Construction Company Inc.**ADDRESS:** 731 Industry WayProsper, TX 75078**PRIMARY CONTACT****NAME:** Rocky Hussman**TITLE:** President**SIGNATURE:** **EMAIL:** rhussman@crossland.com**PHONE:** 469-408-7702**CELL:** 469-408-7702**INSTRUCTIONS
FOR PROPOSAL PRICING BELOW**

All firms responding to this RFP (Request for Proposal) shall fill in all applicable costs for the Renovation and Construction of Public Safety Facilities. If there is no cost for an item, a zero must be inserted to illustrate no cost. The City of McKinney will not allow any cost item requested to be transferred to a subcontractor's "cost of the work" as noted in the General Conditions area.

**PUBLIC SAFETY FACILITIES
FP2004**

Firms are to acknowledge AIA documents that are attached to this RFP request and understand that by initialing and dating this proposal form, wholesale changes will not be allowed.

RH

Initials

10/24/25

Date

PROPOSAL PRICING

ITEM	DESCRIPTION	COSTS
A1	CMAR Pre-Construction Fees (lump sum)	\$ 10,000.00
A2	CMAR Construction Services Fee (for both base work and changes) (percentage)	3.50%
A3	Project Budget	\$ 6,000,000
A4	CMAR - Construction Fee Amount from A2 * A3	\$ 210,000.00
A5	CMAR - Office & Field Staff Cost from B10	\$ 296,642.94
A6	CMAR General Conditions Lump Sum from C33	\$ 215,340.75
A7	CMAR TOTAL COST (sum of the above)	\$ 731,983.69

A8	SCHEDULE - in number of months months	13
A9	CMAR COSTS PER MONTH from A7 / A8	\$ 56,306

A10	CMAR COSTS AS A PERCENTAGE OF CONSTRUCTION COSTS from A7 / A3	12%
-----	---	-----

A11	CMAR BOND RATE	0.50%
-----	----------------	-------

ITEM	ONSITE FIELD AND OFFICE STAFF including all necessary overhead, insurance and multipliers within each line item. General home office staff will be included in the Construction Services Fee.	COSTS
	Title % Dedicated to the Project	
B1	Project Executive Name: Mike Cohen 5%	\$ 11,210.34
B2	Senior Project Manager Name: Kyle Roberts 10%	\$ 18,683.91
B3	Project Manager Name: Hunter Pudenz 38%	\$ 57,488.94
B4	Assistant Project Manager Name: 1%	\$ -
B5	Project Engineer Name: Jacob George 62%	\$ 59,788.50
B6	Project Superintendent Name: Jonathan Gonzalez 100%	\$ 149,471.25
B7	Assistant Project Superintendent Name: 0%	\$ -
B8	Safety Manager Name: 0%	\$ -
B9	Project Administrative Name: 0%	\$ -
B10	ONSITE FIELD AND OFFICE STAFF TOTAL COST (sum of B1-B9 costs)	\$ 296,642.94

Please attach resume of all personnel listed in this chart if not previously included in RFQ Submittal.
Provide details for any personnel that will not be dedicated to this project for the entire construction schedule.

ITEM	GENERAL CONDITIONS including all costs for the line items listed. These items may not be included in the "Cost of the Work". Include additional lines as needed.	COSTS
	TEMPORARY FACILITIES	
C1	Project Office Trailer including rental, moving, set-up / removal	\$ 26,250.00
C2	Temporary Toilets	\$ 19,701.50
C3	Temporary Fencing	\$ -
C4	Janitorial Services	\$ 1,732.00
C5	Project Sign & Signage	\$ 5,000.00
	TEMPORARY SERVICES	
C6	Ice, Cups, Water, Coffee, Miscellaneous for Meetings	\$ 1,407.25
C7	Office Furnishings and Equipment	\$ 8,800.00
C8	Office Computers, Monitors, TVs, Copier and Printer	\$ 12,950.00
C9	Office Supplies and Paper	\$ 1,300.00
C10	Postage / Delivery / Courier / Shipping	\$ 650.00
C11	Printing / Reproduction	\$ 3,000.00
C12	Photos / Aerials	\$ 1,950.00
	SAFETY	
C13	Barricades	\$ -
C14	Perimeter Protection	\$ -
C15	Fire Extinguishers / Fire Protection	\$ 900.00
C16	First Aid Supplies	\$ 650.00
	UTILITIES	
C17	Temporary Power including set-up	\$ -
C18	Temporary Water including set-up	\$ 650.00
C19	Data / Communications Service including set-up	\$ 2,600.00
	GENERAL TRASH REMOVAL	
C20	Clean Up Crew	\$ 8,000.00
C21	Dumpster (loads per week)	\$ 33,800.00
C22	Dumping Fees (note locations)	\$ -
	STAFF SUPPORT SERVICES	
C23	Vehicles including rental, fuel, maintenance and insurance	\$ 19,500.00
C24	Cell Phones including devices, monthly charges and fees	\$ 3,900.00
C25	Miscellaneous Small Tools	\$ 2,600.00
C26	Equipment including fuel and maintenance	\$ -
C27	Travel Expenses	\$ -
	INSURANCE AND BONDS	
C28	Builder's Risk	\$ 9,000.00
C29	General Commercial Liability	\$ 21,000.00
C30	Umbrella / Excess Liability	Included w/ C29 GLI
C31	All Other Insurance Required	Included w/ C29 GLI
C32	Payment and Performance Bonds	\$ 30,000.00
C33	TOTAL GENERAL CONDITIONS	\$ 215,340.75

STAFFING PLAN

STAFFING PLAN
MCKINNEY PUBLIC SAFETY



		Hours by Month per Proposed Schedule of the Project															
Name of Individual Team Members	Role	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25			Jan-26	Feb-26	Total Hours by Individual	% of Time
Duration in Months		1	2	3	4	5	6	7	8	9	10	11	12	13			
Mike Cohen	Project Executive	9	9	9	9	9	9	9	9	9	9	9	9	9	9	113	5%
Kyle Roberts	Sr. Project Manager	17	17	17	17	17	17	17	17	17	17	17	17	17	17	225	10%
Hunter Pudenz	Project Manager	173	173	173	35	35	35	35	35	35	35	35	35	35	35	867	38%
	Assistant PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0%
Jacob George	Project Engineer	173	173	173	87	87	87	87	87	87	87	87	87	87	87	1,386	62%
Jonathan Gonzalez	Superintendent	173	173	173	173	173	173	173	173	173	173	173	173	173	173	2,253	100%
	Assistant Superintendent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0%
	Field Engineer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0%
Ben Harris	General Superintendent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0%
Total Base Staff Hours by Month		546	546	546	321	321	321	321	321	321	321			321	321	4,523	



MIKE COHEN

Project Executive

CONTACT



mcohen@crossland.com



469-907-6196

YEARS OF EXPERIENCE

18 Years

EDUCATION

Bachelor of Science
Construction Management
University of Alaska Anchorage

CERTIFICATIONS

OSHA 30 Hour

REFERENCES

Wes Hicks
City of Frisco
972-292-5273
whicks@friscotexas.gov

David Linton
Target Corporation
405-706-4465
david.linton@target.com

From day one, Mike puts you first. He's committed to building lasting, professional relationships and making sure your priorities drive every decision. In preconstruction, Mike leads contract reviews, works your budget, and manages the schedule—setting the foundation for a smooth build. As construction moves forward, he keeps your project on track and focused on maintaining your budget, solving problems as they come up with practical, hands-on solutions.

You'll see Mike's boots-on-the-ground approach in his strong communication, collaborative mindset, and clear oversight. He works closely with you and the architect, leads a dedicated team, and keeps everyone aligned with your goals. Mike earned his role as Project Executive by consistently going the extra mile for clients—he's known for high accountability and on-site decision-making.

With 18 years in construction, Mike brings the experience, multitasking skills, and know-how to build smarter and deliver a high-quality finish. When you work with Mike, you get a responsive, relationship-driven partner who's focused on your success from start to finish.

PROJECT EXPERIENCE *partial list*

- Frisco Municipal Courthouse, Frisco, TX, \$15M
- Lewisville Facility & Fleet Maintenance, Lewisville, TX, \$13.7M
- Frisco Public Works, Frisco, TX, \$14.7M
- Aubrey Fire Station #2, Aubrey, TX, \$7M
- Durant Judicial Center Expansion, Durant, OK, \$8.34M
- Fannin County Justice Center, Bonham, TX, \$11M
- Frisco Fire Station No. 10, Frisco, TX, \$12.4M
- Aubrey Fire Station No. 3, Aubrey, TX, \$8.9M
- Mesquite Field Services Center, Mesquite, TX, \$12.8M
- Roy and Helen Hall Library, McKinney, TX, \$15.8M
- Frisco City Hall Renovations, Frisco, TX, \$15.13M
- Frisco Police Parking Garage, Frisco, TX, \$16.22M
- Boney Courthouse, Anchorage, AK, \$31.5M*
- Barrow Emergency Operations Center/Joint Training Center Phase I Renovation, Barrow, AK, \$1M*



BEN HARRIS

General Superintendent

CONTACT



bharris@crossland.com



479-366-4908

YEARS OF EXPERIENCE

23 Years

EDUCATION

Bachelor of Science
Construction Management
Pittsburg State University

CERTIFICATIONS

NCCER Performance Evaluator
OSHA 30 Hour
Walmart SWPPP Certification
Walmart Remodel Certification
Certified Forklift Operator
Smith Driving Certification

REFERENCES

Duke Sparks
Melissa ISD
dsparks@melissaISD.org
903-271-8893

Toby Haggard
Haggard Property Group
972-571-2658

As the General Superintendent, Ben will oversee your project superintendent and use his extensive knowledge and experience to help make your project a success. He will offer advice and solutions for whatever may arise with the crews, self-performance, and logistics of the project's timeline.

Ben will work closely with the project team to make sure you have the manpower to keep your project on track. Using his skills and expertise, Ben will increase your project's effectiveness and hold the team to a higher standard. You can trust he will make sure everything is running smoothly and being handled the right way—the Crossland way.

PROJECT EXPERIENCE *partial list*

- McKinney Fire Station #11, McKinney, TX, \$8.18M
- Mesquite Fire Station No. 8, Mesquite, TX, \$13.1M
- Mesquite Fire Station No. 8, Mesquite, TX, \$13.1M
- Sunset Amphitheater McKinney, TX, \$250M
- Grand Prairie Fire Station 11, Grand Prairie, TX, \$7M
- Greenville FD Admin and Training, Greenville, TX, \$14.5M
- Forney Fire Station #2 Renovations, Forney, TX, \$5M
- McKinney Municipal Service Center, TX, \$8.7M
- Frisco City Hall Renovations, Frisco, TX, \$15.13M
- City of Frisco Public Works, Frisco, TX, \$14.7M
- City of Anna Fire Station No. 2, Anna, TX, \$8M
- Princeton Fire Station #2, Princeton, TX, \$6M
- Princeton Fire Station 3, Princeton, TX, \$2.41M
- City of Mansfield Fire Station No. 1, Mansfield, TX, \$12M
- Fannin County Justice Center, Bonham, TX, \$11M



KYLE ROBERTS

Senior Project Manager

CONTACT



kroberts@crossland.com



469-325-0603

YEARS OF EXPERIENCE

13 Years

EDUCATION

Bachelor of Science
Sports Management
Arkansas State University

CERTIFICATIONS

OSHA 10+30 Hour

REFERENCES

Patricia L. Jackson, PE, RAS
Facilities Construction Manager
City of McKinney, TX
pjackson@mckinneytexas.org
972-672-1945

Chief Chris Lowry
Assistant Fire Chief
City of McKinney
clowry@mckinneytexas.org
214-796-0785

As the Senior Project Manager, Kyle's job is to know the project from top to bottom. You can trust that he will be able to see the big picture and plan for the unexpected, while also understanding the small details of what you want and need as the client. Since Kyle is responsible for the overall planning of the project, he will focus on subcontractor bidding, developing the budget, creating schedules, and keeping detailed project logs.

Kyle will also take care of all the financial aspects of the project: cost accounting, pay applications, and bill coding. Throughout the process, you can reach out to Kyle as a point of contact and a key collaborator. You can think of Kyle as the quarterback of the team---a strong leader, who knows the plan, and is ready to take your ideas and make them a winning project.

PROJECT EXPERIENCE *partial list*

- McKinney Industrial, McKinney, TX, \$6.1M
- McKinney Fire Station #11, McKinney, TX, \$8.18M
- Allen Fire Station Renovation and Expansion, Allen, TX, \$6.08M
- McKinney Fire Station #10, McKinney, TX, \$7.14M
- Mesquite Fire Station No. 8, Mesquite, TX, \$13.1M
- Little Elm Public Safety Annex, Little Elm, TX, \$13.99M
- Melissa City Hall Renovations Phase II, Melissa, TX, \$1.31M
- Forney Fire Station #2 Renovations, Forney, TX, \$5M
- Mesquite Field Services Center, Mesquite, TX, \$12.8M
- Melissa Public Safety Building, Melissa, TX, \$19.2M
- Anna Fire Station #2, Anna, TX, \$8M
- McKinney Municipal Service Center, TX, \$8.7M
- Princeton Fire Station 3, Princeton, TX, \$2.41M
- 3131 McKinney Exterior Renovations, Dallas, TX, \$1.6M*

DETAILED PROJECT SCHEDULE

Line	Name	Responsibility	Duration	Predecessors	Successors	Start	Finish	
1	MAJOR MILESTONES							
2	NTP issued for the Work				21, 22	2/2/2026	2/2/2026	◆ NTP issued for the Work
3	Substantial Completion/CO			142	4 20d	5/4/2027	5/4/2027	◆ Substantial Completion/CO
4	Final Completion			3 20d		6/1/2027	6/1/2027	◆ Final Completion
5	SUBCONTRACTS/SUBMITTALS/PROCUREMENT							
6	PHASE TURNSOVERS							
7	Phase IA Architect/Owner Punchwalk & Work		10d	53		5/14/2026	5/28/2026	Phase IA Architect/Owner Punchwalk & Work
8	Phase IA Work Complete			55		5/19/2026	5/19/2026	◆ Phase IA Work Complete
9	Phase IA Owner Move-In		10d	55	57	5/19/2026	6/2/2026	Phase IA Owner Move-In
10	Phase IB Architect/Owner Punchwalk & Work		10d	73		8/10/2026	8/21/2026	Phase IB Architect/Owner Punchwalk & Work
11	Phase IB Work Complete			75		8/12/2026	8/12/2026	◆ Phase IB Work Complete
12	Phase IB Owner Move-In		10d	75	78	8/12/2026	8/25/2026	Phase IB Owner Move-In
13	Phase IIA Architect/Owner Punchwalk & Work		10d	100		12/1/2026	12/14/2026	Phase IIA Architect/Owner Punchwalk & Work
14	Phase IIA Work Complete			102		12/4/2026	12/4/2026	◆ Phase IIA Work Complete
15	Phase IIA Owner Move-In		10d	102	104	12/4/2026	12/17/2026	Phase IIA Owner Move-In
16	Phase IIB Architect/Owner Punchwalk & Work		8d	119		2/4/2027	2/15/2027	Phase IIB Architect/Owner Punchwalk & Work
17	Phase IIB Work Complete			121		2/8/2027	2/8/2027	◆ Phase IIB Work Complete
18	Phase IIB Owner Move-In		10d	121	124	2/8/2027	2/19/2027	Phase IIB Owner Move-In
19	CONSTRUCTION							
20	MOBILIZATION							
21	Mobilize to Site		5d	2	23	2/2/2026	2/6/2026	Mobilize to Site
22	Owner Moveout of Phase IA		15d	2	27	2/2/2026	2/20/2026	Owner Moveout of Phase IA
23	General Make Safe of Existing		3d	21	27	2/9/2026	2/11/2026	General Make Safe of Existing
24	INTERIOR RENOVATIONS							
25	Phase I							
26	Phase IA							
27	Interior Demolition		5d	23, 22	29, 31, 32, 28	2/23/2026	2/27/2026	Interior Demolition
28	UG Plumbing Rough-In		5d	27	30	3/2/2026	3/6/2026	UG Plumbing Rough-In
29	Overhead HVAC Rough-In		5d	27	33 -8d	3/2/2026	3/6/2026	Overhead HVAC Rough-In
30	Overhead Plumbing Rough-In		5d	28	33	3/9/2026	3/13/2026	Overhead Plumbing Rough-In
31	Overhead Electrical Rough-In		5d	27	35	3/2/2026	3/6/2026	Overhead Electrical Rough-In
32	Fire Suppression Rough-In		5d	27		3/2/2026	3/6/2026	Fire Suppression Rough-In
33	Frame Interior Walls		8d	29 -8d, 30	34 -2d, 35, 36	3/16/2026	3/25/2026	Frame Interior Walls
34	Hang GWB One Side		5d	33 -2d	38	3/24/2026	3/30/2026	Hang GWB One Side
35	In-Wall Electrical Rough-In		5d	31, 33	38, 39 -5d	3/26/2026	4/1/2026	In-Wall Electrical Rough-In
36	In-Wall Plumbing Rough-In		3d	33	38, 37	3/26/2026	3/30/2026	In-Wall Plumbing Rough-In
37	Tile Bathrooms		5d	36	42	3/31/2026	4/6/2026	Tile Bathrooms
38	Close Up GWB Walls		5d	35, 36, 34	40	4/2/2026	4/8/2026	Close Up GWB Walls
39	Tape/Bed Walls		8d	35 -5d	40 -5d	3/26/2026	4/6/2026	Tape/Bed Walls
40	Painting		5d	39 -5d, 38	41 -5d, 43, 48	4/9/2026	4/15/2026	Painting
41	Install ACT Grid Ceilings		5d	40 -5d	44 -3d, 45, 46	4/9/2026	4/15/2026	Install ACT Grid Ceilings
42	Set Plumbing Fixtures		2d	37	47	4/7/2026	4/8/2026	Set Plumbing Fixtures
43	Trim Out Switches & Outlets		2d	40	52	4/16/2026	4/17/2026	Trim Out Switches & Outlets
44	Hang Lighting		8d	41 -3d	51	4/13/2026	4/22/2026	Hang Lighting
45	Trim out HVAC (Diffusers & Returns)		8d	41	51	4/16/2026	4/27/2026	Trim out HVAC (Diffusers & Returns)
46	Trim out Fire Suppression		8d	41	51	4/16/2026	4/27/2026	Trim out Fire Suppression
47	Set Toilet Accessories & Partitions		5d	48, 42	52	4/23/2026	4/29/2026	Set Toilet Accessories & Partitions
48	Install Millwork		5d	40	50 -5d, 49 -5d, 47	4/16/2026	4/22/2026	Install Millwork
49	Install Flooring		10d	48 -5d	52	4/16/2026	4/29/2026	Install Flooring
50	Hang Doors & Install Hardware		8d	48 -5d	52	4/16/2026	4/27/2026	Hang Doors & Install Hardware
CROSSLAND CONSTRUCTION COMPANY, INC.		McKinney PSB Renovation				Job #: Job Number 25TX01XXXX		Print Date: 10/23/2025 2:29:54 PM Update as of:: 2/2/2026
						Start Date: 2/2/2026 Finish Date: 6/1/2027		City of McKinney
								View: 1. Adding Activities and Resp Codes Filter: None Page 1 of 3

Line	Name	Responsibility	Duration	Predecessors	Successors	Start	Finish	2026 February 2 9 16 23 29 March 6 13 20 27 31 April 4 11 18 25 1 May 1 8 15 22 29 6 13 20 27 31 June 4 11 18 25 1 July 6 13 20 27 31 August 7 14 21 28 5 September 12 19 26 3 October 2 9 16 23 30 6 November 13 20 27 24 December 1 8 15 22 29 5 January 12 19 26 3 February 6 13 20 27 31 March 5 12 19 26 31 April 3 10 17 24 30 May 1 8 15 22 29 June 4 11 18 25 1 2027
51	Install ACT Tiles		5d	44, 45, 46	53	4/28/2026	5/4/2026	Install ACT Tiles
52	Touch Up Painting		5d	50, 43, 49, 47	53	4/30/2026	5/6/2026	Touch Up Painting
53	Crossand Punch Walk & Work		5d	52, 51	54, 7	5/7/2026	5/13/2026	Crossand Punch Walk & Work
54	Final Cleaning		3d	53	55	5/14/2026	5/18/2026	Final Cleaning
55	Phase IA Complete			54	8, 9	5/19/2026	5/19/2026	Phase IA Complete
56	Phase IB							
57	Interior Demolition & Salvage Windows		3d	9	58, 60, 59	6/3/2026	6/5/2026	Interior Demolition & Salvage Windows
58	Overhead HVAC Rough-In		5d	57	61	6/8/2026	6/12/2026	Overhead HVAC Rough-In
59	Overhead Plumbing Rough-In		3d	57	63	6/8/2026	6/10/2026	Overhead Plumbing Rough-In
60	Overhead Electrical		5d	57	61	6/8/2026	6/12/2026	Overhead Electrical
61	Frame Interior Walls		3d	58, 60	62 -2d	6/15/2026	6/17/2026	Frame Interior Walls
62	In-Wall Electrical Rough-In		5d	61 -2d	64	6/16/2026	6/22/2026	In-Wall Electrical Rough-In
63	In-Wall Plumbing Rough-In		3d	59	64	6/11/2026	6/15/2026	In-Wall Plumbing Rough-In
64	Hang GWB		5d	62, 63	65	6/23/2026	6/29/2026	Hang GWB
65	Tape/Bed Paint Walls		5d	64	66, 67	6/30/2026	7/7/2026	Tape/Bed Paint Walls
66	Reinstall Transaction Windows		3d	65	71	7/8/2026	7/10/2026	Reinstall Transaction Windows
67	Install ACT Grid Ceiling		5d	65	68, 69	7/8/2026	7/14/2026	Install ACT Grid Ceiling
68	Hang Lighting		5d	67	70	7/15/2026	7/21/2026	Hang Lighting
69	Trim Out Device Tiles and HVAC		5d	67	70	7/15/2026	7/21/2026	Trim Out Device Tiles and HVAC
70	Drop ACT Tiles		3d	68, 69	71, 72	7/22/2026	7/24/2026	Drop ACT Tiles
71	Install Flooring		5d	66, 70	73	7/27/2026	7/31/2026	Install Flooring
72	Touch-up Paint		3d	70	73	7/27/2026	7/29/2026	Touch-up Paint
73	Crossand Punch Walk & Work		5d	71, 72	74, 10	8/3/2026	8/7/2026	Crossand Punch Walk & Work
74	Final Cleaning		2d	73	75	8/10/2026	8/11/2026	Final Cleaning
75	Phase IB Complete			74	11, 12	8/12/2026	8/12/2026	Phase IB Complete
76	Phase II							
77	Phase IIA							
78	Interior Demolition & UG Plumbing RI		5d	12	80, 79, 81, 82	8/26/2026	9/1/2026	Interior Demolition & UG Plumbing RI
79	Overhead HVAC Rough-In		10d	78	83	9/2/2026	9/16/2026	Overhead HVAC Rough-In
80	Overhead Plumbing Rough-In		5d	78	89	9/2/2026	9/9/2026	Overhead Plumbing Rough-In
81	Overhead Electrical Rough-In		10d	78	83	9/2/2026	9/16/2026	Overhead Electrical Rough-In
82	Fire Suppression Rough-In		5d	78	94	9/2/2026	9/9/2026	Fire Suppression Rough-In
83	Frame Interior Walls		8d	79, 81	84 -3d, 85	9/17/2026	9/28/2026	Frame Interior Walls
84	In-Wall Electrical Rough-In & Electrical RM		5d	83 -3d	86	9/24/2026	9/30/2026	In-Wall Electrical Rough-In & Electrical RM
85	In-Wall Plumbing Rough-In		3d	83	86	9/29/2026	10/1/2026	In-Wall Plumbing Rough-In
86	Hang GWB		5d	84, 85	87 -2d	10/2/2026	10/8/2026	Hang GWB
87	Tape/Bed Walls		8d	86 -2d	88 -5d	10/7/2026	10/16/2026	Tape/Bed Walls
88	Painting		8d	87 -5d	91, 90 -5d, 89	10/12/2026	10/21/2026	Painting
89	Install Plumbing Fixtures		2d	88, 80		10/22/2026	10/23/2026	Install Plumbing Fixtures
90	Set Millwork		3d	88 -5d		10/15/2026	10/19/2026	Set Millwork
91	Install ACT Grid Ceilings		8d	88 92 -5d, 93, 94, 95 -5d		10/22/2026	11/2/2026	Install ACT Grid Ceilings
92	Hang Lighting		5d	91 -5d	97	10/27/2026	11/2/2026	Hang Lighting
93	Trim out HVAC (Diffusers & Returns)		5d	91	99	11/3/2026	11/9/2026	Trim out HVAC (Diffusers & Returns)
94	Trim out Fire Suppression		3d	91, 82	99	11/3/2026	11/5/2026	Trim out Fire Suppression
95	Install Flooring		10d	91 -5d	96 -5d	10/27/2026	11/9/2026	Install Flooring
96	Hang Doors & Install Hardware		5d	95 -5d	99, 98	11/3/2026	11/9/2026	Hang Doors & Install Hardware
97	Install ACT Tiles		3d	92	99	11/3/2026	11/5/2026	Install ACT Tiles
98	Trim Out Switches & Outlets		3d	96	99	11/10/2026	11/12/2026	Trim Out Switches & Outlets
99	Touch Up Painting		5d	96, 97, 98, 93, 94	100	11/13/2026	11/19/2026	Touch Up Painting
100	Crossand Punch Walk & Work		5d	99	13, 101	11/20/2026	11/30/2026	Crossand Punch Walk & Work

CROSSLAND

CONSTRUCTION COMPANY, INC.

McKinney PSB Renovation

Job #: Job Number 25TX01XXXX

Start Date: 2/2/2026

Finish Date: 6/1/2027

Print Date: 10/23/2025 2:29:55 PM

Update as of:: 2/2/2026

City of McKinney

View: 1. Adding Activities and Resp Codes

Filter: None

Page 2 of 3

CROSSLAND CONSTRUCTION COMPANY, INC. 15

GENERAL CONDITIONS BREAKDOWN

DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENDED COST
PROJECT STAFF (show % of time)				
Project Executive	2.816125	WK	\$ 3,981	\$ 11,210
Senior Project Manager	5.63225	WK	\$ 3,317	\$ 18,684
Project Manager	21.6625	WK	\$ 2,654	\$ 57,489
Assistant Project Manager	0.375	WK	\$ -	\$ -
Project Engineer	34.66	WK	\$ 1,725	\$ 59,789
Office Engineer		WK	\$ -	\$ -
Project Superintendent	56.3225	WK	\$ 2,654	\$ 149,471
Assistant Superintendent	0	WK	\$ 1,725	\$ -
Field Engineer		WK	\$ 1,460	\$ -
Foreman (non-working)		WK	\$ -	\$ -
Safety Manager		WK	\$ -	\$ -
Quality Control Manager		WK	\$ -	\$ -
Project Scheduler		WK	\$ -	\$ -
Project Controls / Layout		WK	\$ -	\$ -
Project Accountant		WK	\$ -	\$ -
Project Administrative		WK	\$ -	\$ -
TEMPORARY FACILITIES				
Project Office Trailer-Setup/Removal	2	EA	\$ 5,000	\$ 10,000
Project Office Trailer including rental, moving, set-up / removal	13	MO	\$ 1,250	\$ 16,250
Temporary Toilets	56.29	WK	\$ 350	\$ 19,702
Temporary Fencing	2000	LF	\$ -	\$ -
Gates	3	EA	\$ -	\$ -
Janitor Services	34.64	WK	\$ 50	\$ 1,732
Staging Area				\$ -
Project Sign & Signage	1	LS	\$ 5,000	\$ 5,000
TEMPORARY SERVICES				
Ice, cups, water, coffee, etc.	56.29	WK	\$ 25	\$ 1,407
Office Furnishings and Equipment	4	EA	\$ 500	\$ 2,000
Office Equipment	17	MO	\$ 400	\$ 6,800
Office Computers, Monitors, TVs, Copier and Printer	6000000	LS	\$ 0	\$ 7,800
TV	1	EA	\$ 600	\$ 600
Copier / Printer / Fax	13	MO	\$ 350	\$ 4,550
Office Supplies and Paper	13	MO	\$ 100	\$ 1,300
Audio / Visual Equipment		LS		\$ -
Printers		MO	\$ 100	\$ -
Copier / Fax		MO	\$ 200	\$ -
Postage / Delivery / Courier / Shipping	13	MO	\$ 50	\$ 650
Printing / Reproduction	1	LS	\$ 3,000	\$ 3,000
Photos / Aerials	13	MO	\$ 150	\$ 1,950
Walk and Street Rental				\$ -
Record Drawings / O&M Manuals		LS	\$ 2,000	\$ -
Surveying		LS	\$ 5,000	\$ -
Project Ceremonies				\$ -

SAFETY				
Barricades		LF		\$ -
Perimeter Protection		LF		\$ -
Protect Floor Openings		EA		\$ -
Fire Extinguishers / Fire Protection	9.00	EA	\$ 100	\$ 900
First Aid Supplies	13	MO	\$ 50	\$ 650
Safety Netting				\$ -
UTILITIES				
Temporary Power Setup		LS	\$ 1,000	\$ -
Temporary Power including Setup	13	MO	\$ -	\$ -
Temporary Water Setup		LS	\$ 1,000	\$ -
Temporary Water including Setup	13	MO	\$ 50	\$ 650
Temporary Sanitary Sewer Setup		LS	\$ 1,000	\$ -
Temporary Sanitary Sewer		MO	\$ 50	\$ -
Data / Communications / AV Setup		LS		\$ -
Data / Communications Service including Setup	13	MO	\$ 200	\$ 2,600
GENERAL TRASH REMOVAL				
Clean Up Crew (number of men)	32	WK	\$ 250	\$ 8,000
Dumpster (loads per week)	52	PLS	\$ 650	\$ 33,800
Dumping Fees (note locations)				\$ -
STAFF SUPPORT SERVICES				
Vehicles including Rental, Fuel, Maintenance and Insurance	13	MO	\$ 1,500	\$ 19,500
Cell Phones including devices, monthly charges and fees	13	MO	\$ 300	\$ 3,900
Misc. Small Tools	13	MO	\$ 200	\$ 2,600
Equipment - Fuel & Maintenance	0	MO	\$ 3,000	\$ -
Travel Expenses	0	MO	\$ -	\$ -
EQUIPMENT RENTAL / PURCHASE				
Water Pump & Hoses	0	EA	\$ 500	\$ -
Skid Steer	0	MO	\$ 2,000	\$ -
Fork Lift				\$ -
Crane				\$ -
Vehicles - Maintenance / Other Costs		MO		\$ -
Vehicles - Fuel	0	MO	\$ 400	\$ -
INSURANCE AND BONDS				
Builders Risk	6,000,000	USD	0.0015	\$ 9,000
General Commercial Liability	6,000,000	USD	0.0035	\$ 21,000
Umbrella/Excess Liability				
All Other Insurance Required				
Bonds		USD		\$ -
Subguard Insurance, if any		USD		\$ -
Payment & Performance Bonds	6,000,000	USD	0.0050	\$ 30,000
TOTAL GENERAL CONDITIONS				\$ 215,341



CROSSLAND

CONSTRUCTION COMPANY, INC.

Crossland Construction Company, Inc.
731 Industry Way
Prosper, TX 75078
T: 469-408-7702