



1508 Industrial Blvd
 Suite 204
 McKinney, TX 75069
 TEL 972.377.7480
 FAX 972.377.8380
 www.GarverUSA.com

May 18, 2026

Kenneth Carley, A.A.E.
 McKinney National Airport (TKI)
 1508 Industrial Blvd
 McKinney, TX 75069

Re: McKinney National Airport (TKI)
 Taxiway A Rehabilitation Phase II
 Professional Services Proposal

Dear Mr. Carley,

Garver is pleased to submit this proposal to provide professional services relating to the improvements listed in "Exhibit A - Scope of Services" for the referenced project.

COMPENSATION

For the Taxiway A Rehabilitation Phase II project, the not-to-exceed fee of **\$853,900.00** is based upon the scope of services provided in Exhibit A. A detailed breakdown of the proposed fee for the engineering services is included in Exhibit B. The Garver Hourly Rate schedule can be found within Exhibit C.

	<u>FEE AMOUNT</u>	<u>FEE TYPE</u>
Title I Services		
Updated IFB Documents (Taxilane A4 Widening and Extension)	\$65,300.00	LUMP SUM
Subtotal (Title I Services)	\$65,300.00	
Title II Services		
Construction Administration	\$238,300.00	LUMP SUM
On-Site Resident Project Representative Services (RPR)	\$373,900.00	HOURLY
Materials Testing (Terracon)	\$93,900.00	LUMP SUM
Survey Control (White Hawk)	\$62,500.00	LUMP SUM
Closeout Services	\$20,000.00	LUMP SUM
Subtotal (Title II Services)	\$788,600.00	
Total (Title I + Title II Services)	\$853,900.00	

Garver is pleased to have this opportunity to submit this proposal, and we look forward to working with you on this project. If you have any questions or would like any additional information, please feel free to call me at 214-619-9048.

Sincerely,
 GARVER

Sara Andrews, PE
 Senior Project Manager

- Attachments:
- Exhibit A – Scope of Services
 - Exhibit B – Garver Fee Spreadsheet
 - Exhibit C – Garver Hourly Rate Schedule
 - Exhibit D – Alder Proposal
 - Exhibit E – Terracon Proposal
 - Exhibit F – White Hawk Proposal



EXHIBIT A (SCOPE OF SERVICES)

Generally, the Scope of Services includes the following professional services for the improvements to the new construction of Taxiway A Rehabilitation Phase II at McKinney National Airport (TKI).

- Updates to Issued for Bid Documents to include Taxiway A4 Widening and Extension
- Construction Administration Services
- On-Site Resident Project Representative Services
- Material Testing Service
- Survey Control Updates
- Project Closeout Services

1. DESIGN SERVICES

- 1.1. Taxiway A4 Design Updates: Garver will prepare detailed construction drawings, specifications to include the widening and extension of Taxiway A4. These designs shall conform to the standards of practice ordinarily used by members of Garver's profession practicing under similar conditions and shall be submitted to the City of McKinney, TxDOT, and the FAA from which approval must be obtained. The detailed drawings and specifications will be incorporated into the Issued for Bid Documents prepared for the Taxiway A project for the award of one (1) construction contract.

2. CONSTRUCTION ADMINISTRATION SERVICES

- 2.1. Upon completion of bidding services, Garver shall begin the construction phase of the work and will accomplish the tasks further described below.

- 2.2. Submittals

- 2.2.1. Garver will evaluate and respond to construction material submittals and shop drawings. Garver will utilize ACC Build as a document control software to formally document the work-flow of each submittal from the Contractor. Six licenses for ACC Build software are included in this proposal at a rate of \$1,650 per license. Corrections or comments made by Garver on the shop drawings during this review will not relieve Contractor from compliance with requirements of the drawings and specifications. The check will be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. Garver's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, Garver shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.



2.3. Notice to Proceed & Preconstruction Meeting

2.3.1. Garver will issue a Notice to Proceed letter to the Contractor and attend preconstruction meeting. Garver will provide meeting minutes for submission to all parties at the conclusion of the meeting.

2.4. Progress Meetings

2.4.1. As a minimum, Garver's Project Manager, Project Engineer, and Resident Project Representative (RPR) will attend bi-weekly progress meetings with the Owner and Contractor. It is expected that 22 meetings will be held on-site, and any additional meetings will be held via conference call. To the extent possible, progress meetings and visits to the site of the work should be scheduled to coincide with each new phase of construction, scheduled FAA inspections, and other times when Garver's presence is desirable. Garver's project engineer or his qualified representative will be available at all times work is in progress for telephone contact by the RPR. Garver's project engineer shall direct, supervise, advise, and counsel the Resident Project Representative and construction observation personnel in the accomplishment of Garver's duties. Garver will prepare for and attend any utility pre-construction meetings as required.

2.5. Owner Coordination

2.5.1. Garver will consult with and advise the Owner during the construction period. Garver will submit, when requested by the Owner, written reports to the Owner on the progress of the construction including any problem areas that have developed or are anticipated to develop. In addition, Garver shall supply to Owner such periodic reports and information as may be required by the FAA or TxDOT, TxDOT RPR Construction Progress and Inspection Report, or equivalent form to the Owner on a weekly basis.

2.6. RFIs

2.6.1. Garver will issue instructions to the Contractor on behalf of the Owner and issue necessary clarifications (respond to RFIs) regarding the construction contract documents. Garver will utilize ACC Build as a document control software to formally document the work-flow of each RFI from the Contractor. Six licenses for ACC Build software are included in this proposal at a rate of \$1,650 per license.

2.7. Progress Payments

2.7.1. Garver will prepare Contractor's progress payment requests based on the actual quantities of contract items completed and accepted and will make a recommendation to the Owner regarding payment. Garver's recommendation for payment shall not be a representation that Garver has made exhaustive or continuous inspections to (1) check the quality or exact quantities of the Work; (2) to review billings from Subcontractors and material suppliers to substantiate the Contractor's right to payment; or (3) to ascertain how the Contractor has used money previously paid to the Contractor.

2.8. Payroll Reviews

2.8.1. Garver will assist the Owner in the observation of the Contractor's operations for proper classification of workers, review of the Contractor's payroll as necessary to determine



compliance with Davis Bacon requirements, wage rate interviews, and conduct contractor employee interviews to determine compliance with Davis Bacon requirements. Garver will utilize the Elation software and require one license at \$217 per license. Garver will keep the Contractor's payroll records on file demonstrating compliance with the Davis Bacon requirements. In addition, Garver will monitor the contractor's posting of the required EEO notice and provide general oversight of any obvious instance of a segregated workplace. Garver will submit Contractor's certified payroll records to Owner at the completion of the project.

2.9. Texas DBE Compliance

2.9.1. Garver will assist the Owner in the review of the Contractor's compliance with the DBE goals established during bidding including preparing the monthly DBE payment log.

2.10. Record Drawings

2.10.1. Garver will maintain a set of working drawings and provide information for preparation of record drawings of the completed project. This information will be incorporated into final record drawings completed as part of Closeout Services and final record drawings will be provided to the Owner after project completion. Garver shall prepare a set of utility record drawings and prepare and furnish record drawings to local utilities as required.

2.11. Change Orders

2.11.1. When authorized by the Owner, Garver will prepare change orders or supplemental agreements for changes in the work from that originally provided for in the construction contract documents. If redesign or substantial engineering or surveying is required in the preparation of these change order documents, the Owner will pay Garver an additional fee to be agreed upon by the Owner and Garver.

2.12. Final Inspection

2.12.1. Garver will participate in a pre-final walkthrough with the Owner. Garver will also participate in a final project inspection with the Owner and Contractor, prepare a punch list, review final project closeout documents, and submit the final pay request.

3. **ON-SITE RESIDENT PROJECT REPRESENTATIVE SERVICES**

3.1. As a subconsultants to Garver, Alder Airfield Services will provide a full-time Resident Project Representative (RPR) services for the 315-calendar-day construction contract performance time. The proposed fee is broken down into each construction phase of work as follows:

- **Phase 1 (115 Calendar Days):** Estimated 60 hours/week with 1 RPR over the 115-calendar day phase and 24-hour construction operations with 2 RPRs for night time marking application.
- **Phase 2 (115 Calendar Days):** Estimated 60 hours/week with 1 RPR over the 115-calendar day phase
- **Phase 3 (85 Calendar Days):** Estimated 60 hours/week with 1 RPR over the 85-calendar day phase.



An additional 50 hours for pre-construction coordination, meetings, conferences, punch list coordination, final inspection and closeout activities for one RPR. If the construction time extends beyond the time established in this agreement or if the Owner wishes to increase the time or frequency of the observation, the Owner will pay Garver an additional fee agreed to by the Owner and Garver. All RPR personnel shall have the appropriate experience and qualifications.

The total expected hours for the duration of the project listed above shall be **3,420** hours. These hours include one primary RPR for the entire duration of the project and an additional RPR during the paving portions of the project.

3.2. During the construction period, Garver's RPR will provide or accomplish the following:

- Consult with and advise the Owner during the construction period. Garver will submit, when requested by the Owner, written reports to the Owner on the progress of the construction including any problem areas that have developed or are anticipated to develop. In addition, Garver shall supply to the Owner such periodic reports and information as may be required by the FAA and TxDOT.
- As necessary, conduct safety meetings with the Contractor.
- Coordinate with the firm providing construction materials quality assurance testing. Coordinate with this firm to ensure that all material tests required for construction are scheduled and accomplished in a manner that will not delay the Contractor unnecessarily and will meet specification requirements as to location and frequency.
- Perform intermediate inspections in advance of the final inspection.
- Maintain a file of quantities incorporated into the work, test reports, certifications, shop drawings and submittals, and other appropriate information.
- In accordance with FAA AC 150/5370-12A, maintain a project diary which will contain information pertinent to each site visit.
- Monitor the contractor's conformance to the approved construction safety and phasing plan.

3.3. In performing construction observation services, Garver will endeavor to protect the Owner against defects and deficiencies in the work of the Contractor(s); but Garver does not guarantee the performance of the Contractor(s), nor is Garver responsible for the actual supervision of construction operations. Garver does not guarantee the performance of the contracts by the Contractors nor assume any duty to supervise safety procedures followed by any Contractor or subcontractor or their respective employees or by any other person at the job site. However, if at any time during construction Garver observes that the Contractor's work does not comply with the construction contract documents, Garver will notify the Contractor of such non-compliance and instruct him to correct the deficiency and/or stop work, as appropriate for the situation. Garver will also record the observance, the discussion, and the actions taken. If the Contractor continues without satisfactory corrective action, Garver will notify the Owner immediately, so that appropriate action under the Owner's contract with the Contractor can be taken.

4. MATERIALS TESTING SERVICES

4.1. As a subconsultant to Garver, Terracon will provide materials testing services for quality assurance testing for the project as required by the Plans and Specifications in accordance with FAA and the Owner's requirements.



5. SURVEY SERVICES

- 5.1. As a subconsultant to Garver, White Hawk Engineering will provide survey services to relocate and set a new Primary and Secondary Airport Control in accordance with FAA requirements.

6. PROJECT CLOSEOUT SERVICES

- 6.1. At the conclusion of construction, Garver will assist the Owner with project closeout by providing a final project report which will include all necessary documents required by the Owner for As-Built Records. Closeout documentation will be provided within 30 days of the final payment to the Contractor.

7. PROJECT DELIVERABLES

- 7.1. The following deliverables will be submitted to the parties identified below. Unless otherwise noted below, all deliverables shall be electronic.

- Issued for Construction Plans and Specifications to the Owner, Contractor, TxDOT, and FAA.
 - Three hard copies to the Contractor
- Closeout Documentation
 - Engineer's Letter of Final Acceptance
 - Final Punch-list and photograph documentation of completed items
 - Documentation for all signed change orders
 - Contractor's Final Payment with Affidavit of all bills paid and HUB verification
 - A copy of DBE compliance forms
 - A copy of weekly Payroll compliances by contractor
 - A copy of all daily Construction Progress Reports
 - A copy of contractor's TCEQ NOT
 - Post Construction Photographs
 - A copy of material test and quality control reports
 - Update airport master record
- Other electronic files as requested.

8. ADDITIONAL SERVICES

- 8.1. The following items are not included under this agreement but will be considered as additional services to be added under Amendment if requested by the Owner.

- Redesign for the Owner's convenience or due to changed conditions after previous alternate direction. Changes conditions may include, but are not limited to major changes to pavement, building, or utility alignments.
- Design or deliverables beyond those listed herein.
- Geotechnical Services
- Pavement Design beyond that furnished in the Geotechnical Report.
- Easement Surveys
- DBE Compliance
- Design of any utility relocation beyond those listed herein.
- Engineering, architectural, or other professional services beyond those listed herein.
- Development of a Construction Management Plan
- Materials Testing Services. These services will be obtained under the City of McKinney vendor pool of materials testing laboratories.



- Retaining walls or other significant structural design beyond those listed herein.
- Preparation of a Storm Water Pollution Prevention Plan (SWPPP). The construction contract documents will require the Contractor to prepare, maintain, and submit a SWPPP to TCEQ.
- Environmental Handling and Documentation, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items.
- ALD updates will be performed under a separate contract of work and is not included in this scope of work.
- Permitting for environmentally sensitive areas.
- Coordination with FEMA for preparation/submittal of a CLOMR

9. SCHEDULE

- 9.1. Garver shall begin work under this Agreement upon execution of this Agreement and shall complete the work within a mutually agreeable schedule with the Owner.

Exhibit B

McKinney National Airport (TKI) Taxiway A Rehabilitation Phase II

FEE SUMMARY

Title I Service	Estimated Fees	
Updated IFB Documents (Taxilane A4 Widening and Extension)	\$	65,300.00
Subtotal for Title I Service	\$	65,300.00
Title II Service	Estimated Fees	
Construction Administration	\$	238,300.00
On-Site Resident Project Representative Services (Alder)	\$	373,900.00
Materials Testing (Terracon)	\$	93,900.00
Survey Control (White Hawk)	\$	62,500.00
Closeout Services	\$	20,000.00
Subtotal for Title II Service	\$	788,600.00
Total All Services	\$	853,900.00

Exhibit B

**McKinney National Airport (TKI)
Taxiway A Rehabilitation Phase II**

Construction Administration

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	D-2	AM-2
	hr	hr	hr	hr	hr	hr	hr	hr
1. Civil Engineering								
Prepare and Distribute Notice to Procure				1				
Prepare and Distribute Notice To Proceed				1				
Prepare for Preconstruction Meeting				2				
Attend Preconstruction Meeting (2 people, on-site)	2		2					
Prepare and Distribute Preconstruction meeting minutes	1		2					
Review Contractor CQCP Submittal			2					
Review Contractor SPCD Submittal			2					
Prepare for and Conduct CQCP Meeting with Contractor, Testing Labs and RPR (2 people, virtual)			2	2				
Review Daily Work Reports		11		23				
Review Contractor Pay Application (11 applications)		11		11				
Coordinate Contractor Pay Application Comments and Delivery to City of McKinney(11 applications)		11		11				
Coordination with RPR (5hr/Month, 11 Months)		11	55					
Review RPR Weekly Inspection Reports (45 Weeks)		23		23				45
Prepare Change Orders				3	3			
Response to Contractor and RPR Inquiries				6		5		
Prepare for Bi-Weekly Progress Meetings (23 meetings)				12				
Attend (On-Site) Bi-Weekly Progress Meetings (2 people, 11 Months x 2 meetings/month)	3	11		22				
Complete and Distribute Bi-Weekly Progress Meetings Minutes (23 meetings)		11		23				
Site Visits (2 visits/month)	3	22		11				
ACC Build Set-Up				2				
ACC Build Management				2				10
Shop Drawings Review & Responses			2	6				
Develop Submittal Log					4			
Submittal Review & Responses		18		4		8		
Develop QA Testing Log				4	2			
QA Test Results Review				4		8		
Conduct Cement Treated Base (CTB) Pre-Activity Meeting (Virtual)		1		1				
Conduct Lime-Treated Subgrade Pre-Activity Meeting (Virtual)		1		1				
Conduct Pre-Pave Meeting (2 people, on-site)		3		3				
Prepare and Distribute Pre-Pave meeting minutes				2				
Review Contractors Topographic Survey of Earthwork (Pre-Settlement)				2		2		
Review and Analyze Contractors Topographic Survey of Earthwork (Post-Settlement)				4		2		
Review and Analyze Contractors Topographic Survey of Top of Lime-Treated Subgrade			4			2		
Review and Analyze Contractors Topographic Survey of Top of CTB				4		2		
Review and Analyze Contractors Topographic Survey of Top of Concrete				4		2		
Review and Analyze PWL Calculations for P-501				4		2		
Coordinate Closures and Phasing with Airport Tenants		8				6		
Coordination with Client for Relocated Control	4	8						
External Coordination (FAA, NGS, & Surveyor)		24		20				
Conduct Survey Control Relocation Pre-Activity Meeting (on-site)		2		2				
Bi-Weekly Survey Control Teleconference Meetings		8						

Survey Control Schedule Development and Updates		8						
Upload Survey Data to NGS		8		16				
Review Deliverables & Submit to FAA & NGS		8		16				
Update Airport Diagram				2			2	
Final Inspection and Punchlist		1		2				
Punchlist Coordination				2				
Final Walkthrough	2	2		2		2		
Prepare and Submit Reconciliation Change Order		4		8				
Monthly Review of Reconciliation Change Order		5						
Review and Submit Final Construction Pay Application		2		4				
Prepare Substantial Completion Letter				4				
Prepare Final Acceptance Letter				4				
Analyze Weather Days and Issue Contract Time Notices		2		8				
Analyze and Estimate Failed QA Testing Costs				4				
Airport and Tower Coordination for NOTAMS and Phasing Closures	2	2		2				
Provide Sponsor Certification for Construction Project Final Acceptance				1				
Subtotal - Civil Engineering	17	226	71	295	9	41	2	55
2. Electrical Engineering								
Prepare for Preconstruction Meeting			1					
Attend Preconstruction Meeting (1 Person, on-site)			2					
Review Contractor Pay Application (11 applications)			5					
Coordination with RPR (1 hr/Month, 11 Months)			3					
Develop Submittal Log					2			
Prepare Change Orders			2		4	4		
Response to Contractor and RPR Inquiries			2		4	4		
Prepare for and Attend (Virtual) Bi-Weekly Progress Meetings (1 person, 11 months x 2 meetings/month)			11					
Site Visits (1 visit/month)			11		11			
Shop Drawings Review & Responses			2		5			
Submittal Review & Responses			4		6			
Electrical Installation CAD Linework Submittal Reviews			2		4			
Airport and Tower Coordination for NOTAMS and Phasing Closures			2					
Final Inspection and Punchlist			1					
Punchlist Coordination			1					
Final Walkthrough			2		2			
Subtotal - Electrical Engineering	0	0	51	0	38	8	0	0

Hours 17 226 122 295 47 49 2 55

SUBTOTAL - SALARIES: \$223,399.00

DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$1,525.00
Postage/Freight/Courier	\$792.00
Office Supplies/Equipment	\$1,110.00
Computer Modeling/Software Use	\$10,114.00
Travel Costs	\$1,360.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: \$14,901.00

TOTAL FEE: \$238,300.00

Exhibit B

**McKinney National Airport (TKI)
Taxiway A Rehabilitation Phase II**

On-Site Resident Project Representative Services (Alder)

WORK TASK DESCRIPTION	C-1	C-1
	hr	hr
1. RPR Services (Alder Hours x Mark-Up = \$109/hour)		
RPR - Phase 1 (RPR #1 10-hours per day, 6 days per week = 60 hr/week for 17 weeks - RPR#2 10-hour per day, 25-days)	1000	250
RPR - Phase 2 (RPR #1 10-hours per day, 6 days per week = 60 hr/week for 17 weeks - RPR#2 10-hour per day, 25-days)	1000	250
RPR - Phase 3 (RPR #1 10-hours per day, 6 days per week = 60 hr/week for 11 weeks; RPR #2 10-hour per day, 20-days)	650	220
Pre-Construction and Post Construction	50	
Subtotal - RPR Services (Alder Hours x Mark-Up = \$109/hour)	2700	720

Hours **2700** **720**

SUBTOTAL - SALARIES: **\$372,780.00**

DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$700.00
Postage/Freight/Courier	\$420.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: **\$1,120.00**

SUBTOTAL: **\$373,900.00**

SUBCONSULTANTS FEE: **\$0.00**

TOTAL FEE: **\$373,900.00**

Exhibit B

**McKinney National Airport (TKI)
Taxiway A Rehabilitation Phase II**

Materials Testing Services (Terracon)

WORK TASK DESCRIPTION	E-5	E-4
	hr	hr
1. Civil Engineering		
Coordination with Materials testing Firm		
Review Test Results		
Subtotal - Civil Engineering	0	0

Hours	0	0
SUBTOTAL - SALARIES:		\$0.00
<u>DIRECT NON-LABOR EXPENSES</u>		
Document Printing/Reproduction/Assembly		\$0.00
Postage/Freight/Courier		\$0.00
Travel Costs		\$0.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		\$0.00
<hr/>		
SUBTOTAL:		\$0.00
SUBCONSULTANTS FEE:		\$93,900.00
<hr/>		
TOTAL FEE:		\$93,900.00



2300 Valley View Ln. Suite 420 Irving, TX 75062

April 20, 2026

Mr. Austin Hayes, PE, PMP
Project Manager
Garver USA
3000 Internet Blvd. #400
Frisco, TX 75034

RE: Proposal - Garver Project - TKI Airport - TKI Taxiway A Phase II

Dear Mr. Hayes,

Based on the information provided pertaining to the scope of work and the allotted project time of 275 Calendar Days, we would like to propose the following:

Using an expected avg. of 60 hrs. per week for approx. 45 weeks, totaling 2,700 hrs. for construction observation, an additional 25 hrs. for preconstruction coordination, conferences, etc. and 25 hrs. for punch list, final inspection, & close out. Plus, a second RPR on days concrete is being placed. Expected 16 Hours a week for 45 weeks, totaling 720 Hours. This would give us an estimated total of **3,420 RPR Hrs.** for the project.

For the services outlined above, we would request an hourly rate of **\$95**. This hourly rate shall include all expenses, including insurance, vehicles, fuel, mileage, meals, lodging, computer, cell phone, any additional office admin support needed, and profit.

In summary we propose 3,420 RPR Hrs. @ \$95.00 for a Grand Total of **\$324,900.00** for the referenced project.

Sincerely,

A handwritten signature in black ink that reads 'Gallinger'.

432 559-9990
iamunzer@aldercm.com



January 22, 2026

Garver LLC
Austin Hayes
3010 Gaylord Pkwy Ste 190
Frisco, Texas 75034

Telephone: (214) 619-9061
Email: ARHayes@GarverUSA.com

**Re: Construction Materials Observation, Engineering, and Testing Services
TKI Taxiway A Rehab Ph II
McKinney National Airport, Texas
Terracon Consultants Inc. Proposal No. P94261029**

Dear Mr. Hayes,

Thank you for selecting Terracon Consultants, Inc. (Terracon) to provide construction materials testing, observation services, or special inspection services for the above referenced publicly funded project. We were selected to perform these engineering services based upon the criteria outlined in the Texas Board of Professional Engineers and Surveyors Professional Services Procurement Act. We are presenting this budget estimate to confirm our understanding of the services to be performed for this project, to obtain written authorization to provide these services, and to present the estimated fee to provide these services. The following sections outline our understanding of the project and provide a description of the tasks to be performed.

A) PROJECT INFORMATION

Topic	Overview Statement
Project Information	Reconstruction of Taxiway A and Taxiway B3
Sitework	<ul style="list-style-type: none"> • Portland cement concrete pavement including cement treated base and lime-treated subgrade • Drainage improvements • Electrical improvements around Taxiway A

Terracon was provided with the following construction documents for preparation of this proposal:

- Construction Management Program by Garver, dated January 2026
- No construction schedule provided at the time of this proposal

Proposal for Construction Materials Testing Services

TKI Taxiway A Rehab Ph II

McKinney National Airport, McKinney, Texas

January 22, 2026 ■ Terracon Proposal No. P94261029



B) WHY TERRACON?

Construction Materials Testing & Special Inspection Services

Our team of inspectors, technicians, and engineers is experienced with providing materials testing, special inspections, and/or observations of concrete, soils, aggregate, masonry, structural steel, foundations, fireproofing, and asphalt pavement in the local area and are familiar with the recognized building jurisdiction requirements.

Compass

Compass is Terracon's latest client interfacing tool and elevates the way we do business. Within Terracon Compass, you can access your projects and their associated data, including environmental and geotechnical projects. When you open a materials project within Compass, you will see your materials tests and observations placed on a map. This geographic reference allows you to find your information by the "where", rather than the "when." Other features of Compass include:

- Filters for Date Performed, Service Type and Test Result Status
- Deviation for Non-Conformance Summary: Image overlays to reference multiple plan pages to your test results
- Map layer options: Test results are inserted into Compass as soon as the report has been reviewed and distributed. It becomes easier than ever to view and close deviations with an option to display within a map while also showing them in a table format.



Corporate Ridge - Lot U

Activities Calendar

Client & Other Parties

- Baehr, Valerie PMA Engineering
- Ruck, Randy McCorn Gordon Construction LLC
- Demo, Client Portal RDC Geotechnical Consulting Engineers, PLLC
- Finn, Daniel Phelps Engineering, Inc.
- Foster, Ellen Finkle-Williams Inc
- Goddard, Nathan McCorn Gordon Construction LLC
- Hackenmilller, Ryan VanTrust Real Estate LLC
- Hackenmilller, Ryan TSVC Inc
- Lee, Wayne TSVC Inc
- Nimz, Andy George J Shaw Construction
- Settle, Steve Fordyce Concrete Co Inc
- Webber, Casey McCorn Gordon Construction LLC

Terracon Project Team

- Project Map
 - View Map
 - View Map in Tab
- Project Reports
 - View Reports

Options

- Project
- Project borders
- Terracon Geotechnical Data
- Test
 - (Show labels)
- Retestted/Accepted
 - (Show labels)
- Deviation
 - (Show labels)
- Project Photos

Filters

Service Type: All

Task Name: All

Materials Testing Date Range: From 06/01/2017 To 07/01/2017

Images

- SitePan
- ChlPage2

Layers

Basemap Only

National

- ESRI World Imagery

EASILY FIND REPORTS THROUGH INTUITIVE FILTERS AND LOCATIONS

The screenshot shows the Compass interface with a map of Corporate Ridge - Lot U. The map displays several blue circular markers representing test results. The interface includes a sidebar with filters and options, and a main map area with a search bar and navigation controls. A text overlay at the top of the map area reads "EASILY FIND REPORTS THROUGH INTUITIVE FILTERS AND LOCATIONS".

Proposal for Construction Materials Testing Services

TKI Taxiway A Rehab Ph II

McKinney National Airport, McKinney, Texas

January 22, 2026 ■ Terracon Proposal No. P94261029



Laboratory Capabilities

Our DFW Metro laboratories are accredited by AASHTO Re:source which is recognized by ASTM E329 Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection. The scope of accreditation includes the field of Soils, Aggregates, and Portland Cement Concrete. As a requirement of accreditation, we regularly participate in the Proficiency Sample Programs of both AASHTO Re:source and the Cement and Concrete Reference Laboratory (CCRL). Our office includes a fully equipped laboratory and employs engineering technicians and special inspectors certified by many agencies including the American Concrete Institute (ACI), American Welding Society (AWS), and the International Code Council (ICC). We provide a rigorous internal training program where our staff are evaluated in specific field and laboratory test procedures by internal Terracon auditors and external agencies.

- Accredited by AASHTO Materials Reference Laboratory (AMRL)
- Inspected by Concrete and Cement Reference Laboratory (CCRL)
- Validated by United States Army Corps of Engineers (USACE)

C) SCOPE OF SERVICES

Based on our review and understanding of the documents listed above, Terracon proposes the following scope of services:

Earthwork Observations and Testing:

- Sample materials to be used as utility trench backfill, general fill, and pavement subgrades. Prepare and test the samples for Atterberg Limits (ASTM D4318), Minus #200 Sieve (ASTM D1140), and moisture-density relationship (ASTM D698, ASTM D1557 and ASTM D558).
- Perform in-place moisture and density tests of utility trench backfills, wall backfill, general fill, and pavement subgrades using the nuclear method (ASTM D6938) to determine the moisture content and percent compaction of the soil materials.
- Perform field gradations on the pulverized lime or cement soil mixture to document the percent of soil passing through the required sieve sizes after the final pulverization process has been completed.
- Perform lime or cement depth checks to verify the actual in-place depth of the lime treatment once the pavement has been trimmed to the final grade.
- Perform a laboratory lime series from on-site soils using the PI and/or pH method.

Cast-in-Place Concrete Observations and Testing:

- Sample and test the fresh concrete for each mix. Perform tests for slump, air content, ambient and concrete temperatures, and unit weight; and cast test specimens (ASTM C172, C31, C143, C231, C1064, C138). Terracon understands that the contractor will be responsible for providing a secure

Proposal for Construction Materials Testing Services

TKI Taxiway A Rehab Ph II

McKinney National Airport, McKinney, Texas

January 22, 2026 ■ Terracon Proposal No. P94261029



E) SCHEDULING

Field testing services will be provided on an "as requested" basis when scheduled by your representative. A minimum of 24-hour notice is required to properly schedule our services. To schedule our services please contact our dispatcher at (214) 630-1078. The dispatch office hours are from 7:00 a.m. to 5:00 p.m. Messages left after business hours will be checked the following business day.

Terracon shall not be held responsible for tests not performed as a result of a failure to schedule our services or any subsequent damage caused as a result of a lack of testing. Terracon recommends that a copy of this proposal be provided to the general contractor, so they understand our scope of services and schedule us accordingly. Please note that the number of tests and trips described in the Scope of Services does not constitute a minimum or maximum number of tests or trips that may be required for this project.

Scheduling Retests:

It is the responsibility of your representative to schedule retests in a like manner to scheduling our original services. Terracon shall not be held responsible for retests not performed as a result of a failure to schedule our services or any subsequent damage caused as a result of a lack of retesting.

Additional Observation and Testing Services:

If you would like us to perform additional observation and testing services, please contact us and we will issue a short Supplement to Agreement form, or Supplemental Proposal, that outlines the additional work to be performed and associated fees. To authorize us to begin additional Observation and testing services, you simply return a signed copy of the Supplemental agreement.

F) COMPENSATION

Based on the project information available for our review, we propose a budget estimate of **\$81,668.25**. Services provided will be based on the unit rates included in the attached Fee Estimate. Please note that this is only a budget estimate and not a not-to-exceed price. Many factors beyond our control, such as weather and the contractor's schedule, will dictate the final fee for our services.

For services provided on an "as requested" basis, overtime is defined as all hours in excess of eight hours per day or outside of the normal hours of 7:00 a.m. to 5:00 p.m. Monday through Friday, and all hours worked on weekends and holidays. Overtime rates will be 1.5 times the hourly rate quoted.

Proposal for Construction Materials Testing Services

TKI Taxiway A Rehab Ph II

McKinney National Airport, McKinney, Texas

January 22, 2026 ■ Terracon Proposal No. P94261029



A two-hour minimum charge is applicable for all trips made portal to portal (our laboratory) to provide our testing, observation and consulting services. A minimum charge is not applicable for trips to the project site for sample pickup only. All labor, equipment and transportation charges are billed on a portal-to-portal basis from our office.

You will be invoiced on a monthly basis for services actually performed and/or as authorized or requested by you or your designated representative. Terracon's total invoice fee is due within thirty days following final receipt of invoice. Quantities and costs associated with re-tests, cancellations and stand-by time are not included in our estimated fee.

G) SITE ACCESS AND SAFETY

Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the services and will execute any necessary site access agreement. Terracon will be responsible for supervision and site safety measures for its own employees but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site.

H) TESTING AND OBSERVATION

Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Terracon will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive and are conducted to reduce – not eliminate - project risk. Client agrees to the level or amount of testing performed and the associated risk. Client is responsible (even if delegated to contractor) for notifying and scheduling Terracon so Terracon can perform these services. Terracon shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Terracon's performance of testing and observation services shall not relieve contractor in any way from its responsibility for defects discovered in its work or create a warranty or guarantee. Terracon will not supervise or direct the work performed by contractor or its subcontractors and is not responsible for their means and methods.

I) AUTHORIZATION

This proposal may be accepted by executing the attached MSA Task Order and returning an executed copy along with this proposal to Terracon. This proposal for services and accompanying limitations shall constitute the exclusive terms, conditions and services to be performed for this project. This proposal is valid only if authorized within sixty days from the listed proposal date.

Proposal for Construction Materials Testing Services

TKI Taxiway A Rehab Ph II

McKinney National Airport, McKinney, Texas

January 22, 2026 ■ Terracon Proposal No. P94261029



We appreciate this opportunity of working with you and we look forward to working with you in the future.

Sincerely,
Terracon Consultants, Inc.
(Texas Registration No. F-3272)


Reynaldo Mirasol
Senior Project Manager


Christopher D. Lehman, P.E.
Senior Project Manager

Attachments:

- (1) Fee Estimate
- (2) MSA Task Order

Fee Estimate
Materials Services
TKI Taxiway A Rehab Ph II
Terracon Proposal No. P94261029

DESCRIPTION	RATE	QUANTITY	UNITS	TRIPS	TOTAL QUANTITY	TOTAL
1 Earthwork Observations and Testing						\$ 48,528.25
1.1 Full-Time						\$ 17,265.00
Soils Technician	\$ 72.00	8	hours	15	120	\$ 8,640.00
Soils Technician, Overtime	\$ 108.00	4	hours	15	60	\$ 6,480.00
Vehicle Charge	\$ 75.00	1	trips	15	15	\$ 1,125.00
Nuclear Gauge (Equipment)	\$ 68.00	1	days	15	15	\$ 1,020.00
1.2 Part Time						\$ 15,275.00
Soils Technician	\$ 72.00	5	hours	25	125	\$ 9,000.00
Soils Technician, Overtime	\$ 108.00	1	hours	25	25	\$ 2,700.00
Vehicle Charge	\$ 75.00	1	trips	25	25	\$ 1,875.00
Nuclear Gauge (Equipment)	\$ 68.00	1	days	25	25	\$ 1,700.00
1.3 Sample Pick-Up						\$ 6,402.00
Soils Technician	\$ 72.00	3	hours	22	66	\$ 4,752.00
Vehicle Charge	\$ 75.00	1	trips	22	22	\$ 1,650.00
1.4 Laboratory Testing						\$ 9,586.25
Standard Proctor (ASTM D698)	\$ 172.50	7	tests	1	7	\$ 1,207.50
Modified Proctor (ASTM D1557)	\$ 201.25	7	tests	1	7	\$ 1,408.75
Cement Treated Base (D558)	\$ 200.00	6	tests	1	6	\$ 1,200.00
Sieve Analysis, Combined Coarse and Fine (ASTM C136)	\$ 143.75	16	tests	1	16	\$ 2,300.00
Lime Series	\$ 425.00	2	tests	1	2	\$ 850.00
Wash 200 ,Soil (ASTM D1140)	\$ 55.00	10	tests	1	10	\$ 550.00
Atterberg Limits Determination (3 pt.) (ASTM D4318)	\$ 103.50	20	tests	1	20	\$ 2,070.00
2 Concrete and Reinforcing Steel Observations and Testing						\$ 23,210.00
2.1 P-501						\$ 10,430.00
Concrete Technician	\$ 68.00	8	hours	10	80	\$ 5,440.00
Concrete Technician, Overtime	\$ 102.00	2	hours	10	20	\$ 2,040.00
Flexural Strength of Concrete Beam (ASTM C78)	\$ 55.00	4	tests	10	40	\$ 2,200.00
Vehicle Charge	\$ 75.00	1	trips	10	10	\$ 750.00
2.2 P-610						\$ 6,520.00
Concrete Technician	\$ 68.00	5	hours	10	50	\$ 3,400.00
Concrete Technician, Overtime	\$ 102.00	1	hours	10	10	\$ 1,020.00
Compressive Strength of 4" x 8" Cylinder (ASTM C39)	\$ 27.00	5	tests	10	50	\$ 1,350.00
Vehicle Charge	\$ 75.00	1	trips	10	10	\$ 750.00
2.3 Sample Pick-Ups						\$ 2,110.00
Concrete Technician	\$ 68.00	2	hours	10	20	\$ 1,360.00
Vehicle Charge	\$ 75.00	1	trips	10	10	\$ 750.00
2.4 Sample Pick-Ups (Beams)						\$ 4,150.00
Concrete Technician	\$ 68.00	5	hours	10	50	\$ 3,400.00
Vehicle Charge	\$ 75.00	1	trips	10	10	\$ 750.00
3 Administration						\$ 9,930.00
Project Manager	\$ 178.00	40	hours	1	40	\$ 7,120.00
Project Assistant	\$ 78.00	20	hours	1	20	\$ 1,560.00
Authorized Project Reviewer	\$ 250.00	5	hours	1	5	\$ 1,250.00
Total						\$ 81,668.25

MASTER SERVICES AGREEMENT**TASK ORDER**

This **TASK ORDER** is issued under the **MASTER SERVICES AGREEMENT** dated 12/17/2021 between Garver LLC ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the TKI Taxiway A Rehab Ph II project ("Project"), as described in the Project Information section of the Consultant's Task Order Proposal dated 01/16/2026 ("Task Order Proposal") unless the Project is otherwise described below or in Exhibit A to this Task Order (which section or Exhibit are incorporated into this Task Order). This Task Order is incorporated into and part of the Master Services Agreement.

1. Project Information

Reconstruction of Taxiway A and Taxiway B3 located at McKinney National Airport, 1508 Industrial Blvd., McKinney, Texas 75069

2. Scope of Services The scope of Services to be provided under this Task Order are described in the Scope of Services section of the Consultant's Task Order Proposal, unless Services are otherwise described below or in Exhibit B to this Task Order.

See attached Proposal P94261029 Scope of Services

3. Compensation Client shall pay compensation for the Services performed at the fees stated in the Task Order Proposal unless fees are otherwise stated below or in Exhibit C to this Task Order.

See attached Proposal P94261029 Fee Estimate

All terms and conditions of the **Master Services Agreement** shall continue in full force and effect. This Task Order is accepted and Consultant is authorized to proceed.

Consultant: **Terracon Consultants, Inc.**
By:  Date: **1/22/2026**
Name/Title: **Christopher D. Lehman, P.E. / Senior Project Manager**
Address: **8901 John W Carpenter Fwy Ste 100
Dallas, TX 75247-4547**
Phone: **(214) 630-1010** Fax: _____
Email: **Chris.Lehman@terracon.com**

Client: **Garver LLC**
By: _____ Date: _____
Name/Title: **Austin Hayes /**
Address: **3010 Gaylord Pkwy Ste 190
Frisco, TX 75034-8666**
Phone: **(214) 619-9061** Fax: _____
Email: **ARHayes@GarverUSA.com**



+469.342.6844



WhiteHawkEngineering.com



450 Century Parkway, Suite 190
Allen, TX 75013



5/8/2026

Garver, LLC
Attn: Sara Andrews, PE
3000 Internet Blvd., Suite 400
Frisco, TX 75034

RE: Request for Proposal – Surveying Services for TKI – NGS Monument Relocation

Dear Ms. Andrews:

White Hawk Engineering is pleased to offer this revised proposal for survey services TKI for the relocation of NGS monuments in McKinney, TX.

We propose providing the following Survey Scope of Work:

- 1) Project Control:
 - i) Verification of existing NGS Horizontal & Vertical Control provide by NGS.
 - ii) Establish 1 (one) Horizontal & Vertical Control NGS Primary Airport Control (PAC)
 - iii) Relocate 1 (one) Horizontal & Vertical Control NGS Secondary Airport Control (SAC).
- 2) Deliverable: As outlined By NGS and the FAA.

We propose providing the above-stated work for a lump sum fee of \$54,397.50. See attached cost estimate.

Thank you for this opportunity. If you have any questions or comments, please contact me.

Sincerely,

Jeremy J. Katerberg, RPLS, PS
Texas Survey Manager

WHITE HAWK ENGINEERING & DESIGN, LLC



Client: Garver
 Project Name: Pac/Sac Relocate
 Location: TKI McKinney Tx.

	Labor Classification	Admin/ Clerical	RPLS Manager	Survey SIT	CADD Tech	2-Man Field Crew	3-Man Field Crew	Total Hours Per Task	Total Cost Per Task
	Hourly Rates	\$ 120.00	\$ 250.00	\$ 150.00	\$ 120.00	\$ 185.00	\$ 250.00		
Task	Task Description								
1	Set 1 NGS PAC and Relocate 1-NGS SAC	4	30	40	50	120	40	284	\$ 52,180.00
2								0	\$ -
3								0	\$ -
4								0	\$ -
5								0	\$ -
6								0	\$ -
7								0	\$ -
8								0	\$ -
9								0	\$ -
10								0	\$ -
11								0	\$ -
12								0	\$ -
13								0	\$ -
14								0	\$ -
15								0	\$ -
16								0	\$ -
17								0	\$ -
18								0	\$ -
19								0	\$ -
20								0	\$ -
Hours Per Labor Category		4	30	40	50	120	20	Total Project Hours	Total Labor Cost
Cost Per Labor Category		\$ 480.00	\$ 7,500.00	\$ 6,000.00	\$ 6,000.00	\$ 22,200.00	\$ 5,000.00	284	\$ 52,180.00

Direct Expenses	Quantity	Unit	Rate	Total
Equipment rental	1	Each	\$ 1,500.00	\$ 1,500.00
Mileage	300	Mile	\$ 0.725	\$ 217.50
Monument supplies	1	Each	\$ 500.00	\$ 500.00
Meals	0	Day/Person	\$ 64.00	\$ -
Deed Copies		Each	\$ 0.75	\$ -
Photo Copies		Each	\$ 0.25	\$ -
Total Direct Expense			\$	2,217.50

Number of Miles per Trip	25
Number of Trips	12
Number of People	
Number of Days	

Total Project Fee	\$ 54,397.50
--------------------------	---------------------



Exhibit C
McKinney National Airport (TKI)
Taxiway A Rehabilitation Phase II
Garver Hourly Rate Schedule: July 2026 - June 2027

Classification	Rates	Classification	Rates
Engineers / Architects		Resource Specialists	
E-1	\$ 177.00	RS-1	\$ 115.00
E-2	\$ 207.00	RS-2	\$ 150.00
E-3	\$ 248.00	RS-3	\$ 213.00
E-4	\$ 291.00	RS-4	\$ 293.00
E-5	\$ 353.00	RS-5	\$ 367.00
E-6	\$ 435.00	RS-6	\$ 449.00
E-7	\$ 486.00	RS-7	\$ 503.00
Planners		Environmental Specialists	
P-1	\$ 198.00	ES-1	\$ 115.00
P-2	\$ 235.00	ES-2	\$ 144.00
P-3	\$ 267.00	ES-3	\$ 184.00
P-4	\$ 304.00	ES-4	\$ 217.00
P-5	\$ 346.00	ES-5	\$ 272.00
		ES-6	\$ 348.00
		ES-7	\$ 435.00
		ES-8	\$ 492.00
Designers		Project Controls	
D-1	\$ 160.00	PC-1	\$ 117.00
D-2	\$ 181.00	PC-2	\$ 153.00
D-3	\$ 213.00	PC-3	\$ 195.00
D-4	\$ 250.00	PC-4	\$ 251.00
D-5	\$ 246.00	PC-5	\$ 306.00
		PC-6	\$ 395.00
		PC-7	\$ 496.00
Technicians		Management / Administration	
T-1	\$ 129.00	AM-1	\$ 104.00
T-2	\$ 174.00	AM-2	\$ 160.00
T-3	\$ 188.00	AM-3	\$ 207.00
T-4	\$ 210.00	AM-4	\$ 248.00
		AM-5	\$ 259.00
		AM-6	\$ 308.00
		AM-7	\$ 376.00
		M-1	\$ 598.00
Surveyors			
S-1	\$ 80.00		
S-2	\$ 95.00		
S-3	\$ 131.00		
S-4	\$ 179.00		
S-5	\$ 235.00		
S-6	\$ 274.00		
S-7	\$ 297.00		
S-8	\$ 359.00		
2-Man Crew (Survey)	\$ 351.00		
3-Man Crew (Survey)	\$ 412.00		
2-Man Crew (GPS Survey)	\$ 289.00		
3-Man Crew (GPS Survey)	\$ 359.00		
Construction Observation			
C-1	\$ 117.00		
C-2	\$ 146.00		
C-3	\$ 178.00		
C-4	\$ 230.00		
C-5	\$ 277.00		