



DESIGN & PRECONSTRUCTION PROPOSAL

Proposal From HM & MF Ltd., d/b/a Muckleroy & Falls, A Texas Limited Partnership

Proposal For:

D/B Red Bud Pump Station Storage & Workshop

September 18th, 2025

Patricia Jackson, PE, RAS
City of McKinney
3501 N. Central Expwy.
McKinney, TX 75071

The undersigned hereby proposes the below lump sum fee for Design-BUILDER Services. Design-BUILDER Services proposal to be billed monthly through progression of design & permitting. Please see attached schedule of values for each design iteration. Project scope is an approx. 12,000 structural steel building with architecture consistent with the existing facility, and be utilized as a storage facility and workshop, as detailed in original 25-62RFQ,

Design-BUILDER Services Fee: \$487,371.00 (Three Hundred Eighty-Seven Thousand, Three Hundred Eighty-One Dollars & 0/100)

Fee presented is exclusive of bonds, permits, and construction costs.

The Undersigned further agrees to honor this proposal for 30 days after submission.

HM & MF LTD, d/b/a Muckleroy & Falls, A Texas Limited Partnership by Muckleroy & Falls Construction Co., A Texas Corporation and General Partner

By: 

Bill Nelson, Business Development Director

D/B Red Bud Pump Station Storage & Workshop

McKinney , TX

Schematic Design Documents Phase				
100% Schematic Design & SD Budget				
Civil & Landscape Design	\$11,000.00	1.0	LS	\$11,000.00
Architectural Design	\$55,000.00	1.0	LS	\$55,000.00
Structural Design	\$3,300.00	1.0	LS	\$3,300.00
MEP Design	\$9,900.00	1.0	LS	\$9,900.00
Preconstruction Services	\$5,500.00	1.0	LS	\$5,500.00
100% Schematic Design & SD Budget		3.0	Wks	\$84,700.00
Schematic Design Documents Phase				\$84,700.00

Design Development Documents Phase				
100% Design Development & DD Budget				
Civil & Landscape Design	\$16,000.00	1.0	LS	\$16,000.00
Architectural Design	\$68,200.00	1.0	LS	\$68,200.00
Structural Design	\$11,000.00	1.0	LS	\$11,000.00
MEP Design	\$16,500.00	1.0	LS	\$16,500.00
Preconstruction Services	\$10,500.00	1.0	LS	\$10,500.00
100% Design Development & DD Budget		6.0	Wks	\$122,200.00
Design Development Documents Phase				\$122,200.00

Construction Document Phase				
50% CD Budget				
Civil & Landscape Design	\$18,000.00	1.0	LS	\$18,000.00
Architectural Design	\$44,000.00	1.0	LS	\$44,000.00
Structural Design	\$13,200.00	1.0	LS	\$13,200.00
MEP Design	\$24,200.00	1.0	LS	\$24,200.00
Preconstruction Services	\$7,500.00	1.0	LS	\$7,500.00
50% CD Budget		4.0	Wks	\$106,910.00
100% CD Budget				
Civil & Landscape Design	\$13,000.00	1.0	LS	\$13,000.00
Architectural Design	\$30,800.00	1.0	LS	\$30,800.00
Structural Design	\$6,600.00	1.0	LS	\$6,600.00
MEP Design	\$18,700.00	1.0	LS	\$18,700.00
Preconstruction Services - M&F	\$6,500.00	1.0	LS	\$6,500.00
100% CD Budget		2.0	Wks	\$75,600.00
Construction Document Phase				\$182,510.00

Design & Preconstruction Cost Summary			
Schematic Design Documents Phase	3.0	Weeks	\$84,700.00
Design Development Documents Phase	6.0	Weeks	\$122,200.00
Construction Document Phase	6.0	Weeks	\$182,510.00
Subtotal Preconstruction Costs			\$389,410.00
Insurances - E&O, GL, BR			\$52,500.00
Contingency			\$22,096.00
Design Builder's Fee			\$23,365.00
Total Design & Preconstruction			\$487,371.00