

Eastside Infrastructure Development Update

May 6, 2025



Items on May 6th City Council Agenda

- **Budget Amendment**
- **Contract with GMP for Construction Manager at Risk with Swinerton Builders**
- **Contract for Architectural/Engineering Services with Garver, LLC**
- **Contract for Construction Materials Observation, Engineering and Testing Services with Terracon Consultants Inc.**
- **Contract for Owner's Rep Services with Spinelli Construction, LLC**
- **Contact for Systems Commissioning Services with Matador Engineering Inc.**



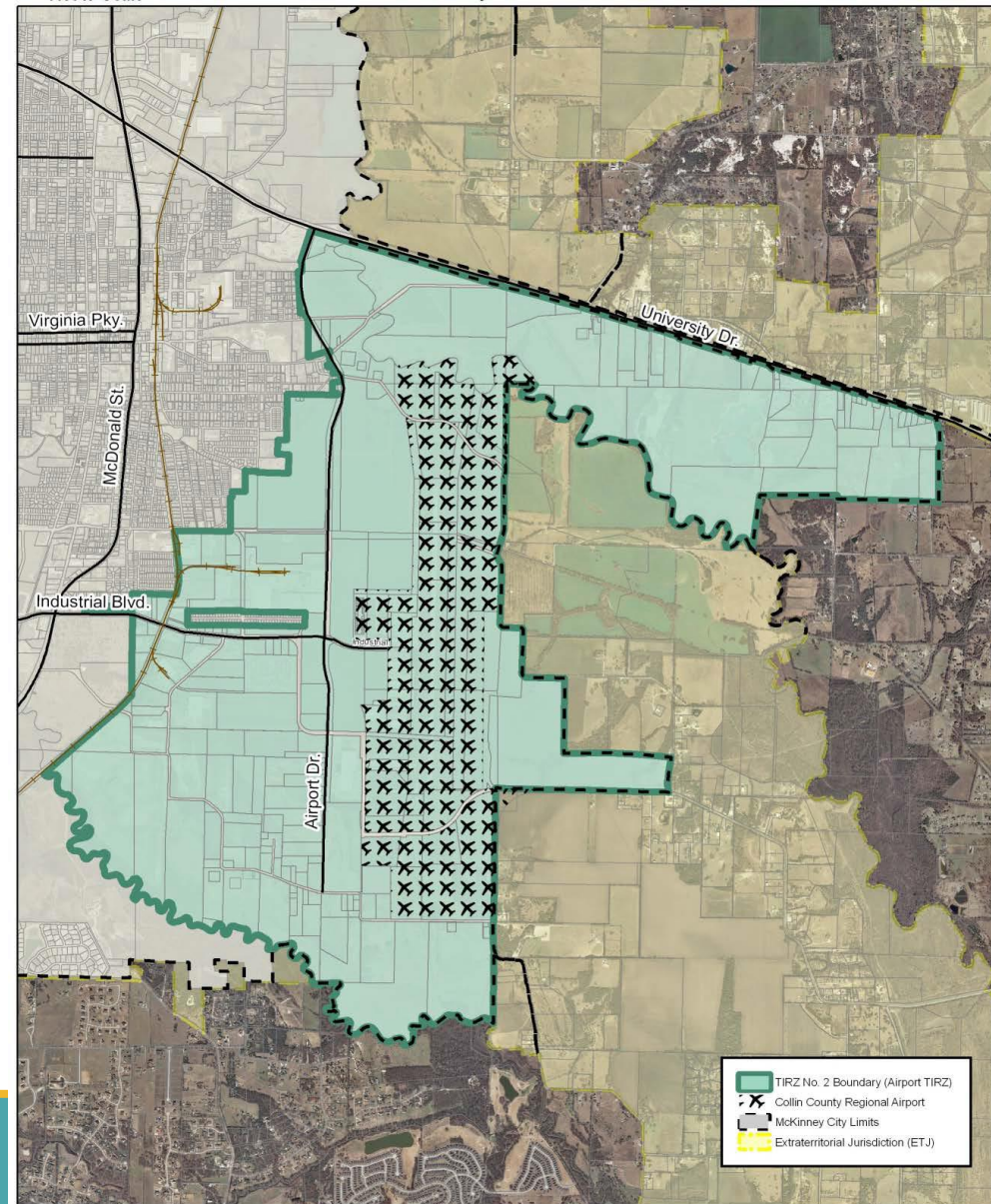
TIRZ #2 was established on September 21, 2010

The TIRZ #2 Project Plan lists the following 3 proposed improvements and uses of funds:

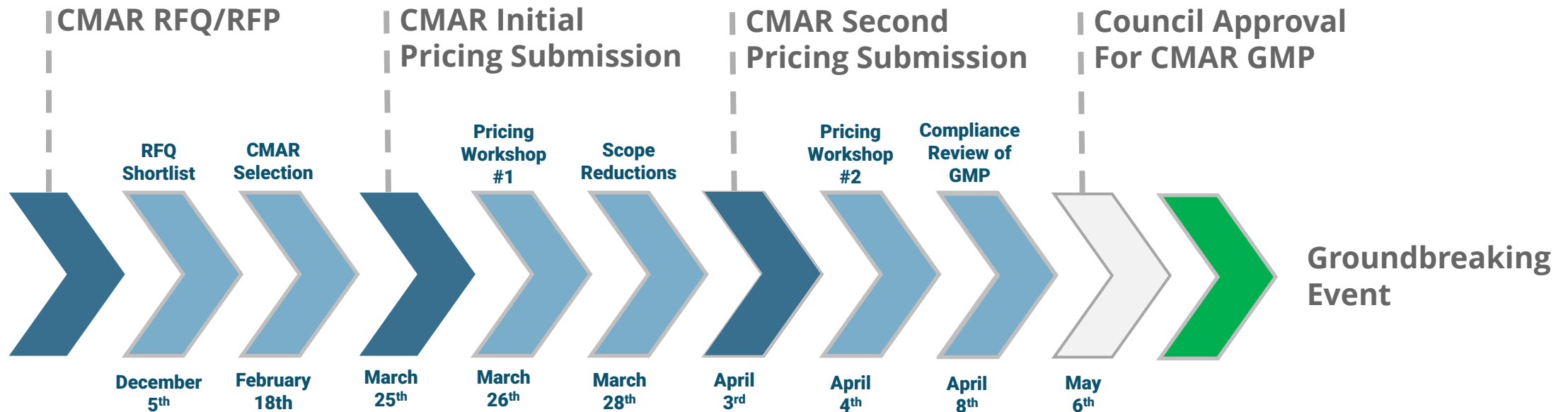
1. Focus on Business Aviation Activity
2. Continue to Assess Perimeter Access Control and Airport Security
3. Continue to Prepare for Commercial Passenger Service

The project plan goes on to say: "The key to these initiatives will be the investment in airport related projects (i.e., airport facilities & related services, public infrastructure, and land acquisition)..."

Reinvestment Zone Number Two



Construction Manager at Risk (CMAR) Pricing Update





Wattley Way

Taxiway B

Runway 18-36 (8,002'x150')

Proposed Water Line

Proposed Taxiway C

FM 546

Proposed Fiber Line

**Proposed Sanitary
Sewer Line**

**Stormwater
Detention Pond**



**Eastside
Infrastructure**

	Original Quantity	Revised Quantity	% Reduction
Landside Paving	74,225 SY	62,825 SY	(15.4%)
Airside Paving	52,705 SY	36,720 SY	(30.3%)
Stormwater Infrastructure	7,695 LF	5,225 LF	(32.1%)

Existing Runway 18-36
(8,002'x150')

Taxiway C

Taxiway C5



Airport Service Entrance

FM 546 Intersection Improvements

FM 546

Employee Lot

Proposed Aircraft Fuel Farm

Proposed Deicing Location

Proposed Aircraft Gate Positions (4)

Terminal Parking Lot
(980 Spaces)

Terminal
(46,600 SF)

Airport Terminal Road Entrance

Protect Existing
ATMOS Gas Line

Shift Loop
Roadway

Rental Car Lot

Stormwater Detention Pond

Site Revisions



Final Project Cost

CMAR (Swinerton) provided revised pricing on April 4th

Actual Construction Contract Amount - \$57,997,386

Includes a \$1,000,000 owner's contingency and a \$1,474,000 contractor contingency.

Critical Items:

- 1. Enabling Eastside Infrastructure
- 2. Tariffs & Inflation Factors
- 3. TSA required floor plan to increase an additional 11,600 SF to accommodate new standards
- 4. Revised pricing was done on modified site plan

CMAR Project Elements	Dec. 2024 Estimates	April 2025 GMP Pricing
Vertical Structures (Terminal Building, Security, Maintenance, etc.)	\$15.0M	\$19.7M
Airside Infrastructure (Apron, Fuel Farm, Deicing)	\$16.5M	\$16.2M
Landside Infrastructure (Parking Lots, Loop Roadway, Utilities)	\$22.1M	\$22.0M
Project Total	\$53.6M	\$58.0M

Project Funding

After the TIRZ #2 grant, the Fund Balance will be about \$4 million at the end of this fiscal year

TIRZ #2 is currently accruing over \$3.0 million annually

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CMAR Project Funding	\$58.0M
MCDC Bond/TIFIA	\$30.0M
MEDC Bond	\$15.0M
Utility Construction Fund	\$5.0M
TIRZ #2 Fund Balance	\$8.0M
Estimated Project Total	\$58.0M

Other Related Contracts

These contracts are proposed to be funded from the following sources:

Airport Construction Fund Balance –
- \$2.0 million

Airport Operating Fund Balance –
- \$1.6 million

Fund balances are sufficient to fund these services

Other Project Contracts	Funds Available
Engineering and Architecture	\$2.8M
Materials Testing	\$375K
Commissioning	\$67K
Owner's Rep	\$306K
Total	\$3,364,830



TKI
McKinney National Airport

 **GARVER**

CORGAN 