

CROSSLAND

CONSTRUCTION COMPANY, INC.

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May 5, 2026

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

**RE: McKinney Gun Range
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 Gun Range ("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 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 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. **One Million One Hundred Nineteen Thousand Nine Hundred Fifty-Fix Dollars (\$1,119,956)**. 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 5, 2026 |
| • Council Approval of GMP | May 19, 2026 |
| • Issue Building Permit on or before | June 15, 2026 |
| • Substantial Completion | May 6, 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.

GUARANTEED MAXIMUM PRICE PROPOSAL



Project: McKinney Gun Range
Date: May 5, 2026

| BID PACKAGE | DESCRIPTION | SITE | 4.60 \$/Acre | BUILDING | 2,650 \$/SF | TOTAL | 2,650 \$/SF | % |
|-------------------------------------|---------------------------------------|-------------------|------------------|-------------------|------------------|---------------------|----------------------|---------------|
| 01A | General Requirements | \$ 26,031 | \$ 5,659 | \$ 48,344 | \$ 18.24 | \$ 74,375 | \$ 28.07 | 6.64% |
| 01C | Materials Testing | BY OWNER | \$ - | BY OWNER | \$ - | BY OWNER | \$ - | 0.00% |
| 02A | Demolition | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| 31A | Earthwork | \$ - | \$ - | \$ 96,876 | \$ 36.56 | \$ 96,876 | \$ 36.56 | 8.65% |
| 31B | Erosion Control | \$ 4,797 | \$ 1,043 | \$ - | \$ - | \$ 4,797 | \$ 1.81 | 0.43% |
| 31C | Termite Treatment | \$ 170 | \$ 37 | \$ - | \$ - | \$ 170 | \$ 0.06 | 0.02% |
| 32A | Landscaping & Irrigation | \$ 5,300 | \$ 1,152 | \$ - | \$ - | \$ 5,300 | \$ 2.00 | 0.47% |
| 32F | Fencing | \$ - | \$ - | \$ 4,200 | \$ 1.58 | \$ 4,200 | \$ 1.58 | 0.38% |
| 33A | Site Utilities | \$ 29,000 | \$ 6,304 | \$ - | \$ - | \$ 29,000 | \$ 10.94 | 2.59% |
| 33B | Franchise Utilities | BY OWNER | \$ - | BY OWNER | \$ - | BY OWNER | \$ - | 0.00% |
| 03A | Cast-in-Place Concrete | \$ 110,284 | \$ 23,975 | \$ 132,590 | \$ 50.03 | \$ 242,874 | \$ 91.65 | 21.69% |
| 04A | Masonry | \$ - | \$ - | \$ 41,500 | \$ 15.66 | \$ 41,500 | \$ 15.66 | 3.71% |
| 05A | Structural & Miscellaneous Steel | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| 05B | Handrails & Decorative Steel | \$ - | \$ - | \$ 15,715 | \$ 5.93 | \$ 15,715 | \$ 5.93 | 1.40% |
| 06A | Woods and Plastics | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| 07B | Waterproofing | \$ - | \$ - | \$ 8,100 | \$ 3.06 | \$ 8,100 | \$ 3.06 | 0.72% |
| 08A | Doors & Hardware | \$ - | \$ - | \$ 12,689 | \$ 4.79 | \$ 12,689 | \$ 4.79 | 1.13% |
| 08B | Glass & Glazing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| 08C | Overhead Doors | \$ - | \$ - | \$ 21,895 | \$ 8.26 | \$ 21,895 | \$ 8.26 | 1.95% |
| 09A | Drywall & Acoustical | \$ - | \$ - | \$ 10,850 | \$ 4.09 | \$ 10,850 | \$ 4.09 | 0.97% |
| 09B | Flooring | \$ - | \$ - | \$ 4,750 | \$ 1.79 | \$ 4,750 | \$ 1.79 | 0.42% |
| 09D | Painting | \$ - | \$ - | \$ 14,400 | \$ 5.43 | \$ 14,400 | \$ 5.43 | 1.29% |
| 10A | Specialties | \$ - | \$ - | \$ 10,830 | \$ 4.09 | \$ 10,830 | \$ 4.09 | 0.97% |
| 10B | Signage | \$ - | \$ - | \$ 844 | \$ 0.32 | \$ 844 | \$ 0.32 | 0.08% |
| 13A | Metal Building System | \$ - | \$ - | \$ 132,909 | \$ 50.15 | \$ 132,909 | \$ 50.15 | 11.87% |
| 21A | Fire Protection | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| 22A | Plumbing | \$ - | \$ - | \$ 83,800 | \$ 31.62 | \$ 83,800 | \$ 31.62 | 7.48% |
| 23A | HVAC | \$ - | \$ - | \$ 36,177 | \$ 13.65 | \$ 36,177 | \$ 13.65 | 3.23% |
| 26A | Electrical | \$ - | \$ - | \$ 73,693 | \$ 27.81 | \$ 73,693 | \$ 27.81 | 6.58% |
| 27A | Communications | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| 28A | Fire Alarm | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| 28B | Security | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| 28C | Access Controls | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| SUBTOTAL DIRECT COST OF WORK | | \$ 175,582 | \$ 38,170 | \$ 750,162 | \$ 283.08 | \$ 925,744 | \$ 349.34 | 82.66% |
| | Design/Estimating Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| | Construction Contingency | \$ 4,613 | \$ 1,003 | \$ 17,786 | \$ 6.71 | \$ 22,399 | \$ 8.45 | 2.00% |
| | Owner's Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| | Plan Review & Permit Fees | BY OWNER | \$ - | \$ - | \$ - | BY OWNER | \$ - | 0.00% |
| | Impact / Tap Fees | BY OWNER | \$ - | \$ - | \$ - | BY OWNER | \$ - | 0.00% |
| | General Liability Insurance | \$ 807 | \$ 175 | \$ 3,113 | \$ 1.17 | \$ 3,920 | \$ 1.48 | 0.35% |
| | Builder's Risk Insurance | \$ 346 | \$ 75 | \$ 1,334 | \$ 0.50 | \$ 1,680 | \$ 0.63 | 0.15% |
| | Subcontractor Default Insurance (SDI) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| | General Conditions | \$ 36,615 | \$ 7,960 | \$ 68,000 | \$ 25.66 | \$ 104,615 | \$ 39.48 | 9.34% |
| | Payment & Performance Bond | \$ 1,153 | \$ 251 | \$ 4,447 | \$ 1.68 | \$ 5,600 | \$ 2.11 | 0.50% |
| | Preconstruction Phase Fee | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.00% |
| | Construction Phase Fee | \$ 11,532 | \$ 2,507 | \$ 44,465 | \$ 16.78 | \$ 55,998 | \$ 21.13 | 5.00% |
| TOTAL | | \$ 230,650 | \$ 50,141 | \$ 889,306 | \$ 335.59 | \$ 1,119,956 | \$ 422.62 /SF | |

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 \$22,339
- B. Owner's Contingency **EXCLUDED**
- 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. escalation) 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 (ie. Buyout Savings) within the GMP shall be reallocated to the Buyout Contingency for **CROSSLAND's** use throughout the Buyout Phase of the project. Once Buyout is complete any additional funds shall be reallocated to Owner's Contingency.
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 5.00%.
4. 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 of construction trash and debris
5. In establishing the price for the Proposal, **CROSSLAND** understands that reasonable substitutions may be made to specified materials except where otherwise noted. Substitution Requests shall be submitted and approved in accordance with the Contract Documents.

02A – Demolition

1. GMP includes demolition of only those items specifically identified on the Contract Documents to be demolished and **excludes** any demolition not shown.

31A – Earthwork

1. GMP includes 6" of Lime at 8% lime stabilization subgrade prep for concrete paving.
2. GMP includes the excavation and installation of select fill to 2' below finished grade and 5' outside of building lines.

31B – Erosion Control

1. No Comments.

31C – Termite Treatment

1. No Comments.

32A – Landscaping & Irrigation

1. GMP **excludes** any landscape improvements or irrigation system.
2. GMP includes the final stabilization of the areas disturbed during the construction phase of the project.

32E – Pavement Markings

1. No Comments.

32C – Fencing & Gates

1. GMP includes interior fencing
2. GMP **excludes** the demolition, alteration or relocation of any site fencing.

33A – Site Utilities

1. No Comments.

03A – Cast-In-Place Concrete

1. No Comments.

04A – Masonry

1. No Comments.

05A – Structural & Miscellaneous Steel

1. No comments.

06A – Woods and Plastics

1. The provision and installation of the ¾" plywood on 1-1/2" Hat Channel is included within Scope of Work 09A.

07A – Roofing

1. The provision and installation of roofing materials is included within Scope of Work 13A.

07B – Waterproofing

1. No Comments.

08A – Doors & Hardware

1. No Comments.

08B – Glass & Glazing

1. No scope or work associated with Glass and Glazing has been included within this GMP.

08C – Overhead Doors

1. No Comments.

09A – Drywall & Acoustical

1. GMP includes the installation of plywood on the interior side of exterior walls up to 8'.

09B – Flooring

1. GMP includes sealed concrete throughout the entire building.

09C – Tile

1. No scope or work associated with Wall or Floor Tile have been included within this GMP.

09D – Painting

1. No Comment.

10A – Miscellaneous Specialties

1. GMP includes the following Types and quantities of Toilet Accessories:
 - (2) 36" Grab Bar
 - (2) 42" Grab Bar
 - (2) ADA Tissue Dispenser
 - (2) Hand Dryer
 - (2) Soap Dispensers
 - (2) Wall Mounted Coat Hook
 - (2) 18 x 24 Mirrors

10B – Signage

1. GMP includes code minimum signage only.

11A – Equipment

2. No scope or work associated with Equipment provision or installation have been included within this GMP.

12A – Furnishings

3. No scope or work associated with Furnishing provision or installation have been included within this GMP.

13A – Pre-Engineered Metal Building

1. GMP includes Red Oxide Finishes at Primary and Secondary Framing Members.
2. GMP includes standard thermal blocks. GMP excludes the Snap-R thermal blocks.
3. GMP includes 26-gauge PBR Roof Panels
4. GMP includes 26-gauge PBR Exterior Wall Panels
5. GMP includes 3.5", R-11, Unfaced Insulation with Thermal Blocks at Roof System.
6. GMP includes 9.5", R-30, Vinyl back Insulation in Black at Roof System.
7. GMP includes 9.5", R-30, Vinyl back Insulation with Thermal Blocks in White at Exterior Wall System.

14A – Elevators

1. No scope or work associated with Elevator provision or installation have been included within this GMP.

21A – Fire Protection

1. GMP **excludes** any Fire Sprinkler system.

22A – Plumbing

1. No Comments.

23A – HVAC

1. GMP includes 7 Day Programmable T-Stats as shown within the contract documents.
2. GMP **excludes** Commissioning Services of the HVAC system
3. GMP includes NEBB Test and Balance.

26A – Electrical

1. GMP includes 2x4" PVC conduits with pull string for the Primary Pole Mounted Transformer.

27A – Communications

1. GMP **excludes** any Data or Telecommunications scope of work.

27B – Audio-Visual

1. GMP **excludes** all Audio-Visual Equipment.

28A – Fire Alarm

1. GMP **excludes** any Fire Alarm System.

28B – Security & Access Controls

1. GMP **excludes** any Security and Access Control systems.

28C – ERRS/DAS/BDA

1. GMP **excludes** an Emergency Responder Radio System, Distributed Antenna System or Bi-Directional Antenna.

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 Construction Contingency. In the event the actual cost exceeds that of the Allowance, such overrun shall be funded using the Contingency.

Lump Sum Allowances

1. N/A

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 |

Appendix – Document Log

The subsequent pages contain the Document Log.

DOCUMENTS LOG

| | | | |
|----------------------|---|----------------------------------|-------------------|
| Project: | MCKINNEY GUN RANGE | | |
| Owner: | CITY OF MCKINNEY | | |
| Contractor: | Crossland Construction | | |
| Architect: | CONDUIT | | |
| | | Latest Log Revision Date: | 2/3/2026 |
| Sheet No. | Drawings | | Issue Date |
| GENERAL | | | |
| G0.00 | COVER SHEET | | 8/21/2025 |
| G0.01 | DRAWING INDEX | | 5/6/2025 |
| CIVIL | | | |
| C0-1 | CIVIL COVER SHEET | | 5/6/2025 |
| CTP | TOPOGRAPHIC SURVEY | | 11/26/2019 |
| CSP | CIVIL SITE PLAN | | 5/6/2025 |
| CGN1 | CITY OF MCKINNEY - GENERAL CONSTRUCTION NOTES | | 5/6/2025 |
| CGN2 | CITY OF MCKINNEY - GENERAL CONSTRUCTION NOTES | | 5/6/2025 |
| C1-1 | <i>SHOWN IN INDEX BUT NO DOCUMENT PROVIDED</i> | | |
| C2-1 | PAVING PLAN | | 5/6/2025 |
| C3-1 | GRADING PLAN | | 5/6/2025 |
| C4-1 | DRAINAGE AREA MAP | | 5/6/2025 |
| C5-1 | UTILITY PLAN | | 5/6/2025 |
| C6-1 | EROSION CONTROL PLAN | | 5/6/2025 |
| C7-1 | TREE PRESERVATION PLAN | | 5/6/2025 |
| C8-1 | CITY STANDARD DETAILS | | 5/6/2025 |
| ARCHITECTURAL | | | |
| A0.01 | GRAPHIC SYMBOLS AND ABBREVIATIONS | | 5/6/2025 |
| A0.02 | LIFE SAFETY AND CODE ANALYSIS | | 8/21/2025 |
| A0.03 | TEXAS ACCESSIBILITY STANDARDS | | 5/6/2025 |
| A0.04 | TEXAS ACCESSIBILITY STANDARDS | | 5/6/2025 |
| A0.05 | TEXAS ACCESSIBILITY STANDARDS | | 5/6/2025 |
| A0.06 | TEXAS ACCESSIBILITY STANDARDS | | 5/6/2025 |
| A0.07 | TEXAS ACCESSIBILITY STANDARDS | | 5/6/2025 |
| A0.08 | TEXAS ACCESSIBILITY STANDARDS | | 5/6/2025 |
| A0.09 | MOUNTING LOCATIONS | | 5/6/2025 |
| A0.10 | ACCESSORY SCHEDULE / SIGNAGE | | 5/6/2025 |
| A0.11 | PARTITIONS TYPES AND DETAILS | | 5/6/2025 |
| A0.12 | SPECIFICATIONS | | 5/6/2025 |
| A1.00 | SITE PLAN AND DETAILS | | 8/21/2025 |
| A2.00 | FLOOR PLAN | | 5/6/2025 |
| A2.01 | ENLARGED PLAN | | 5/6/2025 |
| A3.00 | REFLECTED CEILING PLAN | | 5/6/2025 |
| A4.00 | ROOF PLAN | | 5/6/2025 |
| A5.00 | EXTERIOR ELEVATIONS | | 5/6/2025 |
| A5.01 | EXTERIOR ELEVATIONS | | 5/6/2025 |
| A6.00 | BUILDING SECTIONS | | 5/6/2025 |
| A6.01 | WALL SECTIONS | | 5/6/2025 |
| A6.02 | WALL SECTIONS | | 5/6/2025 |
| A7.00 | INTERIOR ELEVATIONS | | 5/6/2025 |
| A7.01 | INTERIOR ELEVATIONS | | 5/6/2025 |
| A7.02 | INTERIOR ELEVATIONS | | 5/6/2025 |
| A8.00 | SCHEDULES | | 8/21/2025 |
| A8.01 | H / J / S DETAILS - NOT SHOWN IN INDEX | | 5/6/2025 |
| STRUCTURAL | | | |
| S0.01 | GENERAL NOTES AND ABBREVIATIONS | | 5/6/2025 |
| S0.02 | SPECIAL INSPECTIONS | | 5/6/2025 |
| S1.01 | FOUNDATION AND MEZZANINE PLANS | | 5/6/2025 |
| S2.01 | FOUNDATION DETAILS | | 5/6/2025 |
| S4.01 | CMU DETAILS | | 5/6/2025 |
| MECHANICAL | | | |

| | | |
|--------------------------------|---|------------|
| M0.01 | MECHANICAL COVER SHEET | 5/6/2025 |
| M0.02 | MECHANICAL SPECIFICATIONS | 5/6/2025 |
| M2.01 | FLOOR PLAN - MECHANICAL | 5/6/2025 |
| M2.02 | ROOF PLAN - MECHANICAL | 5/6/2025 |
| M5.01 | MECHANICAL DETAILS | 5/6/2025 |
| M6.01 | MECHANICAL SCHEDULES | 5/6/2025 |
| ELECTRICAL | | |
| E0.01 | ELECTRICAL COVER SHEET | 5/6/2025 |
| E0.02 | ELECTRICAL SPECIFICATIONS | 5/6/2025 |
| E1.01 | SITE PLAN - ELECTRICAL | 5/6/2025 |
| E2.01 | FLOOR PLAN - LIGHTING | 5/6/2025 |
| E2.11 | FLOOR PLAN - POWER | 5/6/2025 |
| E2.12 | ROOF PLAN - ELECTRICAL | 5/6/2025 |
| E5.01 | ELECTRICAL DETAILS AND ONE-LINE DIAGRAM | 5/6/2025 |
| E6.01 | ELECTRICAL SCHEDULES | 5/6/2025 |
| PLUMBING | | |
| P0.01 | PLUMBING COVER SHEET | 5/6/2025 |
| P1.01 | SITE PLAN - PLUMBING | 5/6/2025 |
| P2.00 | UNDERFLOOR PLAN - PLUMBING | 5/6/2025 |
| P2.01 | FLOOR PLAN - PLUMBING | 5/6/2025 |
| P6.01 | PLUMBING SCHEDULES | 5/6/2025 |
| SECURITY | | |
| | NO DOCUMENTS PROVIDED | |
| AV | | |
| | NO DOCUMENTS PROVIDED | |
| LANDSCAPE | | |
| | NO DOCUMENTS PROVIDED | |
| MISCELLANEOUS DOCUMENTS | | |
| | Intertek PSI - Geotechnical Engineering Services Report | 10/19/2023 |
| | Intertek PSI - Boring Location Exhibit | 5/6/2025 |

Appendix – Schedule

The subsequent pages contain the detailed project schedule.

| Line | Name | Start | Finish | 2025 | | | | | | | | | | | | 2026 | | | | | | | | | | | | 2027 | | | | | | | | | | | |
|-------------------------|--------------------------------------|--------------|--------------|--|-----------|---------|----------|----------|---------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|---------|----------|-------|-------|-----|------|------|--------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | August | September | October | November | December | January | February | March | April | May | June | July | August | September | October | November | December | January | February | March | April | May | June | July | August | | | | | | | | | | | |
| MAJOR MILESTONES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | GMP Approval | 5/19/2026 | 5/19/2026 | ◆ GMP Approval | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Execution of Prime Agreement | 6/8/2026 | 6/8/2026 | ◆ Execution of Prime Agreement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | NTP | 6/10/2026 | 6/10/2026 | ◆ NTP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Release for Construction | 6/10/2026 | 6/10/2026 | ◆ Release for Construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Mobilization | 7/31/2026 | 7/31/2026 | ◆ Mobilization | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Vertical Sign Off | 10/26/2026 | 10/26/2026 | ◆ Vertical Sign Off | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Building Pad | 11/16/2026 | 11/16/2026 | ◆ Building Pad | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Delivery of Building | 11/23/2026 | 11/23/2026 | ◆ Delivery of Building | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Building Dry in | 2/23/2027 | 2/23/2027 | ◆ Building Dry in | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Permanent Power | 3/4/2027 | 3/4/2027 | ◆ Permanent Power | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Condition Space | 3/11/2027 | 3/11/2027 | ◆ Condition Space | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | TCO/CO | 5/6/2027 | 5/6/2027 | ◆ TCO/CO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Substantial Completion | 5/6/2027 | 5/6/2027 | ◆ Substantial Completion | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Final Completion | 5/28/2027 | 5/28/2027 | ◆ Final Completion | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PRECONSTRUCTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CREATION OF GMP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Issuance of Permit Documents | 10/20/2025 A | 11/21/2025 A | ■ Issuance of Permit Documents | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Issue ITB to Subcontractors | 11/24/2025 A | 12/16/2025 A | ■ Issue ITB to Subcontractors | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | Creation of Draft GMP | 12/17/2025 A | 1/5/2026 A | ■ Creation of Draft GMP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | Review of Draft GMP | 1/5/2026 A | 5/1/2026 A | ■ Review of Draft GMP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | Approval of GMP | 2/2/2026 A | 5/19/2026 | ■ Approval of GMP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | Review Draft Prime Agreement | 5/20/2026 | 6/3/2026 | ■ Review Draft Prime Agreement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | Finalize and Execute Prime Agreement | 6/4/2026 | 6/8/2026 | ■ Finalize and Execute Prime Agreement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | Formal Notice to Proceed Issued | 6/9/2026 | 6/9/2026 | ■ Formal Notice to Proceed Issued | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PERMITTING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | Submit Documents for Permitting | 12/18/2025 A | 4/27/2026 A | ■ Submit Documents for Permitting | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | City of McKinney Permit Review | 5/4/2026 | 5/15/2026 | ■ City of McKinney Permit Review | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | Release of Permit | 5/18/2026 | 5/20/2026 | ■ Release of Permit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | Engineering Pre-Con Meeting | 6/10/2026 | 6/15/2026 | ■ Engineering Pre-Con Meeting | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Public Safety - McKinney Gun Range

Job #: Job Number

Start Date: 10/20/2025
Finish Date: 5/28/2027

Print Date: 5/4/2026 9:25:20 AM
Update as of: 5/4/2026

City of McKinney

View: 6. Print View

Filter: No Summary Tasks

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| Line | Name | Start | Finish | 2025 | | | | | | | | | | | | 2026 | | | | | | | | | | | | 2027 | | | | | | | | | | | |
|------|---|------------------|-------------------|--------|-----------|---------|----------|----------|---------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|---------|----------|-------|-------|-----|------|------|--------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | August | September | October | November | December | January | February | March | April | May | June | July | August | September | October | November | December | January | February | March | April | May | June | July | August | | | | | | | | | | | |
| | SITework | 5/21/2026 | 12/29/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 51 | Early Material Release/Delay Start | 5/21/2026 | 7/24/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 52 | Mobilization | 7/27/2026 | 7/31/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 53 | SWPPP Installation | 8/3/2026 | 8/7/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 54 | Install Tree Protection | 8/3/2026 | 8/5/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55 | Demo Site Asphalt | 8/10/2026 | 8/12/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 56 | Demo Canopy Structure | 8/13/2026 | 8/14/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 57 | Locate Onsite Water | 8/17/2026 | 8/21/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 58 | Mass Grading | 8/24/2026 | 9/1/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 59 | Install SS Line to Building | 9/2/2026 | 9/16/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 60 | Install Water Line to Building | 9/2/2026 | 9/9/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 61 | Lime Stabilize Subgrade | 9/17/2026 | 9/30/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 62 | Bluetop Paving Subgrade | 10/1/2026 | 10/7/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 63 | F/R/P Site Paving | 10/8/2026 | 10/23/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 64 | Vertical Construction Release | 10/26/2026 | 10/26/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 65 | Scarify and Recompact Dumpster Pad | 10/26/2026 | 10/30/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 66 | F/R/P Dumpster Pad Paving | 11/2/2026 | 11/6/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 67 | F/R/P Canopy Foundations | 11/9/2026 | 11/13/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 68 | F/R/P Canopy Slab | 11/16/2026 | 11/18/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 69 | Erect Canopy Structure | 11/19/2026 | 12/2/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 70 | Install Wood Deck at Accessory Building | 12/3/2026 | 12/11/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 71 | Install Sod and Temp Irrigation | 12/14/2026 | 12/28/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 72 | Site Work Complete | 12/29/2026 | 12/29/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | BUILDING | 9/2/2026 | 4/2/2027 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 73 | Export and Install 2' of Select | 9/2/2026 | 9/16/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 74 | Excavate Footings | 9/17/2026 | 9/23/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 75 | F/R/P Footings | 9/24/2026 | 9/30/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 76 | Excavate Gradebeams | 10/1/2026 | 10/7/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 77 | Layout and Install Anchor Bolts | 10/8/2026 | 10/8/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 78 | F/R/P Gradebeams | 10/9/2026 | 10/19/2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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