

CROSSLAND

CONSTRUCTION COMPANY, INC.

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Prosper, Texas 75078

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May 1st, 2026

Ms. Patricia L. Jackson, PE, RAS
City of McKinney, Facilities Construction Manager
3501 N Central Expwy
McKinney, Texas 75071

**RE: McKinney Public Safety Building Phase VI (FP2004)
Guaranteed Maximum Price Proposal**

Dear Mrs. Jackson:

Crossland Construction Company, Inc. ("CROSSLAND") is pleased to submit our Guaranteed Maximum Price ("GMP") Proposal for the McKinney Public Safety Building Phase VI (FP2004) ("Project").

This proposal is based on the AIA A133-2019 Standard Form of Agreement Between Owner and Contractor and AIA A201-2017 General Conditions of the Contract for Construction Between City of McKinney ("Owner") and CROSSLAND ("CMAR") and the design documents issued by Conduit Architecture & Design and their Consultants ("Architect").

We appreciate being part of your project team and helping make your project successful. If you have any questions regarding our proposal or need additional information, please do not hesitate to call.

Best regards,



Rocky Hussman
Division Manager
rhussman@crossland.com

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Section One – Proposal Summary

Executive Summary

This Guaranteed Maximum Price (“GMP”) Proposal is based upon the documents prepared by Conduit Architecture & Design and their Consultants as detailed in the enclosed Document Log.

Further project scope definition has been developed by **CROSSLAND**, and various qualifications that are included in this proposal.

From this data, we hereby propose a Guaranteed Maximum Price of **FIVE MILLION FOUR HUNDRED SEVENTY-FIVE THOUSAND FIVE HUNDRED THIRTY-ONE DOLLARS AND 00/100 (\$5,475,531.00)**. See enclosed Guaranteed Maximum Price Summary for a detailed cost breakdown of which the GMP amount is based.

We have developed and enclosed a Project Schedule, which indicates the agreed upon schedule objectives for the project.

- Submit GMP May 5th, 2026
- Council Approval of GMP May 19th, 2026
- Issue Building Permit on or before May 13th, 2026
- Substantial Completion (Phase 1 – Steps 1 and 2) February 17th, 2027
- Final Completion (Phase 1 – Steps 1 and 2) March 11th, 2027

CROSSLAND recommends that the attached documents be carefully reviewed; questions and comments be referred back to us for resolution; and the overall project be approved for further progress.

2**Section Two – Basis of Proposal****Introduction**

This section of Guaranteed Maximum Price (GMP) Proposal describes clarifications, qualifications, assumptions, and exclusions from which our proposal is based.

For those items that are identified as **excluded**, no cost or time has been accounted for in the GMP Proposal to address the issue. For those items that are **clarified, qualified** or based on an **assumption**, the GMP proposal reflects only the cost and time of the element as assumed or clarified.

Any modifications to the following clarifications, qualifications, assumptions, and exclusions may result in a change to GMP and/or the Project Schedule.

Cost Basis of GMP

CROSSLAND's Guaranteed Maximum Price (GMP) Proposal is based upon the following listed in order of precedence:

1. These GMP Clarifications, Qualifications, Assumptions, and Exclusions
2. Drawings
3. Specifications
4. The Agreement between Owner and Contractor

Changes or revisions to the foregoing information could result in a modification to the GMP price and/or Project Schedule. As such, the Owner must carefully review all the criteria used to develop this GMP Proposal and request any revisions to the same, so that a modified GMP Proposal can be prepared.

Bonds and Insurance

1. **Payment and Performance Bonds** for **CROSSLAND** are included in the GMP at a rate of 0.50%.
2. GMP includes following insurance coverages and rates:

General Liability Insurance	0.35%
Builder's Risk Insurance	0.15%

Permits and Fees

1. GMP **excludes** Plan Review Fees and Building Permit Fees.
2. Impact and/or Tap Fees for water and sanitary sewer are **excluded**.
3. GMP **excludes** any and all costs and/or Fees for Franchise Utilities (ie. Atmos, Oncor, AT&T, etc...)

Contingency

GMP includes the following Contingencies:

- A. Construction Contingency \$250,000
- B. Owner's Contingency \$250,000
- C. Escalation Contingency **EXCLUDED**
- D. Design Contingency **EXCLUDED**

- A. The **Construction Contingency** shall be available for the exclusive use of **CROSSLAND** with approval by the Owner to provide funds to address items such as, by way of example: (1) estimating, coordination and/or procurement errors and/or omissions, (2) overtime and other costs of accelerating and/or recovering for time lost related to the Work (which are not otherwise the basis of entitlement to a Change Order), (3) interfacing omissions between and from the various categories of work, (4) additional costs incurred due to the withdrawal or disqualification of a subcontractor bid forming the basis for the GMP prior to execution of a written subcontract, (5) cost increases due to unanticipated local labor conditions, selective overtime, or the like. **Construction Contingency** is **NOT** intended to provide for costs associated with Owner initiated changes, design changes, design intent, unknown, unforeseen, concealed or unrevealed physical conditions, force majeure events (ie. tariffs) or other items for which **CROSSLAND** may be entitled to a Change Order in accordance with the Agreement.
- B. **Owner Contingency** has been included in the GMP Proposal to address issues such as enlarging the size of the project, level of service of the components, modifications or acceleration of project schedule, additional quality to project components not currently reflected in the Drawings or Specifications and material and/or equipment cost escalation. The **Owner Contingency** shall be available for the exclusive use for the City of McKinney.

General Clarifications

1. The only price guarantee within this GMP is that of the proposed Total GMP amount. There are no individual line item guarantees within the GMP. Individual line item savings or overages within the GMP shall be reallocated to and from the Buyout Contingency for **CROSSLAND's** use throughout the Buyout Phase of the project. Once Buyout is completed any additional funds shall be allocated to a Buy Out Contingency for use by **CROSSLAND** with approval and the Owner.
2. GMP **excludes** Sales Tax on materials incorporated into the real property in accordance with the Agreement.
3. GMP includes the **Construction Manager's Fee** at a rate of 3.50%.
4. GMP includes reasonable precautions during demolition and exploratory work to minimize disruption and damage, however, certain discoveries are only possible once existing finishes and assemblies are opened.
5. If any new tariffs, duties, or similar government-imposed charges or increases to existing ones affect the products or services outlined in this proposal, those costs will be added to the GMP

Package Specific Clarifications, Qualifications, Assumptions & Exclusions

The following definition represents the basis of our estimate and serves as the Proposal for the project. The estimated costs were developed based upon the project documents listed in the appendices and schedule data described elsewhere in this report, and the assumptions, clarifications and design criteria presented under this section. The following clarifications, qualifications, assumptions and exclusions represent the basis of our Proposal.

01A – General Requirements

1. GMP **excludes** Construction Materials Testing
2. GMP **excludes** Cost and/or Resource Loading of the Construction Schedule
3. GMP **excludes** any and all BIM requirements. **CROSSLAND** shall utilize BIM as they deem necessary and in the manner in which they deem appropriate.
4. GMP **excludes** any and all requirements and/or goals for recycling construction trash and debris

02A – Demolition

1. GMP includes demolition of only those items specifically identified on the Contract Documents to be demolished and **excludes** any additional demolition not shown on the documents.
2. GMP **excludes** conforming any existing site paving or sidewalks to meet ADA compliance.
3. GMP includes an **ALLOWANCE of \$50,000.00** for unknown or unforeseen conditions during the demolition phase of the project.
4. GMP **excludes** the removal, demolition, haul off or disposal of existing furniture. It is assumed that any existing furniture will be removed prior to commencement of demolition scope.

31A – Earthwork

1. GMP **excludes** any subgrade preparation below grade beams and slab on grade at new exterior opening stoop.

31B – Erosion Control

1. GMP **excludes** any and all scope related to Erosion Control.

31C – Termite Treatment

1. GMP **excludes** any and all scope related to Termite Treatment.

32A – Landscape & Irrigation

1. GMP **excludes** any and all scope related to Landscape and Irrigation.

32B – Synthetic Turf

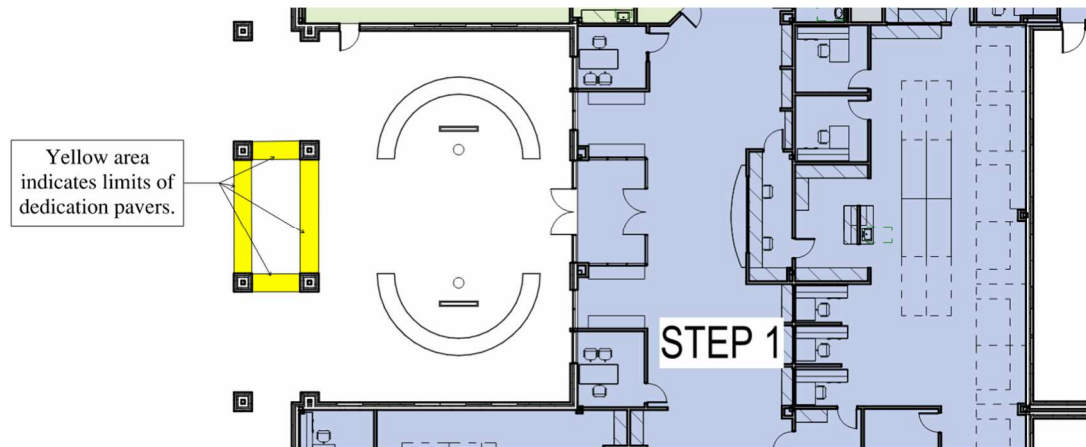
2. GMP includes an **ALLOWANCE of \$7,500** to patch and repair existing artificial turf within courtyard.

32C – Site Furnishing

1. GMP **excludes** any and all scope related to Site Furnishings.

32D – Pavers

1. GMP includes an **ALLOWANCE of \$20,000** to provide and installation pavers at main entryway per onsite coordination with City of McKinney Police Department.



32E – Pavement Markings

1. GMP **excludes** any and all scope related to Pavement Markings.

32F – Fencing & Gates

1. GMP **excludes** any and all scope related to Fencing and Gates.

32RW – Retaining Walls

1. GMP **excludes** any and all scope related to Retaining Walls.

33A – Site Utilities

1. GMP **excludes** any and all scope related to Site Utilities.

33B – Franchise Utilities

1. GMP includes the City of McKinney to maintain responsibility for water and electric utility accounts and billing, throughout the duration of the remodel. Utility usage must remain within a reasonable scope, limited to standard construction activities.

03A – Cast-In-Place Concrete

1. GMP includes saw-cutting and installation of new sidewalk paving and foundations solely at exterior door opening 1004B.
2. GMP **excludes** any repair, replacement, or modification of other sidewalks, walkways, curbs, ramps, entry approaches, paving areas, or exterior pathways serving the building, whether existing conditions are damaged, non-compliant, or disturbed, except to the extent directly caused by Contractor's operations at door 1004B

03B – Concrete Staining & Polishing

1. GMP **excludes** any and all scope related to Site Utilities.

04A – Masonry

1. GMP includes the patch and repair of existing masonry at opening 1004B.
2. GMP **excludes** the cleaning, repair, or patching of any other exterior masonry system not directly affected by the cutting in and installation of door 1004B.

05A – Structural & Miscellaneous Steel

1. GMP includes an **ALLOWANCE of \$20,000** for the provision and installation of misc. steel items.

05B – Handrails & Decorative Steel

1. GMP **excludes** any and all scope related to Handrails and Decorative Steel.

06A – Woods and Plastics

1. GMP **excludes** Architectural Woodwork Institute Quality Certification Program (ie. AWI QCP).
2. GMP **excludes** the provision Rockwood RM6610 with 6" Leather pulls at lower cabinets and drawers as shown within detail 7 / A7.14. GMP includes the provision of Rockwood 853 - 4" Solid Wire Pulls in the US15 Satin Nickel Plated Clear Coat finish
3. GMP **excludes** the provision Routed Finger Pulls as shown within detail 8 / A7.14. GMP includes the provision of Rockwood 853 - 4" Solid Wire Pulls in the US15 Satin Nickel Plated Clear Coat finish at update cabinet locations.
4. GMP includes an **ALLOWANCE of \$5,000.00** for the removal and refinishing of the wood chair rail through spaces within Steps 1 and 2.

07A – Roofing

1. GMP includes an **ALLOWANCE of \$5,000.00** for the patch and repair of roofing for new or demolished plumbing penetrations through the roof.
2. GMP **excludes** the patch and repair of the roofing system that is not affected by the addition of plumbing penetrations or removal of demolished plumbing penetrations.

07B – Waterproofing

1. GMP includes an **ALLOWANCE of \$10,000.00** for the waterproofing and sealing at new door opening 1004B and associated walkway.
2. GMP **excludes** any repair, rework or review of existing building or site sealants that are not directly related to the installation of opening 1004B and the associated walkway.

07C – Spray-Foam Insulation

1. GMP **excludes** any and all scope related to Spray-Foam Insulation.

07D – Metal Panels

1. GMP **excludes** any and all scope related to Metal Panels.

08A – Doors & Hardware

1. GMP includes wood doors included as grade A, Factory Stained Plane Sliced White Oak veneer solid core.
2. GMP includes an **ALLOWANCE of \$25,000** for door hardware coordination.

08B – Glass & Glazing

1. GMP includes the provision and installation of (1) 72" x 62" Ready Access Level 2 Ballistic Transaction Window with Speak Thru and Deal Tray.

08C – Overhead Coiling Doors

1. GMP includes (1) 6'-0" x 7'-2" Cornell Cookson Model Visionaire V9 overhead coiling door in clear anodized aluminum finish.

09A – Drywall & Acoustical

1. No Comments

09B – Flooring

1. GMP includes an **ALLOWANCE of \$10,000.00** for post install flooring protection

09C – Tile

1. No Comments

09D – Painting

1. GMP includes and **ALLOWANCE of \$15,000.00** for additional touch up and wall re-finishing post demolish scope.

09T – Terrazzo

1. GMP **excludes** any and all scope related to Terrazzo Flooring.

10A – Miscellaneous Specialties

1. GMP includes the following Types and quantities of Toilet Accessories:
 - (7) Type A - 36" Grab Bar
 - (7) Type B - 42" Grab Bar
 - (11) Type C - Toilet Seat Cover Dispenser
 - (7) Type D1 - Sanitary Napkin Disposal
 - (14) Type E - Jumbo Roll Toilet Tissue Dispenser
 - (31) Type F - Coat/Clothes Hook
 - (15) Type H – Frameless Mirror
 - (2) Type J – Baby Changing Stations
 - (7) Type K - Wall Mounted Soap Dispenser
 - (11) Type O - Toilet Compartments
 - (4) Type P - Wall Hung Urinal Partitions
 - (3) Type R - Paper Towel / Waste Combo Dispenser
 - (6) Fire extinguisher in Stainless Cabinet (3 Per Step)
 - (2) AED Cabinets and Equipment

10B – Signage

1. GMP includes an **ALLOWANCE of \$10,000.00** for the demolition and replacement of existing "McKinney Public Safety Building" exterior signage.

10C – Pre-Fabricated Aluminum Canopy

1. GMP **excludes** any and all scope related to Pre-Fabricated Aluminum Canopy.

10D – Visual Display Boards

1. GMP includes (3) F-16 - Marker Boards per equipment lay out plans
2. GMP includes (7) additional marker boards, locations to be determined at a later date.

10E – Lockers

1. GMP **excludes** any and all scope related to Lockers.

10F – Operable Partitions

1. No Comments

11A – Residential Appliances

1. GMP includes the following Types and quantities of Residential Appliances:
 - (3) F-09 Under Counter Refrigerators

- (2) F-10 Microwaves
- (1) F-11 Ice Machines
- (2) F-13 Heated Holding Cabinets
- (4) F-14 Coffee Machines
- (1) F-15 Countertop Ice and Water Machine

12A – Furnishings

- 1. GMP **excludes** Window shades at Corridor 1025 and Lobby 1005.
- 2. GMP includes motorized black out window shades within Training Room 1004, all other shades to manual non-black out window shades.

14A – Elevators

- 1. GMP **excludes** any and all scope related to existing Elevators within the facility.

21A – Fire Protection

- 1. GMP includes the adjustment of sprinkler heads and branch lines to match new lay out of Steps 1 and 2.
- 2. GMP **excludes** any complete demolition, removal, or full replacement of primary distribution systems or main lines. It is assumed that the existing system is in serviceable condition and has sufficient capacity to support the revised layout without substantial redesign.
- 3. GMP includes **ALLOWANCE of \$10,000** for Fire Suppression Coordination and Demo.

22A – Plumbing

- 1. No Comments

23A – HVAC

- 1. GMP **excludes** any warranty or repair of existing HVAC equipment.
- 2. GMP **excludes** cleaning of existing ductwork.
- 3. GMP includes NEBB Certified Test and Balance

26A – Electrical

- 1. GMP **excludes** the modification of the existing electrical Main Switch Board & electrical service
- 2. GMP **excludes** supplying or replacing the existing Main Switch Board.
- 3. GMP includes modification of existing electrical panels. GMP specifically **excludes** the addition or deletion of electrical panels.
- 4. GMP includes the lighting and controls package as specified.
- 5. GMP assumes type U1 light fixtures within Reception Area 1154 are to be Type L fixtures per coordination with Design Team.

27A – Communications

- 1. GMP includes Structure Cabling as provided by DataVox

27B – Audio-Visual

- GMP includes the Neoti 130” LED TV Wall with the following specifications as provided by the Manufacturer’s Representative following coordination with the design team.

6X3 130" DIAGONAL - 6.0 X 3.0 UHD89 1.2MM (FULL PANEL, COPPER SMD, BROADCAST)			
DIMENSIONS (WXH)	DISPLAY (WXH)	CONTROLLER	POWER
Panels: 6.0 x 3.0 Feet: 9.45 x 5.31 Inches: 113.39 x 63.78 Diagonal: 130.00 in. Millimeters: 2,880 x 1,620 SQM: 4.67 Panel Weight: 277.74 lbs	Brightness: 800 nits Refresh - Scan: 3,840 Hz - s Resolution: 2,304 x 1,296 px Aspect Ratio: 1.78 Total Pixels: 2,985,984	Panels/Output: 3 Min. Cat Runs: 6	Max Power: 3,024 W Avg. Power: 702 W Max BTU/hr 10,317 20A/110V Circuits: 2 Panels/Circuit: 9

- GMP includes an **ALLOWANCE of \$50,000** for AV Design Coordination items which includes coordination and final design items of Owner Provided and Installed AXON System.

28A – Fire Alarm

- GMP includes an **ALLOWANCE of \$50,000.00** for the demolition, and rework of the existing Fire Alarm System.
- GMP **excludes** any warranty or repair of existing Fire Alarm equipment or systems not captured within Steps 1 and 2 of this GMP.

28B – Security & Access Controls

- GMP includes Security and Access Control as provided by Allied Universal.
- GMP **excludes** any warranty or repair of existing Security or Access Control equipment or systems not captured within Steps 1 and 2 of this GMP.

Allowances

The following Allowances are included in GMP in accordance with the Contract Documents. These Allowances are intended to provide for all direct and indirect construction costs associated with each of these items.

Upon final determination of the actual cost, the GMP Allowance shall be revised by replacing the Allowance amount with the actual cost of the item or scope. In the event the actual cost is less than the specified Allowance, the cost savings shall be reallocated to the Buyout Contingency. In the event the actual cost exceeds that of the Allowance, such overrun shall be funded using Contingency.

Lump Sum Allowances

1. Demolition Allowance.....	\$50,000
2. Synthetic Turf.....	\$7,500
3. Pavers.....	\$20,000
4. Structural and Miscellaneous Steel.....	\$20,000
5. Wood Chair Rail Refinishing.....	\$5,000
6. Roofing.....	\$5,000
7. Waterproofing.....	\$10,000
8. Door Hardware Coordination.....	\$25,000
9. Flooring Protection.....	\$10,000
10. Additional Paint Touch Up.....	\$15,000
11. Exterior Signage.....	\$10,000
12. Fire Suppression System Demo/Rework.....	\$10,000
13. Fire Alarm Scope.....	\$50,000
14. AV and AXON Design Coordination.....	\$50,000

Unit Prices

The following Unit Prices represent the direct cost only:

Haul-off Excess	ADD	\$22.00/CY
Import Topsoil	ADD	\$36.00/CY
Rock Excavation	ADD	\$8.00/CY
Light Pole Bases	ADD	\$2,500.00/EA
Pipe Bollards	ADD	\$1,500.00/EA
Sod, Bermuda	ADD	\$0.75/SF
Hydromulch, Bermuda	ADD	\$0.50/SF
Temporary Irrigation	ADD	\$1.25/SF

Project Staff Hourly Rates

Project Executive	\$150.00/Hour
Sr. Project Manager	\$125.00/Hour
Project Manager	\$100.00/Hour
Project Engineer	\$ 65.00/Hour
General Superintendent	\$150.00/Hour
Superintendent	\$125.00/Hour
Assistant Superintendent	\$ 75.00/Hour
Field Engineer	\$ 65.00/Hour

Exhibit – Document Log

The subsequent pages contain the Document Log.

DOCUMENTS LOG

Project:		MCKINNEY PUBLIC SAFETY	95% CD SET	100% CD SET
Owner:		CITY OF MCKINNEY		
Contractor:		Crossland Construction		
Architect:		CONDUIT		
		Latest Log Revision Date:	4/14/2026	
Sheet No.	Drawings	Issue Date	3/4/2026	4/10/2026
MISCELLANEOUS DOCUMENTS				
	Specifications	4/10/2026	3/4/2026	4/10/2026
GENERAL				
G0.00	COVER SHEET	4/10/2026	3/4/2026	4/10/2026
G0.01	DRAWING INDEX AND LOCATION INFO	4/10/2026	3/4/2026	4/10/2026
CIVIL				
	<u>NO CIVIL DRAWINGS PROVIDED</u>			
ARCHITECTURAL				
A0.02	GRAPHIC SYMBOLS & ABBREVIATIONS	4/10/2026	3/4/2026	4/10/2026
A0.03	CODE ANALYSIS	4/10/2026	3/4/2026	4/10/2026
A0.04	LIFE SAFETY PLAN	4/10/2026	3/4/2026	4/10/2026
A0.05	LIFE SAFETY PLAN - STEP 01	4/10/2026	3/4/2026	4/10/2026
A0.06	LIFE SAFETY PLAN - STEP 02	4/10/2026	3/4/2026	4/10/2026
A0.07	U.L. ASSEMBLY DESIGN SHEET	4/10/2026	3/4/2026	4/10/2026
A0.08	U.L. ASSEMBLY DESIGN SHEET	4/10/2026	3/4/2026	4/10/2026
A0.09	PARTITION TYPES & DETAILS	4/10/2026	3/4/2026	4/10/2026
A0.10	TEXAS ACCESSIBILITY STANDARDS	4/10/2026	3/4/2026	4/10/2026
A0.11	TEXAS ACCESSIBILITY STANDARDS	4/10/2026	3/4/2026	4/10/2026
A0.12	TEXAS ACCESSIBILITY STANDARDS	4/10/2026	3/4/2026	4/10/2026
A0.13	TEXAS ACCESSIBILITY STANDARDS	4/10/2026	3/4/2026	4/10/2026
A0.14	TEXAS ACCESSIBILITY STANDARDS	4/10/2026	3/4/2026	4/10/2026
A0.15	TEXAS ACCESSIBILITY STANDARDS	3/4/2026	3/4/2026	
A0.15	MOUNTING LOCATIONS	4/10/2026		4/10/2026
A0.16	MOUNTING LOCATIONS	3/4/2026	3/4/2026	
A0.16	ACCESSORY SCHEDULE	4/10/2026		4/10/2026
A0.17	ACCESSORY SCHEDULE	3/4/2026	3/4/2026	
A1.00	SITE PLAN	4/10/2026	3/4/2026	4/10/2026
A1.01	PHASING PLAN	4/10/2026	3/4/2026	4/10/2026
A2.00	DEMO PLAN - STEP 01	4/10/2026	3/4/2026	4/10/2026
A2.01	DEMO PLAN - STEP 02	4/10/2026	3/4/2026	4/10/2026
A2.02	FLOOR PLAN - STEP 01	4/10/2026	3/4/2026	4/10/2026
A2.03	FLOOR PLAN - STEP 02	4/10/2026	3/4/2026	4/10/2026
A2.04	ENLARGED FLOOR PLAN - STEP 01	4/10/2026	3/4/2026	4/10/2026
A2.05	ENLARGED FLOOR PLAN - STEP 01	4/10/2026	3/4/2026	4/10/2026
A2.06	ENLARGED FLOOR PLAN - STEP 02	4/10/2026	3/4/2026	4/10/2026
A2.07	FINISH PLAN - STEP 01	4/10/2026	3/4/2026	4/10/2026
A2.08	FINISH PLAN - STEP 02	4/10/2026	3/4/2026	4/10/2026
A2.09	EQUIPMENT PLAN - STEP 01	3/4/2026	3/4/2026	
A2.10	EQUIPMENT PLAN - STEP 02	3/4/2026	3/4/2026	
A2.11	EQUIPMENT SCHEDULE	3/4/2026	3/4/2026	
A2.12	FURNITURE PLAN - STEP 01 - REFERENCE ONLY	3/4/2026	3/4/2026	
A2.13	FURNITURE PLAN - STEP 02 - REFERENCE ONLY	3/4/2026	3/4/2026	
A2.20	EQUIPMENT PLAN - STEP 01	4/10/2026		4/10/2026
A2.21	EQUIPMENT PLAN - STEP 02	4/10/2026		4/10/2026
A2.22	EQUIPMENT SCHEDULE	4/10/2026		4/10/2026
A2.30	FURNITURE PLAN - STEP 01 - REFERENCE ONLY	4/10/2026		4/10/2026
A2.31	FURNITURE PLAN - STEP 02 - REFERENCE ONLY	4/10/2026		4/10/2026
A3.00	DEMO REFLECTED CEILING PLAN - STEP 01	4/10/2026	3/4/2026	4/10/2026
A3.01	DEMO REFLECTED CEILING PLAN - STEP 02	4/10/2026	3/4/2026	4/10/2026
A3.02	REFLECTED CEILING PLAN - STEP 01	4/10/2026	3/4/2026	4/10/2026
A3.03	REFLECTED CEILING PLAN - STEP 02	4/10/2026	3/4/2026	4/10/2026
A7.00	INTERIOR ELEVATIONS - STEP 01	4/10/2026	3/4/2026	4/10/2026
A7.01	INTERIOR ELEVATIONS - STEP 01	4/10/2026	3/4/2026	4/10/2026
A7.02	INTERIOR ELEVATIONS - STEP 01	4/10/2026	3/4/2026	4/10/2026

DOCUMENTS LOG

Project:		MCKINNEY PUBLIC SAFETY		95% CD SET	100% CD SET
Owner:		CITY OF MCKINNEY			
Contractor:		Crossland Construction			
Architect:		CONDUIT			
		Latest Log Revision Date:		4/14/2026	
Sheet No.	Drawings	Issue Date	3/4/2026	4/10/2026	
A7.03	INTERIOR ELEVATIONS - STEP 01	4/10/2026	3/4/2026	4/10/2026	
A7.04	INTERIOR ELEVATIONS - STEP 01	4/10/2026	3/4/2026	4/10/2026	
A7.05	INTERIOR ELEVATIONS - STEP 01	4/10/2026	3/4/2026	4/10/2026	
A7.06	INTERIOR ELEVATIONS - STEP 01	4/10/2026	3/4/2026	4/10/2026	
A7.07	INTERIOR ELEVATIONS - STEP 02	4/10/2026	3/4/2026	4/10/2026	
A7.08	INTERIOR ELEVATIONS - STEP 02	4/10/2026	3/4/2026	4/10/2026	
A7.09	INTERIOR ELEVATIONS - STEP 02	4/10/2026	3/4/2026	4/10/2026	
A7.10	INTERIOR ELEVATIONS - STEP 02	4/10/2026	3/4/2026	4/10/2026	
A7.11	INTERIOR ELEVATIONS - STEP 02	3/4/2026	3/4/2026		
A7.12	INTERIOR ELEVATIONS - STEP 02	3/4/2026	3/4/2026		
A7.13	INTERIOR ELEVATIONS - STEP 02	3/4/2026	3/4/2026		
A7.14	MILLWORK DETAILS	4/10/2026	3/4/2026	4/10/2026	
A7.15	MILLWORK DETAILS	4/10/2026	3/4/2026	4/10/2026	
A8.00	DOOR & WINDOW SCHEDULES	4/10/2026	3/4/2026	4/10/2026	
A8.01	HEAD/JAM/SILL DETAILS	4/10/2026	3/4/2026	4/10/2026	
A8.02	FINISH SCHEDULE	4/10/2026	3/4/2026	4/10/2026	
STRUCTURAL					
S0.00	GENERAL NOTES	4/10/2026	3/4/2026	4/10/2026	
S0.01	GENERAL NOTES	4/10/2026	3/4/2026	4/10/2026	
S0.02	GENERAL NOTES	4/10/2026	3/4/2026	4/10/2026	
S1.00	OVERALL DEMO FOUNDATION PLAN	4/10/2026	3/4/2026	4/10/2026	
S1.01	DEMO FOUNDATION PLAN - STEP 1	4/10/2026	3/4/2026	4/10/2026	
S1.02	DEMO FOUNDATION PLAN - STEP 2	4/10/2026	3/4/2026	4/10/2026	
S2.00	OVERALL FOUNDATION PLAN	4/10/2026	3/4/2026	4/10/2026	
S2.01	FOUNDATION PLAN - STEP 1	4/10/2026	3/4/2026	4/10/2026	
S2.02	FOUNDATION PLAN - STEP 2	4/10/2026	3/4/2026	4/10/2026	
S3.01	TYP FOUNDATION DETAILS AND SECTIONS	4/10/2026	3/4/2026	4/10/2026	
S5.01	TYPICAL STEEL SECTIONS AND SCHEDULES	4/10/2026	3/4/2026	4/10/2026	
MECHANICAL					
M1.1A	MECHANICAL LEVEL 01 DEMO - STEP 01	3/4/2026	3/4/2026		
M1.1B	MECHANICAL LEVEL 01 DEMO - STEP 01	3/4/2026	3/4/2026		
M1.1C	MECHANICAL LEVEL 01 DEMO - STEP 02	3/4/2026	3/4/2026		
M1.1D	MECHANICAL LEVEL 01 DEMO - STEP 1/2/3	1/0/1900	VOIDED		
M1.11	MECHANICAL LEVEL 01 DEMO - STEP 1	4/10/2026		4/10/2026	
M1.12	MECHANICAL LEVEL 01 DEMO - STEP 2	4/10/2026		4/10/2026	
M2.1A	MECHANICAL LEVEL 01 - STEP 1	3/4/2026	3/4/2026		
M2.1B	MECHANICAL LEVEL 01 - STEP 1	3/4/2026	3/4/2026		
M2.1C	MECHANICAL LEVEL 01 - STEP 2	3/4/2026	3/4/2026		
M2.1D	MECHANICAL LEVEL 01 - STEP 1/2/3	3/4/2026	3/4/2026		
M2.11	MECHANICAL LEVEL 01 - STEP 1	4/10/2026		4/10/2026	
M2.12	MECHANICAL LEVEL 01 - STEP 2	4/10/2026		4/10/2026	
M4.1	MECHANICAL DETAILS	4/10/2026	3/4/2026	4/10/2026	
M4.2	MECHANICAL CONTROL SCHEMATICS	4/10/2026	3/4/2026	4/10/2026	
M5.1	MECHANICAL SCHEDULES	4/10/2026	3/4/2026	4/10/2026	
ELECTRICAL					
E0.00	SYMBOLS AND LEGEND	4/10/2026	3/4/2026	4/10/2026	
E0.01	ONE LINE DIAGRAM	4/10/2026	3/4/2026	4/10/2026	
E0.02	LIGHTING FIXTURE SCHEDULE	4/10/2026	3/4/2026	4/10/2026	
E0.03	ELECTRICAL PANEL SCHEDULES	4/10/2026	3/4/2026	4/10/2026	
E0.04	ELECTRICAL PANEL SCHEDULES	4/10/2026	3/4/2026	4/10/2026	
E0.05	ELECTRICAL PANEL SCHEDULES	4/10/2026	3/4/2026	4/10/2026	
E0.06	ELECTRICAL PANEL SCHEDULES	4/10/2026	3/4/2026	4/10/2026	
E0.07	ELECTRICAL PANEL SCHEDULES	4/10/2026	3/4/2026	4/10/2026	
E0.08	ELECTRICAL PANEL SCHEDULES	4/10/2026	3/4/2026	4/10/2026	

DOCUMENTS LOG

Project:		MCKINNEY PUBLIC SAFETY		95% CD SET	100% CD SET
Owner:		CITY OF MCKINNEY			
Contractor:		Crossland Construction			
Architect:		CONDUIT			
		Latest Log Revision Date:		4/14/2026	
Sheet No.	Drawings	Issue Date	3/4/2026	4/10/2026	
E0.09	LEVEL 01 OVERALL	4/10/2026	3/4/2026	4/10/2026	
EL.01A	LIGHTING LEVEL 01 DEMO - STEP 1	3/4/2026	3/4/2026		
EL.01B	LIGHTING LEVEL 01 DEMO - STEP 1	3/4/2026	3/4/2026		
EL.01C	LIGHTING LEVEL 01 DEMO - STEP 2	3/4/2026	3/4/2026		
EL.01D	LIGHTING LEVEL 01 DEMO - STEP 1/2/3	3/4/2026	3/4/2026		
EL.02A	LIGHTING LEVEL 01 - STEP 1	3/4/2026	3/4/2026		
EL.02B	LIGHTING LEVEL 01 - STEP 1	3/4/2026	3/4/2026		
EL.02C	LIGHTING LEVEL 01 - STEP 2	3/4/2026	3/4/2026		
EL.02D	LIGHTING LEVEL 01 - STEP 1/2/3	3/4/2026	3/4/2026		
EL1.11	LIGHTING LEVEL 01 DEMO - STEP 1	4/10/2026			4/10/2026
EL1.12	LIGHTING LEVEL 01 DEMO - STEP 2	4/10/2026			4/10/2026
EL1.21	LIGHTING LEVEL 01 - STEP 1	4/10/2026			4/10/2026
EL1.22	LIGHTING LEVEL 01 - STEP 2	4/10/2026			4/10/2026
EMP.01A	MECHANICAL POWER LEVEL 01 DEMO - STEP 1	3/4/2026	3/4/2026		
EMP.01B	MECHANICAL POWER LEVEL 01 DEMO - STEP 1	3/4/2026	3/4/2026		
EMP.01C	MECHANICAL POWER LEVEL 01 DEMO - STEP 2	3/4/2026	3/4/2026		
EMP.01D	MECHANICAL POWER LEVEL 01 DEMO - STEP 1/2/3	3/4/2026	3/4/2026		
EMP.02A	MECHANICAL POWER LEVEL 01 - STEP 1	3/4/2026	3/4/2026		
EMP.02B	MECHANICAL POWER LEVEL 01 - STEP 1	3/4/2026	3/4/2026		
EMP.02C	MECHANICAL POWER LEVEL 01 - STEP 2	3/4/2026	3/4/2026		
EMP.02D	MECHANICAL POWER LEVEL 01 - STEP 1/2/3	3/4/2026	3/4/2026		
EMP1.11	MECHANICAL POWER LEVEL 01 DEMO - STEP 1	4/10/2026			4/10/2026
EMP1.12	MECHANICAL POWER LEVEL 01 DEMO - STEP 2	4/10/2026			4/10/2026
EMP1.21	MECHANICAL POWER LEVEL 01 - STEP 1	4/10/2026			4/10/2026
EMP1.22	MECHANICAL POWER LEVEL 01 - STEP 2	4/10/2026			4/10/2026
EP.01A	POWER LEVEL 01 DEMO - STEP 1	3/4/2026	3/4/2026		
EP.01B	POWER LEVEL 01 DEMO - STEP 1	3/4/2026	3/4/2026		
EP.01C	POWER LEVEL 01 DEMO - STEP 2	3/4/2026	3/4/2026		
EP.01D	POWER LEVEL 01 DEMO - STEP 1/2/3	3/4/2026	3/4/2026		
EP.02A	POWER LEVEL 01 - STEP 1	3/4/2026	3/4/2026		
EP.02B	POWER LEVEL 01 - STEP 1	3/4/2026	3/4/2026		
EP.02C	POWER LEVEL 01 - STEP 2	3/4/2026	3/4/2026		
EP.02D	POWER LEVEL 01 - STEP 1/2/3	3/4/2026	3/4/2026		
EP1.11	POWER LEVEL 01 DEMO - STEP 1	4/10/2026			4/10/2026
EP1.12	POWER LEVEL 01 DEMO - STEP 2	4/10/2026			4/10/2026
EP2.21	POWER LEVEL 01 - STEP 1	4/10/2026			4/10/2026
EP2.22	POWER LEVEL 01 - STEP 2	4/10/2026			4/10/2026
PLUMBING					
P1.1A	PLUMBING LEVEL 01 DEMO - STEP 1	3/4/2026	3/4/2026		
P1.1B	PLUMBING LEVEL 01 DEMO - STEP 1	3/4/2026	3/4/2026		
P1.1C	PLUMBING LEVEL 01 DEMO - STEP 2	3/4/2026	3/4/2026		
P1.1D	PLUMBING LEVEL 01 DEMO - STEP 1/2/3	3/4/2026	3/4/2026		
P1.11	PLUMBING LEVEL 01 DEMO - STEP 1	4/10/2026			4/10/2026
P1.12	PLUMBING LEVEL 01 DEMO - STEP 2	4/10/2026			4/10/2026
P2.0A	PLUMBING UNDERFLOOR - STEP 1	3/4/2026	3/4/2026		
P2.0B	PLUMBING UNDERFLOOR - STEP 1	3/4/2026	3/4/2026		
P2.0C	PLUMBING UNDERFLOOR - STEP 2	3/4/2026	3/4/2026		
P2.01	PLUMBING UNDERFLOOR - STEP 1	4/10/2026			4/10/2026
P2.02	PLUMBING UNDERFLOOR - STEP 2	4/11/2026			4/11/2026
P2.1A	PLUMBING LEVEL 01 - STEP 1	3/4/2026	3/4/2026		
P2.1B	PLUMBING LEVEL 01 - STEP 1	3/4/2026	3/4/2026		
P2.1C	PLUMBING LEVEL 01 - STEP 2	3/4/2026	3/4/2026		
P2.1D	PLUMBING LEVEL 01 - STEP 1/2/3	3/4/2026	3/4/2026		
P2.11	PLUMBING LEVEL 01 - STEP 1	4/10/2026			4/10/2026
P2.12	PLUMBING LEVEL 01 - STEP 2	4/10/2026			4/10/2026
P4.1	PLUMBING DETAILS	4/10/2026			4/10/2026

DOCUMENTS LOG

Project:	MCKINNEY PUBLIC SAFETY		
Owner:	CITY OF MCKINNEY	95% CD SET	100% CD SET
Contractor:	Crossland Construction		
Architect:	CONDUIT		
	Latest Log Revision Date:	4/14/2026	
Sheet No.	Drawings	Issue Date	
P5.01	PLUMBING FIXTURES SCHEDULES	3/4/2026	3/4/2026
P5.1	PLUMBING SCHEDULES	4/10/2026	4/10/2026
TECHNOLOGY			
T0.00	TECHNOLOGY TITLE SHEET	4/10/2026	3/4/2026
T0.01	TECHNOLOGY OUTLET SCHEDULE	4/10/2026	3/4/2026
T1.01	PHASING PLAN	4/10/2026	4/10/2026
T2.00	TECHNOLOGY LEVEL 01 OVERALL	3/4/2026	3/4/2026
T2.00	DEMO PLAN - STEP 01	4/10/2026	4/10/2026
T2.01	DEMO PLAN - STEP 02	4/10/2026	4/10/2026
T2.01A	TECHNOLOGY LEVEL 01 STEP 01	3/4/2026	3/4/2026
T2.01B	TECHNOLOGY LEVEL 01 STEP 01	3/4/2026	3/4/2026
T2.01C	TECHNOLOGY LEVEL 01 STEP 02	3/4/2026	3/4/2026
T2.01D	TECHNOLOGY LEVEL 01 STEP 1/2	3/4/2026	3/4/2026
T2.02	FLOOR PLAN - STEP 01	4/10/2026	4/10/2026
T2.03	FLOOR PLAN - STEP 02	4/10/2026	4/10/2026
T3.01A	TECHNOLOGY RCP - LEVEL 01 STEP 1	3/4/2026	3/4/2026
T3.01B	TECHNOLOGY RCP - LEVEL 01 STEP 1	3/4/2026	3/4/2026
T3.01C	TECHNOLOGY RCP - LEVEL 01 STEP 2	3/4/2026	3/4/2026
T3.01D	TECHNOLOGY RCP - LEVEL 01 STEP 1/2	3/4/2026	3/4/2026
T3.02	REFLECTED CEILING PLAN - STEP 01	4/10/2026	4/10/2026
T3.03	REFLECTED CEILING PLAN - STEP 02	4/10/2026	4/10/2026
T4.00	TECHNOLOGY ENLARGED PLANS AND ELEVATIONS	4/10/2026	3/4/2026
T6.00	TECHNOLOGY DETAILS	4/10/2026	3/4/2026
AV			
TA1.01	PHASING PLAN	4/10/2026	4/10/2026
TA2.00	AV LEVEL 01 OVERALL	3/4/2026	3/4/2026
TA2.00A	AV LEVEL 01 STEP 1	3/4/2026	3/4/2026
TA2.00C	AV LEVEL 01 STEP 2	3/4/2026	3/4/2026
TA2.02	FLOOR PLAN - STEP 01	4/10/2026	4/10/2026
TA2.03	FLOOR PLAN - STEP 02	4/10/2026	4/10/2026
TA4.00	AV ENLARGED PLANS AND ELEVATIONS	4/10/2026	3/4/2026
TA4.01	AV ENLARGED PLANS AND ELEVATIONS	4/10/2026	3/4/2026
TA4.02	AV ENLARGED PLANS AND ELEVATIONS	4/10/2026	3/4/2026
TA4.03	AV ENLARGED PLANS AND ELEVATIONS	4/10/2026	3/4/2026
TA5.00	AV ONE LINES	4/10/2026	3/4/2026
TA5.01	AV ONE LINES	4/10/2026	3/4/2026
TA5.02	AV ONE LINES	4/10/2026	3/4/2026
SECURITY			
TS2.00	SECURITY LEVEL 01 OVERALL	3/4/2026	3/4/2026
TS2.00	PHASING PLAN	4/10/2026	4/10/2026
TS2.01	DEMO PLAN - STEP 01	4/10/2026	4/10/2026
TS2.01A	SECURITY LEVEL 01 STEP 1	3/4/2026	3/4/2026
TS2.01B	SECURITY LEVEL 01 STEP 1	3/4/2026	3/4/2026
TS2.01C	SECURITY LEVEL 01 STEP 2	3/4/2026	3/4/2026
TS2.01D	SECURITY LEVEL 01 STEP 1/2	3/4/2026	3/4/2026
TS2.02	DEMO PLAN - STEP 02	4/10/2026	4/10/2026
TS2.03	FLOOR PLAN - STEP 01	4/10/2026	4/10/2026
TS2.04	FLOOR PLAN - STEP 02	4/10/2026	4/10/2026
TS6.00	SECURITY DETAILS	4/10/2026	3/4/2026
LANDSCAPE			
	NO LANDSCAPING DOCUMENTS PROVIDED		

Exhibit – Schedule

The subsequent pages contain the detailed project schedule.

Line	Name	Start	Finish	2026												2027				
				February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	
MAJOR MILESTONES		5/15/2026	3/11/2027																	
1	Release of Permit	5/15/2026	5/15/2026	◆ Release of Permit																
2	GMP Approval	5/19/2026	5/19/2026	◆ GMP Approval																
3	Execution of Prime Agreement	6/3/2026	6/3/2026	◆ Execution of Prime Agreement																
4	NTP	6/9/2026	6/9/2026	◆ NTP																
5	Mobilization	6/15/2026	6/15/2026	◆ Mobilization																
6	Phase 1 - Step 1 - Substantial Completion	9/24/2026	9/24/2026	◆ Phase 1 - Step 1 - Substantial Completion																
7	Phase 1 - Step 2 - Substantial Completion	2/17/2027	2/17/2027	◆ Phase 1 - Step 2 - Substantial Completion																
8	Release of CO for Phase 1	3/11/2027	3/11/2027	◆ Release of CO for Phase 1																
9	Final Completion	3/11/2027	3/11/2027	◆ Final Completion																
PRECONSTRUCTION		2/17/2026	6/8/2026																	
GMP DEVELOPMENT		2/17/2026	6/8/2026																	
10	Creation of GMP Document Set	2/17/2026 A	3/10/2026 A	Creation of GMP Document Set																
11	ITB and Bidding of GMP CDs	3/10/2026 A	4/9/2026 A	ITB and Bidding of GMP CDs																
12	Bidding of 100% CDs	4/14/2026 A	4/23/2026 A	Bidding of 100% CDs																
13	Finalize GMP	4/24/2026 A	4/28/2026 A	Finalize GMP																
14	Review GMP and Clarificaitons	4/29/2026	5/5/2026	□ Review GMP and Clarificaitons																
15	Acceptance of GMP	5/5/2026	5/5/2026	◆ Acceptance of GMP																
16	Council Approval	5/6/2026	5/19/2026	□ Council Approval																
17	Review/Finalize Prime Contract	5/20/2026	6/3/2026	□ Review/Finalize Prime Contract																
18	Execute Prime Contract	6/3/2026	6/3/2026	◆ Execute Prime Contract																
19	NTP	6/4/2026	6/8/2026	□ NTP																
PERMITTING AND APPROVALS		3/10/2026	5/15/2026																	
20	Finalize 100% CD Set for Permitting	3/10/2026 A	4/10/2026 A	Finalize 100% CD Set for Permitting																
21	Submit for Permit	4/10/2026 A	4/10/2026 A	Submit for Permit																
22	COM Permit Review	4/10/2026 A	5/4/2026	COM Permit Review																
23	Permit Approval	5/5/2026	5/7/2026	□ Permit Approval																
24	Building Pre-Con Meeting	5/8/2026	5/14/2026	□ Building Pre-Con Meeting																
25	Release of Permit	5/15/2026	5/15/2026	□ Release of Permit																
PHASE 1 - STEP 1 - CONSTRUCTION		6/9/2026	10/7/2026																	



**McKinney Public Safety
Interior Renovation**

Job #: Job Number

Start Date: 2/17/2026
Finish Date: 3/11/2027

Print Date: 4/28/2026 12:11:20 PM
Update as of: 4/28/2026

City of McKinney

View: 6. Print View
Filter: No Summary Tasks

Exhibit – Guaranteed Maximum Price Proposal

The subsequent pages contain the detailed GMP Proposal.

Guaranteed Maximum Price Proposal



Project: McKinney Public Safety Building Reno
Date: May 1, 2026

BID PACKAGE	DESCRIPTION	SUBCONTRACTOR / SUPPLIER	BUILDING	22,468 \$/SF	TOTAL	22,468 \$/SF	%
01A	General Requirements	CROSSLAND	\$ 175,820	\$ 7.83	\$ 175,820	\$ 7.83	3.21%
01C	Materials Testing	BY OWNER	\$ -	\$ -	\$ -	\$ -	0.00%
01D	Commissioning	BY OWNER	\$ -	\$ -	\$ -	\$ -	100.00%
02A	Demolition	Tactical	\$ 129,400	\$ 5.76	\$ 129,400	\$ 5.76	2.36%
32B	Synthetic Turf	ALLOWANCE	\$ 7,500	\$ 0.33	\$ 7,500	\$ 0.33	0.14%
32D	Pavers	ALLOWANCE	\$ 20,000	\$ 0.89	\$ 20,000	\$ 0.89	0.37%
32E	Pavement Markings	EXCLUDED	\$ -	\$ -	\$ -	\$ -	0.00%
33B	Franchise Utilities	BY OWNER	\$ -	\$ -	\$ -	\$ -	0.00%
03A	Cast-in-Place Concrete	CPS	\$ 33,924	\$ 1.51	\$ 33,924	\$ 1.51	0.62%
04A	Masonry	GG&S	\$ 9,000	\$ 0.40	\$ 9,000	\$ 0.40	0.16%
05A	Structural & Miscellaneous Steel	ALLOWANCE	\$ 20,000	\$ 0.89	\$ 20,000	\$ 0.89	0.37%
06A	Woods and Plastics	Allan	\$ 200,978	\$ 8.95	\$ 200,978	\$ 8.95	3.67%
07A	Roofing	ALLOWANCE	\$ 5,000	\$ 0.22	\$ 5,000	\$ 0.22	0.09%
07B	Waterproofing	ALLOWANCE	\$ 10,000	\$ 0.45	\$ 10,000	\$ 0.45	0.18%
07C	Spray Foam Insulation	EXCLUDED	\$ -	\$ -	\$ -	\$ -	0.00%
07D	Metal Panels	EXCLUDED	\$ -	\$ -	\$ -	\$ -	0.00%
07E	Expansion Joint	EXCLUDED	\$ -	\$ -	\$ -	\$ -	0.00%
07F	Fireproofing & Firestopping	EXCLUDED	\$ -	\$ -	\$ -	\$ -	0.00%
08A	Doors & Hardware	Hmmets	\$ 255,900	\$ 11.39	\$ 255,900	\$ 11.39	4.67%
08B	Glass & Glazing	Blackland	\$ 22,945	\$ 1.02	\$ 22,945	\$ 1.02	0.42%
08C	Overhead Doors	OOD	\$ 11,720	\$ 0.52	\$ 11,720	\$ 0.52	0.21%
09A	Drywall & Acoustical	North TX	\$ 339,000	\$ 15.09	\$ 339,000	\$ 15.09	6.19%
09B	Flooring	PDL	\$ 152,660	\$ 6.79	\$ 152,660	\$ 6.79	2.79%
09C	Tile	PDL	\$ 159,490	\$ 7.10	\$ 159,490	\$ 7.10	2.91%
09D	Painting	Norrad	\$ 87,034	\$ 3.87	\$ 87,034	\$ 3.87	1.59%
10A	Specialties	DIO	\$ 69,692	\$ 3.10	\$ 69,692	\$ 3.10	1.27%
10B	Signage	Pinnacle	\$ 16,500	\$ 0.73	\$ 16,500	\$ 0.73	0.30%
10D	Visual Display Boards	DIO	\$ 8,055	\$ 0.36	\$ 8,055	\$ 0.36	0.15%
10F	Operable Partitions	Chatham	\$ 43,400	\$ 1.93	\$ 43,400	\$ 1.93	0.79%
11A	Residential Appliances	DIO	\$ 61,250	\$ 2.73	\$ 61,250	\$ 2.73	1.12%
12A	Window Treatments	AEC	\$ 27,888	\$ 1.24	\$ 27,888	\$ 1.24	0.51%
14A	Elevators	EXCLUDED	\$ -	\$ -	\$ -	\$ -	0.00%
21A	Fire Protection	Complete	\$ 84,000	\$ 3.74	\$ 84,000	\$ 3.74	1.53%
22A	Plumbing	Salas	\$ 321,960	\$ 14.33	\$ 321,960	\$ 14.33	5.88%
23A	HVAC	MPI	\$ 383,753	\$ 17.08	\$ 383,753	\$ 17.08	7.01%
26A	Electrical	RGL	\$ 938,360	\$ 41.76	\$ 938,360	\$ 41.76	17.14%
27A	Communications	DataVox	\$ 160,595	\$ 7.15	\$ 160,595	\$ 7.15	2.93%
27B	Audio/Visual	DataVox	\$ 427,284	\$ 19.02	\$ 427,284	\$ 19.02	7.80%
27C	Distributed Antenna System	EXCLUDED	\$ -	\$ -	\$ -	\$ -	0.00%
28A	Fire Alarm	ALLOWANCE	\$ 50,000	\$ 2.23	\$ 50,000	\$ 2.23	0.91%
28B	Security	Allied	\$ 170,351	\$ 7.58	\$ 170,351	\$ 7.58	3.11%
28C	Access Controls	BY/28B	\$ -	\$ -	\$ -	\$ -	0.00%
28D	Emergency Responder Radio	EXCLUDED	\$ -	\$ -	\$ -	\$ -	0.00%
	SUBTOTAL DIRECT COST OF WORK	TOTAL BIDS RECEIVED	\$ 4,403,459	\$ 195.99	\$ 4,403,459	\$ 195.99	80.42%
	Construction Contingency	CROSSLAND	\$ 250,000	\$ 11.13	\$ 250,000	\$ 11.13	4.57%
	Remodel Tax	EXCLUDED	\$ -	\$ -	\$ -	\$ -	0.00%
	Owner's Contingency		\$ 250,000	\$ 11.13	\$ 250,000	\$ 11.13	4.57%
	Plan Review & Permit Fees	EXCLUDED	\$ -	\$ -	\$ -	\$ -	0.00%
	Impact / Tap Fees	EXCLUDED	\$ -	\$ -	\$ -	\$ -	0.00%
	General Liability Insurance	CROSSLAND	\$ 19,164	\$ 0.85	\$ 19,164	\$ 0.85	0.35%
	Builder's Risk Insurance	CROSSLAND	\$ 8,213	\$ 0.37	\$ 8,213	\$ 0.37	0.15%
	Subcontractor Default Insurance (SDI)	CROSSLAND	\$ 73,920	\$ 3.29	\$ 73,920	\$ 3.29	1.35%
	General Conditions	CROSSLAND	\$ 241,754	\$ 10.76	\$ 241,754	\$ 10.76	4.42%
	Payment & Performance Bond	CROSSLAND	\$ 27,378	\$ 1.22	\$ 27,378	\$ 1.22	0.50%
	Preconstruction Phase Fee	CROSSLAND	\$ 10,000	\$ 0.45	\$ 10,000	\$ 0.45	0.18%
	Construction Phase Fee	CROSSLAND	\$ 191,644	\$ 8.53	\$ 191,644	\$ 8.53	3.50%
	TOTAL		\$ 5,475,531	\$ 243.70	\$ 5,475,531	\$ 243.70	/SF