MCKINNEY PUBLIC SAFETY FACILITIES CMAR STEP 2



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 your 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 Way
	Prosper, TX 75078
PRIMARY CON	TACT
NAME:	Rocky Hussman
TITLE:	President
SIGNATURE:	L. Om
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 FACILTIES 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	10/24/25
Initials	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 multipliers within each line item. General home office st 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
В3	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
В6	Project Superintendent Name: Jonathan Gonzalez	100%	\$ 149,471.25
B7	Assistant Project Superintendent Name:	0%	\$ -
B8	Safety Manager Name:	0%	\$ -
В9	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	Inclu	ided w/ C29 GLI
C31	All Other Insurance Required	Inclu	ided 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	0ct-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	113	5%
Kyle Roberts	Sr. Project Manager	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	867	38%
	Assistant PM	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	1,386	62%
Jonathan Gonzalez	Superintendent	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%
	Field Engineer	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%
	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	February March April May June 2 9 16 23 2 9 16 23 30 6 13 20 27 4 11 18 25 1 8 15	2026 July August September 122 129 16 113 120 127 13 110 117 124 131 17 114 121 12:	October November December	2027 IT January February March 21 128 14 11 18 125 11 18 115 122 11 18 115 122 129	April May June
1 1	IAJOR MILESTONES					i i			1	
	NTP issued for the Work				21, 22 2/2/2026 2/2/2026	NTP issued for the Work		<u>:</u>		
	Substantial Completion/CO			142	4 20d 5/4/2027 5/4/2027	.	· 	İ	i	Substantial Completion/CO
	Final Completion			3 20d	6/1/2027 6/1/2027	-	i	i	i	Final Completion
	UBCONTRACTS/SUBMITTALS/	PROCURE	MENT			-	i	I	i	•
	HASE TURNOVERS					-		I		
	Phase IA Architect/Owner Punchwalk & Work		10d	53	5/14/2026 5/28/2026	Phase IA Archite	tt/Owner Punchwalk & Work	I	i	
	Phase IA Work Complete			55	5/19/2026 5/19/2026	Phase IA Work Complete		i		
	Phase IA Owner Move-In		10d	55	57 5/19/2026 6/2/2026	Phase IA Ow	ner Move-In	i		
10	Phase IB Architect/Owner Punchwalk & Work		10d	73	8/10/2026 8/21/2026		Phase IB Architect/Owner Punchw	alk & Work		
11	Phase IB Work Complete			75	8/12/2026 8/12/2026		Phase IB Work Complete	1		
12	Phase IB Owner Move-In		10d	75	78 8/12/2026 8/25/2026		Phase IB Owner Move-In	1		
13	Phase IIA Architect/Owner Punchwalk & Work		10d	100	12/1/2026 12/14/2026			Phase	e IIA Architect/Owner Punchwalk & Work	
14	Phase IIA Work Complete			102	12/4/2026 12/4/2026	-		Phase IIA Wo	ork Complete	
15	Phase IIA Owner Move-In		10d	102	104 12/4/2026 12/17/2026	-		PI	hase IIA Owner Move-In	
16	Phase IIB Architect/Owner Punchwalk & Work		8d	119	2/4/2027 2/15/2027			1	Phase IIB Architect/Owner Punchwalk &	Vork
	Phase IIB Work Complete			121	2/8/2027 2/8/2027		:	1	Phase IIB Work Complete	
	Phase IIB Owner Move-In		10d	121	124 2/8/2027 2/19/2027			1	Phase IIB Owner Move-In	
	ONSTRUCTION							1		
	MOBILIZATION					-		! !		
	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		1		
23	General Make Safe of Existing		3d	21	27 2/9/2026 2/11/2026	General Make Safe of Existing				
	INTERIOR RENOVATIONS									
25	Phase I					-		1		
26	Phase IA							<u> </u>		
27	Interior Demolition		5d	23, 22	29, 31, 32, 28 2/23/2026 2/27/2026	Interior Demolition		1		
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	i	i	i	
30	Overhead Plumbing Rough-In		5d	28	33 3/9/2026 3/13/2026	Overhead Plumbing Rough-In	i	İ	i	
31	Overhead Electrical Rough-In		5d	27	35 3/2/2026 3/6/2026	Overhead Electrical Rough-In	i	İ	i	
32	Fire Suppression Rough-In		5d	27	3/2/2026 3/6/2026	Fire Suppression Rough-In	Ī	Ī	İ	
33	Frame Interior Walls		8d	29 -8d, 30	34 -2d, 35, 36 3/16/2026 3/25/2026	Frame Interior Walls	İ	İ	i	
34	Hang GWB One Side		5d	33 -2d	38 3/24/2026 3/30/2026	Hang GWB One Side	İ	İ	i	
35	In-Wall Electrical Rough-In		5d	31, 33	38, 39 -5d 3/26/2026 4/1/2026	In-Wall Electrical Rough-In		İ	i	
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		1		
38	Close Up GWB Walls		5d	35, 36, 34	40 4/2/2026 4/8/2026	Close Up GWB Walls		1		
39	Tape/Bed Walls		8d	35 -5d	40 -5d 3/26/2026 4/6/2026	Tape/Bed Walls	:		ļ	
40	Painting		5d	39 -5d, 38	41 -5d, 43, 48 4/9/2026 4/15/2026	Painting		1		
41	Install ACT Grid Ceilings		5d	40 -5d	44 -3d, 45, 46 4/9/2026 4/15/2026	Install ACT Grid Cellings		1		
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		1		
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		1		
	ROSSLAND		Mc	Kinney P	SB Renovation	Job #: Job Number 25TX01XXXX	Print Date: 10/23/2025 2:29: Update as of:: 2/2/2026	54 PM	View: 1. Adding Activities Filter: None	s and Resp Codes
CON	STRUCTION COMPANY, INC.					Start Date: 2/2/2026 Finish Date: 6/1/2027	City of McKinney		Page 1 of 3	

Line	Name	Responsibility Duration	Predecessors	Successors	Start Finish	February March April May June	2026 2026 August September	October November December	r 2027 r January February March April May June r 21 28 4 11 118 25 11 8 15 22 11 8 15 22 29 5 112 119 26 3 110 117 124 31 17 14 22
51	Install ACT Tiles	5d	44, 45, 46	53	4/28/2026 5/4/2026	16 23 24 16 24 25 36 30 25 36 26 36 36 36 36 36 36	12 14 16 12 14 10 16 12 12 12 16 16 16 12 12		<u>ו21, 14, לו לו, 14, 14, 11, 15, 25, 19, 11, 15, 25, 11, 14, 25, 11, 14, 25, 11, 14, 25, 11, 14, 25, 15, 15, 15, 15, 15, 15, 15, 15, 15, 1</u>
52	Touch Up Painting	5d	50, 43, 49, 47	53	4/30/2026 5/6/2026	Touch Up Painting	1		
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	1		
55	Phase IA Complete		54	8, 9	5/19/2026 5/19/2026	Phase IA Complete			i
56	Phase IB			·			i		
57	Interior Demolition & Salvage Windows	3d	9	58, 60, 59	6/3/2026 6/5/2026	Interior D	Demolition & Salvage Windows		
58	Overhead HVAC Rough-In	5d	57		6/8/2026 6/12/2026	, Ov	verhead HVAC Rough-In		i
59	Overhead Plumbing Rough-In	3d	57	63	6/8/2026 6/10/2026	Overl	head Plumbing Rough-In	i	i
60	Overhead Electrical	5d	57	61	6/8/2026 6/12/2026	ov ov	verhead Electrical	i	i
61	Frame Interior Walls	3d	58, 60	62 -2d	6/15/2026 6/17/2026		Frame Interior Walls	i	i
62	In-Wall Electrical Rough-In	5d	61 -2d	64	6/16/2026 6/22/2026	_	In-Wall Electrical Rough-In	i	i
63	In-Wall Plumbing Rough-In	3d	59	64	6/11/2026 6/15/2026		in-Wall Plumbing Rough-In	1	1
64	Hang GWB	5d	62, 63		6/23/2026 6/29/2026		Hang GWB		i
65	Tape/Bed Paint Walls	5d	64		6/30/2026 7/7/2026		Tape/Bed Paint Walls		i
66	Reinstall Transaction Windows	3d	65	71	7/8/2026 7/10/2026		Reinstall Transaction Windows		į į
67	Install ACT Grid Ceiling	5d	65	68. 69	7/8/2026 7/14/2026		Install ACT Grid Ceiling		
68	Hang Lighting	5d	67		7/15/2026 7/21/2026		Hang Lighting		
69	Trim Out Device Tiles and HVAC	5d	67		7/15/2026 7/21/2026	į	Trim Out Device Tiles and HVAC		
70	Drop ACT Tiles	3d	68, 69		7/22/2026 7/24/2026		Drop ACT Tiles		
71	Install Flooring	5d	66, 70		7/27/2026 7/31/2026		Install Flooring		
72	Touch-up Paint	3d	70		7/27/2026 7/29/2026		Touch-up Paint		
73	Crossand Punch Walk & Work	5d	71, 72		8/3/2026 8/7/2026		Crossand Punch Walk & Work		
74	Final Cleaning	2d	73		8/10/2026 8/11/2026	1	Final Cleaning	1	<u> </u>
75	Phase IB Complete		74		8/12/2026 8/12/2026		Phase IB Complete	+	+ + + + + + + + + + + + + + + + + + + +
	Phase II		7 1	11, 12	0/12/2020	1	· · · · · · · · · · · · · · · · · · ·	1	+ + + + + + + + + + + + + + + + + + + +
77	Phase ITA					1		1	
78	Interior Demolition & UG Plumbing RI	5d	12	80 79 81 82	8/26/2026 9/1/2026		Interior Demolition 8	L & UG Plumbina RI	
79	Overhead HVAC Rough-In	10d	78		9/2/2026 9/16/2026		Overh		!
80	Overhead Plumbing Rough-In	5d	78		9/2/2026 9/9/2026		Overhead PI		
81	Overhead Electrical Rough-In	10d	78		9/2/2026 9/16/2026			nead Electrical Rough-In	
82	Fire Suppression Rough-In	5d	78		9/2/2026 9/9/2026		Fire Suppres	-	
83	Frame Interior Walls	8d	79, 81		9/17/2026 9/28/2026	1	<u>'</u>	Frame Interior Walls	
84	In-Wall Electrical Rough-In & Electrical RM		83 -3d		9/24/2026 9/30/2026			In-Wall Electrical Rough-In & Electrical RM	
85	In-Wall Plumbing Rough-In	3d	83		9/29/2026 10/1/2026			In-Wall Plumbing Rough-In	;
86	Hang GWB	5d	84, 85		10/2/2026 10/8/2026			Hang GWB	; i
87	Tape/Bed Walls	8d	86 -2d		10/7/2026 10/16/2026		i	Tape/Bed Walls	
88	Painting	8d	87 -5d		10/12/2026 10/21/2026	İ	I	Painting	i i
89	Install Plumbing Fixtures	2d	88, 80	,	10/22/2026 10/23/2026	İ	I	Install Plumbing Fixtures	i i
90	Set Millwork	3d	88 -5d		10/15/2026 10/19/2026	l	l	Set Millwork	
91	Install ACT Grid Ceilings	8d		92 -5d, 93, 94, 95 -5d	10/22/2026 11/2/2026			Install ACT Grid Ceilings	
92	Hang Lighting	5d	91 -5d		10/27/2026 11/2/2026			Hang Lighting	
93	Trim out HVAC (Diffusers & Returns)	5d	91		11/3/2026 11/9/2026	į		Trim out HVAC (Diffusers & Returns)	
94	Trim out Fire Suppression	3d	91, 82		11/3/2026 11/5/2026			Trim out Fire Suppression	
95	Install Flooring	10d	91 -5d		10/27/2026 11/9/2026	i		Install Flooring	
96	Hang Doors & Install Hardware	5d	95 -5d		11/3/2026 11/9/2026			Hang Doors & Install Hardware	
97	Install ACT Tiles	3d	92		11/3/2026 11/5/2026	i I		Install ACT Tiles	
98	Trim Out Switches & Outlets	3d	96		11/10/2026 11/12/2026	i I	i I	Trim Out Switches & Outlets	i i
99	Touch Up Painting	5d	96, 97, 98, 93, 94		11/13/2026 11/19/2026	i i	1	Touch Up Painting	
100	Crossand Punch Walk & Work	5d	99		11/20/2026 11/30/2026		1	Crossand Punch W	/alk & Work
	ROSSLAND STRUCTION COMPANY, INC.		Kinney P	SB Rer	novation	Job #: Job Number 25TX01XXXX Start Date: 2/2/2026 Finish Date: 6/1/2027	Print Date: 10/23/2025 2:29 Update as of:: 2/2/2026 City of McKinney	9:55 PM	View: 1. Adding Activities and Resp Codes Filter: None
						Finish Date: 6/1/2027			Page 2 of 3

	Name	Responsibility	Duration	Predecessors	Cuesassara	Start Finish	Echnony Morch April May June	2026	Ostober Newamber Becomber	2027	April May
	Name	Responsibility			Successors	12	February March April May June 19 16 123 2 9 16 23 30 6 13 120 127 14 111 18 12 1 18 15	22 29 6 13 20 27 3 10 17 24 31 7 14 21		Jalluary February Watch	15 12 19 26 3 10 17 24 31 7
Final Cleaning			3d			12/1/2026 12/3/2026	<u> </u>	1	Final Cleaning	1	
Phase IIA Work	Complete			101	14, 15	12/4/2026 12/4/2026	<u> </u>	1	Phase IIA Work Com	plete	
Phase IIB							I .	1	<u> </u>	1	
Interior Demoliti			3d	15		12/18/2026 12/22/2026		1		or Demolition	
Overhead HVAC	Rough-In		3d	104	108	12/23/2026 12/28/2026	i i		i	Overhead HVAC Rough-In	
Overhead Electri	ical Rough-In		3d	104	108	12/23/2026 12/28/2026	i	i		Overhead Electrical Rough-In	
Fire Suppression	n Rough-In		2d	104		12/23/2026 12/24/2026	i	i	Fir	Suppression Rough-In	
Frame Interior W	Valls		5d	105, 106	109 -3d	12/29/2026 1/5/2027	i	i	i i	Frame Interior Walls	
In-Wall Electrica	l Rough-In		2d	108 -3d	110	12/31/2026 1/4/2027	i			In-Wall Electrical Rough-In	
Hang GWB			3d	109	111 -2d	1/5/2027 1/7/2027	i	ı	i	Hang GWB	
Tape/Bed & Pain	nt Walls		5d	110 -2d	113, 112	1/6/2027 1/12/2027	İ	i	i	Tape/Bed & Paint Walls	
Install ACT Grid			3d	111	115, 117, 114, 116	1/13/2027 1/15/2027	İ	1	i	Install ACT Grid Ceilings	
Trim Out Switch	es & Outlets		3d	111	119	1/13/2027 1/15/2027		1	i	Trim Out Switches & Outlets	
Hang Lighting			5d	112		1/18/2027 1/22/2027	i i		1	Hang Lighting	
Trim out Device	Tiles		2d			1/18/2027 1/19/2027	i I		1	Trim out Device Tiles	
Install Flooring	THES		3d	112		1/18/2027 1/20/2027	<u> </u>			Install Flooring	<u> </u>
Hang Doors & In	octall Hardwaro	+ -	2d			1/18/2027 1/20/2027	 		i	Hang Doors & Install Hardware	
<u> </u>			20			1/25/2027 1/27/2027	i	 	i	Hang Doors & Install Hardware Install ACT Tiles	
			30	114		· · · · · · · · · · · · · · · · · · ·	<u> </u>	<u>'</u>	T T	-	·
Crossand Punch	waik & Work			115, 117, 118, 113, 116		1/28/2027 2/3/2027		<u>;</u>	<u> </u>	Crossand Punch Walk & Work	
Final Cleaning			2d			2/4/2027 2/5/2027				Final Cleaning	
Phase IIB Work	Complete			120	17, 18	2/8/2027 2/8/2027				Phase IIB Work Complete	
Phase III											
Phase III											
Interior Demoliti	ion		5d	18	125, 127, 126	2/22/2027 2/26/2027				Interior Demolition	
Overhead HVAC	Rough-In		5d	124	128	3/1/2027 3/5/2027				Overhead HVAC Roug	h-In
Overhead Plumb	oing Rough-In		3d	124	130	3/1/2027 3/3/2027				Overhead Plumbing Rough	h-In
Overhead Electri	ical		5d	124	128	3/1/2027 3/5/2027				Overhead Electrical	
Frame Interior W	Valls		5d	125, 127	129 -2d	3/8/2027 3/12/2027				Frame Interior	Walls
In-Wall Electrica	ıl Rough-In		5d	128 -2d	131	3/11/2027 3/17/2027		1		In-Wall Elec	trical Rough-In
In-Wall Plumbing			3d	126		3/4/2027 3/8/2027				In-Wall Plumbing Ro	igh-In
Hang GWB	5 25		5d	129, 130		3/18/2027 3/24/2027	1	1		Hang	
Tape/Bed Paint \	Walls		5d	131		3/25/2027 3/31/2027		 		1	Tape/Bed Paint Walls
Install ACT Grid			24	132	134, 136, 135			1			Install ACT Grid Ceiling
	Centrig		5d	133		4/6/2027 4/12/2027	I I	I		1	Hang Lighting
Hang Lighting Set Millwork			3d			 					Set Millwork
-	T' 110/40			133		4/6/2027 4/8/2027	<u> </u>	<u> </u>	<u> </u>		
Trim Out Device	Illes and HVAC		2d	133		4/6/2027 4/7/2027	l l		<u> </u>	<u> </u>	Trim Out Device Tiles and HVAC
Drop ACT Tiles			3d	134, 136		4/13/2027 4/15/2027					Drop ACT Tiles
Install Flooring			5d	137, 135		4/16/2027 4/22/2027	<u> </u>	!	1	1	Install Flooring
Touch-up Paint			3d	137		4/16/2027 4/20/2027	1	I	I	1	Touch-up Paint
Crossand Punch	Walk & Work		5d	138, 139		4/23/2027 4/29/2027	1	1	I	1	Crossand Punch Walk & Work
Final Cleaning			2d	140	142	4/30/2027 5/3/2027	1]	1	1	Final Cleaning
Phase IIB Compl	lete			141	3	5/4/2027 5/4/2027		<u> </u>	<u> </u>		Phase IIB Complete
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stone Appearances											
Diamond											
		T						Print Date: 10/23/2025 2:29	9:55 PM	/iew: 1. Adding Activities	s and Pash Codo
DOG			Mc	Kinney P	SB Rer	novation	Job #: Job Number 25TX01XXXX			view. I. Adding Activities	s and ivesh code
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NSTRUCTION	COMPANY, INC						Start Date: 2/2/2026	City of McKinney			
	nit i, iii0						Finish Date: 6/1/2027	, . ,		Page 3 of 3	

GENERAL CONDITIONS BREAKDOWN

DESCRIPTION	QUANTITY	IINIT	IINI	T COST	EXTENDED COST
PROJECT STAFF (show % of time)	QUARTITI	OIIII	O.V.	1 0001	EXTENDED COOL
Project Executive	2.816125	WK	\$	3,981	\$ 11,210
Senior Project Manager	5.63225		\$	3,317	\$ 18,684
Project Manager	21.6625		\$	2,654	\$ 57,489
Assistant Project Manager	0.375		\$	-	\$ -
Project Engineer	34.66		\$	1,725	\$ 59,789
Office Engineer	01.00	WK	\$	-	\$ -
Project Superintendent	56.3225		\$	2,654	\$ 149,471
Assistant Superintendent	0	WK	\$	1,725	\$ -
Field Engineer	Ü	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			T		*
Project Office Trailer-Setup/Removal	2	EA	\$	5,000	\$ 10,000
Project Office Trailer including rental,	_		_	3,000	.0,000
moving, set-up / removal	13	МО	\$	1,250	\$ 16,250
Temporary Toilets	56.29		\$	350	\$ 19,702
Temporary Fencing	2000		\$	-	\$ -
Gates	3	EA	\$	_	\$ -
Janitor Services	34.64		\$	50	\$ 1,732
Staging Area	0 110 1		Ť		\$ -
Project Sign & Signage	1	LS	\$	5,000	\$ 5,000
TEMPORARY SERVICES			Ť	0,000	Ţ 0,000
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			Ť		V 0,000
and Printer	6000000	LS	\$	0	\$ 7,800
TV	1	EA	\$	600	\$ 600
Copier / Printer / Fax	13		\$	350	\$ 4,550
Office Supplies and Paper	13		\$	100	\$ 1,300
Audio / Visual Equipment	10	LS	Ť	100	\$ -
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		\$	150	\$ 1,950
Walk and Street Rental	.0		Ť		\$ -
Record Drawings / O&M Manuals		LS	\$	2,000	\$ -
Surveying		LS	\$	5,000	\$ -
Project Ceremonies			_	2,223	\$ -

SAFETY						
Barricades		LF			\$	-
Perimeter Protection		LF			\$	-
Protect Floor Openings		EA			\$	-
Fire Extinguishers / Fire Protection	9.00	EA	\$	100	\$	900
First Aid Supplies	13	МО	\$	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					Ť	
Setup	13	MO	\$	200	\$	2,600
GENERAL TRASH REMOVAL	10	IVIC	Ψ	200	Ψ	2,000
	32	WK	\$	250	\$	8,000
Clean Up Crew (number of men) Dumpster (loads per week)	52 52		\$	650	\$	33,800
	JZ	FLS	φ	030	\$	33,000
Dumping Fees (note locations)					Φ	-
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