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March 21, 2025

Ken Carley
McKinney National Airport
1508 Industrial Blvd, Suite 201
McKinney, TX 75069

Re: McKinney National Airport (TKI)
Eastside Development
Supplemental No. 1

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 McKinney National Airport Eastside Development project supplemental no. 1, the not-to-exceed fee of **\$2,574,830.00** is based upon the scope of services provided in Appendix A. The new not-to-exceed contract amount will be **\$7880,140.00**. A summary of the proposed changes associated with this supplemental are shown below:

Terminal Area (CMAR)	<u>FEE AMOUNT</u>	<u>FEE TYPE</u>
Deduct Terminal Facility Design (Sprung)	(165,800.00)	LUMP SUM
Deduct Design Evolution	(\$240,000.00)	LUMP SUM
Subtotal (Deduct Terminal)	(\$405,800.00)	
Geotechnical (Terminal Apron & Support Facility)	\$46,830.00	LUMP SUM
Revised Terminal Design Development (DD)	\$415,480.00	LUMP SUM
Revised Terminal Construction Documents (CD)	\$581,750.00	LUMP SUM
Construction Administration	\$1,508,600.00	LUMP SUM
Resident Project Representative (Airside Paving)	\$229,840.00	HOURLY
Closeout Services	\$85,530.00	LUMP SUM
Subtotal (Add Terminal)	\$2,868,030.00	
FM 546 Connection		
Intersection Alternative Analysis (Conceptual)	76,100.00	LUMP SUM
Traffic Intersection Control Report	36,500.00	LUMP SUM
Subtotal (Add 546)	\$112,600.00	
TOTAL FEE	\$2,574,830.00	NOT-TO-EXCEED

TKI Eastside Development
Supplemental No. 1
Page 2 of 2

If you have any questions or would like any additional information, please feel free to call me anytime at 214-619-9023.

Sincerely,
GARVER



Mitchell McAnally, PE, PMP
Vice President

Attachments: *Exhibit A – Scope of Services*
 Exhibit B – Fee Summary
 Corgan Proposal
 CDS Muery Proposal



EXHIBIT A SCOPE OF SERVICES – SUPPLEMENTAL NO 1

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Generally, the Scope of Services includes the following professional services for improvements to the Eastside Development (CMAR) at McKinney National Airport. Improvements will consist primarily of a new 46,000 SF Commercial Passenger Terminal, aircraft parking apron, deicing pad, aircraft fueling facilities, Airline Support Facility, rental car parking lot, controlled access public parking, public roadway network around terminal area, site utilities, and a 4,000 SF airline support facility. The following is a summary of services for this agreement:

- Project Administration
- Geotechnical Services (Terminal Apron & Support Facility)
- Design Services
 - Deduct Sprung Structure Design Services
 - Terminal & Support Facility
 - Additional Design Development (DD)
 - Additional Construction Documents (CD)
 - FM 546 Connection
 - Alternative Analysis
 - Traffic Intersection Control Report
- Construction Administration Services
- On-Site Resident Project Representative Services
- Project Closeout Services

1. PROJECT ADMINISTRATION

- 1.1. Garver will serve as the Owner's representative for the project and furnish consultation and advice to the Owner during the performance of this service. Garver will attend conferences alone or with Owner's representatives, local officials, state and federal agencies, and others regarding the scope of the proposed project, its general design, functions, and impacts.
- 1.2. Garver will assist in development of grant reimbursement packets for review, execution, and submittal to FAA by the Owner.

2. SURVEYING SERVICES

- 2.1. Design Surveys. Design surveys will not be included in these scope of services
- 2.2. Property Surveys. Property surveys will not be included in this scope of services.

3. GEOTECHNICAL SERVICES

- 3.1. Terracon as a subconsultant to Garver, will be responsible for obtaining, interpreting, and evaluating geotechnical data necessary for the design of this project. Geotechnical services will be provided for additional recommendations for the terminal apron and the airline support facility.



4. DESIGN SERVICES

- 4.1. General: Garver will prepare detailed construction drawings, specifications, instructions to bidders, and general provisions and special provisions, all based on guides furnished to Garver by the Owner and FAA, or internally developed by Garver. Contract Documents (Plans, Specifications, and Estimates) will be prepared for award of one (1) construction contract. 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 from which approval must be obtained.
- 4.2. Original Contract Design Scope Revisions. Original design contract for the Terminal facility was based upon a 30,000 square-foot Sprung type structure. During schematic design development, it was determined by all parties a Sprung structure would not be sufficient for TSA / Airline requirements. A 46,000 square-foot tilt-wall type facility was proposed and would require modification of the original design scope. The original design development and construction document phase was modified to become a schematic design phase to evaluate floor plan alternatives suitable for TSA and the airlines. Design evolution amount has been reduced to eliminate the contingency of the project.
- 4.3. Design Development and Construction Documents. Updated design development and construction documents are based on a 46,000 square-foot terminal facility and the addition of a 4,000 SF airline support facility near the new fuel farm. Detailed items within the scope are included within the included Corgan proposal
- 4.4. FM 546 Layout Alternatives. Intersection layout alternatives were evaluated that were beyond the scope of the original contract or required as a part of the environmental assessment. Conceptual design was performed to validate a roundabout, 3-legged intersection, and standard signalized intersection. In addition to the intersection layout alternatives, an intersection control evaluation report was developed outside of the requirements from the environmental assessment and original contract.
- 4.5. FM 546 Intersection Control Evaluation Report. Conduct the Intersection Control Evaluation (ICE) analysis and determine a context-sensitive intersection control strategy that meets the project's purpose and need, fits the intersection location's context classification, provides safe travel facilities for all road users, and reflects the overall best value. The ICE work shall be performed in accordance with all applicable manuals, guidelines, standards, handbooks, procedures, and current design memorandums, as suggested by the Federal Highway Administration (FHWA).
- 4.6. Owner / Agency Coordination: Garver's project manager and/or design team will coordinate with the Owner as necessary to coordinate design decisions, site visits, document procurement, or other design needs.

5. CONSTRUCTION ADMINISTRATION SERVICES

- 5.1. Upon completion of bidding services, Garver shall begin the construction phase of the work and will accomplish the tasks further described below.
- 5.2. Issued for Construction (IFC) Documents



5.2.1. Garver will compile bid addendums and any other necessary plan changes due to post-bid project updates and/or funding changes into a final Issued for Construction (IFC) set of plans and specifications.

5.3. Construction Management Plan

5.3.1. Garver will prepare a "Construction Management Plan" to be submitted to the Federal Aviation Administration (FAA) for approval. At a minimum, the plan shall list key construction personnel, qualifications of construction management personnel, and materials quality assurance information. The plan will be reviewed by the FAA project manager and must be approved along with the final plans and specifications for construction.

5.4. Submittals

5.4.1. Garver will evaluate and respond to construction material submittals and shop drawings. 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.

5.5. Notice to Proceed & Preconstruction Meeting

5.5.1. 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.

5.6. Progress Meetings

5.6.1. As a minimum, Garver's Project Manager and Resident Project Representative (RPR) will attend weekly progress meetings with the Owner and Contractor. It is expected that 85 weekly meetings will be held on-site. 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 or Owner's on-site representatives. 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.

5.7. Owner Coordination



5.7.1. 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, including FAA Form 5370-1, Construction Progress and Inspection Report, or equivalent form to the Owner on a weekly basis.

5.8. RFIs

5.8.1. Garver will issue instructions to the Contractor on behalf of the Owner and issue necessary clarifications (respond to RFIs) regarding the construction contract documents.

5.9. Progress Payments

5.9.1. Garver will review 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.

5.10. Payroll Reviews

5.10.1. 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, and conduct contractor employee interviews to determine compliance with Davis Bacon requirements. 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.

5.11. DBE Compliance

5.11.1. 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.

5.12. Record Drawings

5.12.1. 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.

5.13. Change Orders

5.13.1. 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.

5.14. Final Inspection

5.14.1. 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.

6. ON-SITE RESIDENT PROJECT REPRESENTATIVE SERVICES

6.1. Garver will provide full-time Resident Project Representative (RPR) services for twenty-six (26) weeks during aircraft apron paving operations. The proposed fee is based on approximately 40 hours per week during the airfield paving operations for the 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.

6.2. 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
- 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.
- Administer the "Construction Management Plan" prepared by Garver.
- Monitor the contractor's conformance to the approved construction safety and phasing plan.
- Prepare a Construction Materials Quality Control Summary. At a minimum, the summary shall include a list of all tests performed showing the date, location, pass or fail, results of retests, and whether the test is eligible or ineligible under the A.I.P. program. The Summary will include a certification that all testing was completed in accordance with the "Construction Management Plan."

6.3. In performing construction observation services, Garver will endeavor to protect the Owner against defects and deficiencies in the airside paving 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.

7. MATERIALS TESTING SERVICES

7.1. Materials testing services are not included in these scope of services.

8. PROJECT CLOSEOUT SERVICES

8.1. 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 for FAA grant closeout. Closeout documentation will be provided within 90 days of the final payment to the Contractor. Garver will also update the airport's ALD to show the completed project as "existing" and coordinate the submission of the updated ALD through OE/AAA.

9. PROJECT DELIVERABLES

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

- Design Development (60%) Plans and Specifications to the Owner and Contractor.
- Review Package (90%) Plans and Specifications to the Owner and Contractor.
- Issued for Permit (100%) Plans and Specifications to the Owner and Contractor.
- Issued for Construction Plans and Specifications to the Owner and Contractor.
 - Three hard copies to the Contractor
- Construction Management Plan to the Owner
- Reviewed submittals to the Contractor.
- Record Plans and Specifications to the Owner and FAA.
 - One hard copy to the Owner.
- Other electronic files as requested.

10. ADDITIONAL SERVICES

10.1. 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 and/or . Changes conditions may include, but are not limited to major changes to pavement, building, or utility alignments.
- Deliverables beyond those listed herein.
- Engineering, architectural, or other professional services beyond those listed herein.
- Retaining walls or other significant structural design.
- 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
- On-Site Construction Observation for work beyond airfield paving operations
- Construction Materials Testing. .



- Coordination with FEMA and preparation/submittal of a CLOMR and/or LOMR.
- Services after construction, such as warranty follow-up, operations support, and Part 139 inspection support.

11. SCHEDULE

- 11.1. 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.

APPENDIX B

McKinney National Airport

Eastside Development

TOTAL ORIGINAL Contract	\$	5,305,310.00
SUPPLEMENTAL NO. 1 FEE	\$	2,574,830.00
REVISED Contract Amount	\$	7,880,140.00

Terminal Area (CMAR)		
Deduct Service		Total Fee
Terminal Facility Design (Sprung)	\$	(165,800.00)
Design Evolution	\$	(240,000.00)
Total for Deduct Services	\$	(405,800.00)
Add Service		Total Fee
Geotechnical (Terminal Apron & Support Facility)	\$	46,830.00
Revised Design Development (DD)	\$	415,480.00
Revised Construction Documents (CD)	\$	581,750.00
Construction Administration	\$	1,508,600.00
Resident Project Representative (Airside Paving)	\$	229,840.00
Closeout Services	\$	85,530.00
Total for Services	\$	2,868,030.00

FM 546 Connection		
Add Service		Total Fee
Intersection Alternative Analysis (Conceptual)	\$	76,100.00
Intersection Control Evaluation Report	\$	36,500.00
Total for Services	\$	112,600.00

**McKinney National Airport
Additional Terminal Apron & Support Facility**

Geotechnical

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	D-4	T-3	C-3	AM-3
	hr	hr	hr	hr	hr	hr	hr	hr	hr	hr
1. Project Administration										
Coordinate with Geotechnical Subconsultant			4							
Develop Geotechnical Field Work Exhibits			1	2	6					
Site Visit During Field Work				6						
Geotechnical Report Review		4	2	2						
Correspondence for Design Input		4		2						
Subtotal - Project Administration	0	8	7	12	6	0	0	0	0	0

Hours	0	8	7	12	6	0	0	0	0	0
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SUBTOTAL - SALARIES: \$8,447.00

DIRECT NON-LABOR EXPENSES

Computer Modeling	\$70.00
Document Printing/Reproduction/Assembly	\$53.00
Travel Costs	\$80.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: \$203.00

SUBTOTAL: \$8,650.00

SUBCONSULTANTS FEE (Terracon): \$38,180.00

TOTAL FEE: \$46,830.00

Revised Design Development (DD)

Hours	16	4	0	0	0	20	53	0	4	0
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SUBTOTAL - SALARIES: **\$24,520.00**

Document Printing/Reproduction/Assembly	\$280.00
Computer Modeling/Software Use	\$100.00
Travel Costs	\$0.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$380.00
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SUBTOTAL:	\$24,900.00
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Corgan (Architecture)	\$175,210.00
Henderson (MEP, IT/Security)	\$170,660.00
WJE (Code Compliance & Roofing)	\$44,710.00

SUBTOTAL - SUBCONSULTANTS: \$390,580.00

TOTAL FEE:	\$415,480.00
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**McKinney National Airport
Terminal & Support Facility**

Revised Construction Documents (CD)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	S-3	D-4	T-3	C-3	AM-3
	hr	hr	hr	hr	hr	hr	hr	hr	hr	hr
1. Project Administration										
Project Management (1hr/week; 8 weeks)	8									
Subtotal - Project Administration	8	0	0	0	0	0	0	0	0	0
2. Structural Engineering										
Foundation Design Updates						2	8			
Building Slab Foundation Updates						2	8			
Construction Documents (CD) Plans										
Foundation Plans						1	4			
Foundation Details						1	4			
Column Layout Plans						1	2			
Column Details						1	4			
Develop CD Technical Specifications						4				
Develop CD Supplemental Specifications						4				
Internal Quality Control (QC) Review		2							2	
Incorporate QC Review Comments						1	3			
Attend CD Plan Review Meeting	4									
Incorporate CD Owner/FAA Review Comments						1	2			
Subtotal - Structural Engineering	4	2	0	0	0	18	35	0	2	0

Hours	12	2	0	0	0	18	35	0	2	0
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SUBTOTAL - SALARIES: **\$16,420.00**

DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$160.00
Computer Modeling/Software Use	\$100.00
Travel Costs	\$0.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: **\$260.00**

SUBTOTAL: **\$16,680.00**

SUBCONSULTANTS FEE

Corgan (Architecture)	\$310,780.00
Henderson (MEP, IT/Security)	\$211,140.00
WJE (Code Compliance & Roofing)	\$43,150.00

SUBTOTAL - SUBCONSULTANTS: **\$565,070.00**

TOTAL FEE: **\$581,750.00**

**McKinney National Airport
Terminal Area (CMAR)**

Construction Administration

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	S-4	AM-6	AM-3	C-3	P-3	T-3
	hr	hr	hr	hr	hr	hr	hr	hr	hr	hr
1. Project Administration										
Project / Subconsultant Management	40	20								
Weekly In-Person Progress Meetings (85 weeks)	40	170		425	20	20				
Monthly Site Visits (20 months)	60	120			80	40				
Prepare IFC Plans and Specs and submit to Contractor		80	60	120	40					80
Prepare and Distribute Notice To Proceed		2					4			
Prepare for Preconstruction Meeting		8								
Attend Preconstruction Meeting	4	8		4	2	4				
Review Contractor Pay Applications (20)				40						
TSA Coordination	40					170				
FAA Coordination	20									
Airline Coordination	40					170				
City of McKinney Coordination	40	85								
Part 139 Implementation									80	40
Develop and Maintain Submittal Log				80						
Review Change Orders requests		20		40						
Response to Contractor Inquiries		170	40	170	60					40
Certified Payroll Reviews	20						170			
DBE Compliance	20						60			
Shop Drawings/Submittal Review & Responses		60	40	80	60	20				
QA Test Results Review				85						
Airline / TSA Operational Readiness Coordination	40					80				
Photometric Testing			16	24						
Punchlist Coordination	40	40	16	24						
Subtotal - Project Administration	404	783	172	1092	262	504	234	0	80	160

Hours	404	783	172	1092	262	504	234	0	80	160
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SUBTOTAL - SALARIES: \$1,049,461.00

DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$579.00
Computer Modeling/Software Use	\$900.00
Travel Costs	\$4,800.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: \$6,279.00

SUBTOTAL: \$1,055,740.00

SUBCONSULTANTS FEE

Corgan (Architecture)	\$246,030.00
Henderson (MEP, IT/Security)	\$167,150.00
WJE (Code Compliance & Roofing)	\$10,930.00
CDS Muery (Fueling)	\$28,750.00

SUBTOTAL - SUBCONSULTANTS: \$452,860.00

TOTAL FEE: \$1,508,600.00

**McKinney National Airport
Terminal Area (CMAR)**

Construction Administration

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	S-4	AM-6	AM-3	C-3	P-3	T-3
	hr	hr	hr	hr	hr	hr	hr	hr	hr	hr
2. Airside Resident Project Representative										
Airfield Paving Resident Project Representative (26 Weeks - 40 hours/week)								1040		
Subtotal - Airside Resident Project Representative	0	0	0	0	0	0	0	1040	0	0

Hours	0	0	0	0	0	0	0	1040	0	0
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SUBTOTAL - SALARIES:	\$229,840.00
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DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	
Computer Modeling/Software Use	\$0.00
Travel Costs	\$0.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$0.00
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SUBTOTAL:	\$229,840.00
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SUBCONSULTANTS FEE

SUBTOTAL - SUBCONSULTANTS:	\$0.00
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TOTAL FEE:	\$229,840.00
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**McKinney National Airport
Terminal Area (CMAR)**

Closeout Services

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	S-4	AM-6	AM-3	C-3	T-3	- Select Category -
	hr	hr	hr	hr	hr	hr	hr	hr	hr	hr
1. Project Administration										
Project / Subconsultant Management		8								
Final Project Inspection	4	10								
Review and submit final construction pay application		2				8				
Submit Summary of Project Costs		2								
Submit Updated Airport Signage and Marking Plan			12	16						
Provide Sponsor Certification for Construction Project Final Acceptance	2	4								
Assemble Post Construction Photographs		8					20			
Submit Final Testing and Quality Control Report										
Submit Final Construction Report (FAA Form 5110-17)	1			8						
Complete Record Drawings and Submit to the City of McKinney and FAA		16	8	24	16				40	
Submit Approved material submittals to City of McKinney							4			
Coordinate Spare Parts and O&M Manuals			16							
Subtotal - Project Administration	7	50	36	48	16	8	24	0	40	0

Hours	7	50	36	48	16	8	24	0	40	0
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SUBTOTAL - SALARIES: **\$62,169.00**

DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$331.00
Computer Modeling/Software Use	\$500.00
Travel Costs	\$200.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: **\$1,031.00**

SUBTOTAL: **\$63,200.00**

SUBCONSULTANTS FEE:

Corgan (Architecture)	\$12,950.00
Henderson (MEP, IT/Security)	\$8,800.00
WJE (Code Compliance & Roofing)	\$580.00
CDS Muery (Fueling)	\$0.00

SUBTOTAL - SUBCONSULTANTS: **\$22,330.00**

TOTAL FEE: **\$85,530.00**

**McKinney National Airport
FM 546 Intersection Connection**

Intersection Control Evaluation Report (ICE)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	D-3	T-3	C-3	AM-3
	hr	hr	hr	hr	hr	hr	hr	hr	hr	hr
1. Project Administration										
Project Management (1hr/week; 12 weeks)										
Internal Weekly Progress Meetings (12 weeks)				12						
Subtotal - Project Administration	0	0	0	12	0	0	0	0	0	0
2. Civil Engineering										
Coordination with City of McKinney / TxDOT				24						
Traffic Modeling Volume Updates				24						
Evaluate Traffic Modeling Results				16						
Develop Draft ICE Report				48						
Internal Quality Control (QC) Review		8		8						
Incorporate QC Review Comments				12						
Subtotal - Civil Engineering	0	8	0	132	0	0	0	0	0	0

Hours	0	8	0	144	0	0	0	0	0	0
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SUBTOTAL - SALARIES: **\$35,752.00**

DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$198.00
Computer Modeling/Software Use	\$500.00
Travel Costs	\$50.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: **\$748.00**

SUBTOTAL: **\$36,500.00**

SUBCONSULTANTS FEE: **\$0.00**

TOTAL FEE: **\$36,500.00**

**McKinney National Airport
FM 546 Intersection Connection**

Intersection Alternative Analysis

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	D-3	T-3	C-3	AM-3
	hr	hr	hr	hr	hr	hr	hr	hr	hr	hr
1. Project Administration										
Project Management (1hr/week; 12 weeks)	12		12							
Internal Weekly Progress Meetings (12 weeks)			12		12			12		
Subtotal - Project Administration	12	0	24	0	12	0	0	12	0	0
2. Civil Engineering										
Coordination with City of McKinney		2	8		2					
Coordination with AHJ			4		4					
Develop Conceptual Geometric Layout Alternatives		2	8		24			40		
Develop Conceptual Marking Plan			4		12			16		
Develop Conceptual Design Modeling		1	8		24			8		
Develop Conceptual Drainage Analysis		14	4		16			8		
Develop Conceptual Quantities			1		8			8		
Develop Conceptual Opinion of Probable Construction Costs			2		4					
Internal Quality Control (QC) Review		8								
Incorporate QC Review Comments			4		16			16		
Subtotal - Civil Engineering	0	27	43	0	110	0	0	96	0	0

Hours	12	27	67	0	122	0	0	108	0	0
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SUBTOTAL - SALARIES:	\$75,750.00
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DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$170.00
Computer Modeling/Software Use	\$100.00
Travel Costs	\$80.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$350.00
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SUBTOTAL:	\$76,100.00
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SUBCONSULTANTS FEE:	\$0.00
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TOTAL FEE:	\$76,100.00
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8901 John W. Carpenter Freeway
Dallas, Texas 75247
P (214) 630-1010
Terracon.com

February 24, 2025

Garver LLC
3010 Gaylord Parkway, Suite 190
Frisco, TX 75034

Attn: Mitch McAnally
P: 469-287-4614
E: KABennett@GarverUSA.com

RE: Proposal for Geotechnical Engineering Services
TKI Terminal Apron
1508 Industrial Blvd
McKinney, TX 75069
Terracon Proposal No. P94255130

Dear Mr. McAnally:

We appreciate the opportunity to submit this proposal to Garver LLC (Garver) to provide Geotechnical Engineering services for the above referenced project. The following are exhibits to the attached Master Services Agreement Task Order.

Exhibit A	Project Understanding
Exhibit B	Scope of Services
Exhibit C	Compensation and Project Schedule
Exhibit D	Site Location and Nearby Geotechnical Data
Exhibit E	Anticipated Exploration Plan

Our base fee to perform the Scope of Services described in this proposal is provided in Exhibit C which includes details of our fees and consideration of additional services as well as a general breakdown of our anticipated schedule.

Your authorization for Terracon to proceed in accordance with this proposal can be issued by signing and returning a copy of the attached Master Services Agreement Task Order to our office. The Master Services Agreement Task Order refers to the previously signed Master Services Agreement between Terracon and Garver LLC dated December 17, 2021.

Sincerely,
Terracon Consultants, Inc.
Registration No. F-3272

Erin C. Williams, P.E., P.G.
Project Geotechnical Engineer

Saad M. Hineidi, P.E.
Senior Principal

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 Terminal Apron project ("Project"), as described in the Project Information section of the Consultant's Task Order Proposal dated 02/24/2025 ("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

Refer to Terracon Proposal No. P94255130, dated February 24, 2025.

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.

Refer to Terracon Proposal No. P94255130, dated February 24, 2025.

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.

Refer to Terracon Proposal No. P94255130, dated February 24, 2025.

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: **2/24/2025**
Name/Title: **Saad M Hineidi / Regional Geotechnical & Materials Service Line Director**
Address: **8901 John W Carpenter Fwy Ste 100**
Dallas, TX 75247-4547
Phone: **(214) 630-1010** Fax: **(214) 630-7070**
Email: **Saad.Hineidi@terracon.com**

Client: **Garver LLC**
By: _____ Date: _____
Name/Title: **Kyle Bennett / Project Manager**
Address: **2049 E Joyce Blvd Ste 400**
Fayetteville, AR 72703-6394
Phone: **(479) 527-9100** Fax: _____
Email: **KABennett@GarverUSA.com**

Exhibit A – Project Understanding

Our Scope of Services is based on our understanding of the project as described by Garver in their RFP for Geotechnical Services dated February 18,2025 and the expected subsurface conditions as described in this section. We have not visited the project site yet to confirm the information provided. Aspects of the project, undefined or assumed, are highlighted. We request Garver and/or the design team verify all information prior to our initiation of field exploration activities.

Planned Construction

Item	Description
Project Description	<p>Based on the information provided by Garver, we understand the additions at the existing McKinney National Airport (TKI) include the following:</p> <ul style="list-style-type: none">■ Approximately 58,000 square yards of apron and associated connector taxi-lane pavement is planned.■ Four 30-thousand gallon jet tanks located on the west portion of the apron area.■ A maintenance building with a footprint on the order of 3,500 square feet located west of the proposed terminal building.■ Future developments include a new terminal building and auto parking areas.■ The geotechnical services for the new terminal building and tanks are being performed by others and are not within our current scope.
Finished Floor Elevation	<p>We anticipate the maintenance building will have a finished floor elevation within 6 feet of existing grades.</p>
Grading/Slopes	<p>Approximately up to 4 feet of cut and 6 feet of fill will be required to develop final grades.</p>
Pavements	<ul style="list-style-type: none">■ Pavements include the construction of apron and taxi-lanes. Traffic will consist of commercial airline planes, tractors, trailers, and other airport support equipment.■ Pavement sections will be determined by others.

Site Location and Anticipated Conditions

Item	Description
Parcel Information	<p>The project site is located at 1508 Industrial Blvd in McKinney, TX 75069.</p> <p>Latitude / Longitude (approximate): 33.1712°, -96.5856°</p> <p>See Exhibit D</p>
Existing Improvements / Current Ground Cover	<ul style="list-style-type: none">Undeveloped, agricultural field
Existing Topography	<p>Based on topographical information available from North Central Texas Council of Governments’ website (www.dfwmaps.com), the ground surface of the project site slopes down from the southwest to northeast with elevation changes less than 4 feet.</p>
Site Access	<p>We expect the site, and all exploration locations, are accessible with our truck-mounted drilling equipment and support vehicles when the site is dry.</p>
Expected Subsurface Conditions	<p>Our experience near the vicinity of the proposed development and review of geologic maps indicates subsurface conditions consist of clay soils underlain by limestone bedrock, though we do not anticipate encountering bedrock within the planned boring depths.</p>

Exhibit B - Scope of Services

Our proposed Scope of Services consists of field exploration, laboratory testing, and engineering/project delivery. These services are described in the following sections.

Field Exploration

Based on our understanding of the project and our experience with similar projects in the vicinity of the project site, we propose the following field exploration program.

Number of Borings	Planned Boring Depth	Planned Location ¹
17	10 to 15 feet	Apron area
2	30 feet	Maintenance Building

1. The planned boring locations are shown on the attached **Anticipated Exploration Plan**.
2. Although not anticipated for the proposed boring depths, borings will be terminated at shallower depths if bedrock or relatively dense material is encountered. Rock coring is not included in this scope of services.
3. Borings are spaced about 200 feet apart throughout the project area.

In addition, test pits and bulk samples will be collected from depths of about 0 to 5 feet to perform Proctor and laboratory (CBR, lime series, etc.) tests at a total of three requested locations.

Boring Layout and Elevations: We will use handheld GPS equipment to locate borings with an estimated horizontal accuracy of +/-20 feet. Field measurements from existing site features may be utilized. If available, approximate surface elevations will be obtained by interpolation from a site specific, surveyed topographic map. Otherwise, surface elevations will be interpolated from publicly available data (Google Earth, www.dfwmaps.com, etc.). If accurate boring layout and surface elevations are required, a survey of the boring locations should be provided by others.

Subsurface Exploration Procedures: We will advance borings with a truck-mounted drill rig using continuous flight augers (solid stem and/or hollow stem, as necessary, depending on soil conditions) and/or rotary wash boring techniques. Four to five soil samples will be obtained in the upper 10 feet of each boring and at intervals of 5 feet thereafter. Soil sampling is typically performed using push tube and/or split-barrel sampling procedures. The split-barrel samplers are driven in accordance with the standard penetration test (SPT). The load carrying capacity of bedrock (if encountered)

Terracon's Scope of Services does not include private utility locating services. If the landowner/client is unable to accurately locate private utilities, and it becomes apparent that the risk of private utilities on/near the site exists, then Terracon will initiate these services by forwarding the additional scope and corresponding fee to our client for approval.

The detection of underground utilities is dependent upon the composition and construction of the utility line; some utilities are comprised of non-electrically conductive materials and may not be readily detected. The use of a private utility locate service would not relieve the landowner/client of their responsibilities in identifying private underground utilities.

Site Access: Terracon must be granted access to the site by the property owner. Without information to the contrary, we consider acceptance of this proposal as authorization to access the property for conducting field exploration in accordance with the Scope of Services. Our proposed fees do not include time to negotiate and coordinate access with landowners or tenants. Terracon will conduct field services during normal business hours (Monday through Friday between 7:00am and 5:00pm). If our exploration must take place over a weekend or at night, please contact us so we can adjust our schedule and fee.

Laboratory Testing

The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil and rock strata. Exact types and number of tests cannot be defined until completion of fieldwork, but we anticipate the following laboratory testing may be performed:

- Water (moisture) content
- Liquid limit, plastic limit, and plasticity index
- Unconfined compressive strength of soil
- Absorption swell tests
- Material finer than 75- μ m (No. 200) sieve
- Soluble sulfates
- Lime series testing
- Moisture density relationship
- California bearing ratio – 4 CBR's are estimated and will be tested on native and treated with lime based on the material properties

Our laboratory testing program often includes examination of soil samples by an engineer. Based on the results of our field and laboratory programs, we will describe and classify soil samples in accordance with the Unified Soil Classification System (USCS).

Engineering and Project Delivery

The results of our field and laboratory programs will be evaluated, and a geotechnical engineering report will be prepared under the supervision of a licensed professional engineer. The geotechnical engineering report will provide the following:

- Boring logs with field and laboratory data
- Stratification based on visual soil (and rock) classification
- Groundwater levels observed during and after the completion of drilling
- Site Location and Exploration Plans
- Subsurface exploration procedures
- Description of subsurface conditions
- Earthwork recommendations including site/subgrade preparation
- Estimated settlement of foundations
- The presence and effect of expansive clays on floor slabs and flatwork will be discussed. Methods of reducing the movements associated with expansive clays will be presented.
- Recommendations for design and construction of interior floor slabs
- Seismic site classification
- Recommended pavement subgrade recommendations

In addition to an emailed report, your project will also be delivered using our **Compass** website. Upon initiation, we provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal. We welcome the opportunity to have project kickoff conversations with the team to discuss key elements of the project and demonstrate features of the portal. The typical delivery process includes the following:

- Project Planning – Proposal information, schedule and anticipated exploration plan
- Site Characterization – Findings of the site exploration and laboratory results
- Geotechnical Engineering Report

When services are complete, we upload a printable version of our completed Geotechnical Engineering report, including the professional engineer's seal and signature, which documents our services. Previous submittals, collaboration, and the report are maintained in our system. This allows future reference and integration into subsequent aspects of our services as the project goes through final design and construction.

Additional Services

In addition to the previously noted services, the following are often associated with geotechnical engineering services. Fees for services previously noted do not include the following:

Perform Environmental Assessments: Our Scope for this project does not include, either specifically or by implication, an environmental assessment of the site intended to identify or quantify potential site contaminants. If the client/owner is concerned about the potential for such conditions, an environmental site assessment should be conducted. We can provide a proposal for an environmental assessment, if desired.

Review of Plans and Specifications: Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of project plans and specifications is a vital part of our geotechnical engineering services. This consists of review of project plans and specifications related to site preparation, foundation, and pavement construction. Our review will include a written statement conveying our opinions relating to the plans and specifications' consistency with our geotechnical engineering recommendations.

Observation and Testing of Pertinent Construction Materials: Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. Our assessment is based on widely spaced exploration locations and the assumption that construction methods will be performed in a manner sufficient to meet our expectations and consistent with recommendations made at the time the geotechnical engineering report is issued. We should be retained to conduct construction observations, and perform/document associated materials testing, for site preparation, foundation, and pavement construction. These services allow a more comprehensive understanding of subsurface conditions and necessary documentation of construction to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

Exhibit C - Compensation and Project Schedule

Compensation

Based upon our understanding of the site, the project as summarized in Exhibit A, and our planned Scope of Services outlined in Exhibit B, our base fee is shown in the following table:

Task	Lump Sum Fee ^{1, 2}
Subsurface Exploration (borings and test pits), Laboratory Testing, Geotechnical Consulting and Reporting	\$28,200
Meetings/Consulting	In accordance with applicable unit fees, estimated not to exceed \$5,000
Total	\$33,200

1. Proposed fees are effective for 90 days from the date of the proposal.
2. Additional fees will be required if work is to be performed outside normal business hours.

Additional services that are not part of the base fee include the following:

Task	Fee	Initial for Authorization
Perform Environmental Assessments	TBD	
Review of Plans and Specifications	In accordance with applicable unit fees, estimated not to exceed \$750	
Observation and Testing of Pertinent Construction Materials	TBD	

Our Scope of Services does not include services associated with site clearing, wet ground conditions, tree or shrub clearing, or repair of/damage to existing landscape or crops. If such services are desired by the owner/client, we should be notified so we can adjust our Scope of Services. If borings are performed when crops are planted, a crop



damage agreement should be established between the Client and crop owner prior to subsurface exploration.

Unless instructed otherwise, we will submit our invoice(s) to the address shown at the beginning of this proposal. If conditions are encountered that require Scope of Services revisions and/or result in higher fees, we will contact you for approval, prior to initiating services. A supplemental proposal stating the modified Scope of Services as well as its effect on our fee will be prepared. We will not proceed without your authorization.

Project Schedule

We developed a schedule to complete the Scope of Services based upon our existing availability and understanding of your project schedule. However, our schedule does not account for delays in field exploration beyond our control, such as weather conditions, delays resulting from utility clearance, permit delays, or lack of permission to access the boring locations. In the event the schedule provided is inconsistent with your needs, please contact us so we may consider alternatives.

Delivery on Compass	Completion Schedule ^{1, 2}
Field Exploration	15 to 20 days after notice to proceed
Laboratory Testing	25 to 35 days after notice to proceed
Geotechnical Engineering Report	30 to 40 days after notice to proceed

1. Upon receipt of your notice to proceed we will activate the schedule component on **Compass** with specific, anticipated dates for the delivery points noted as well as other pertinent events.
2. Standard workdays are Monday through Friday and exclude holidays. We will maintain an activities calendar within on **Compass**. The schedule will be updated to maintain a current awareness of our plans for delivery.

Exhibit D – Site Location

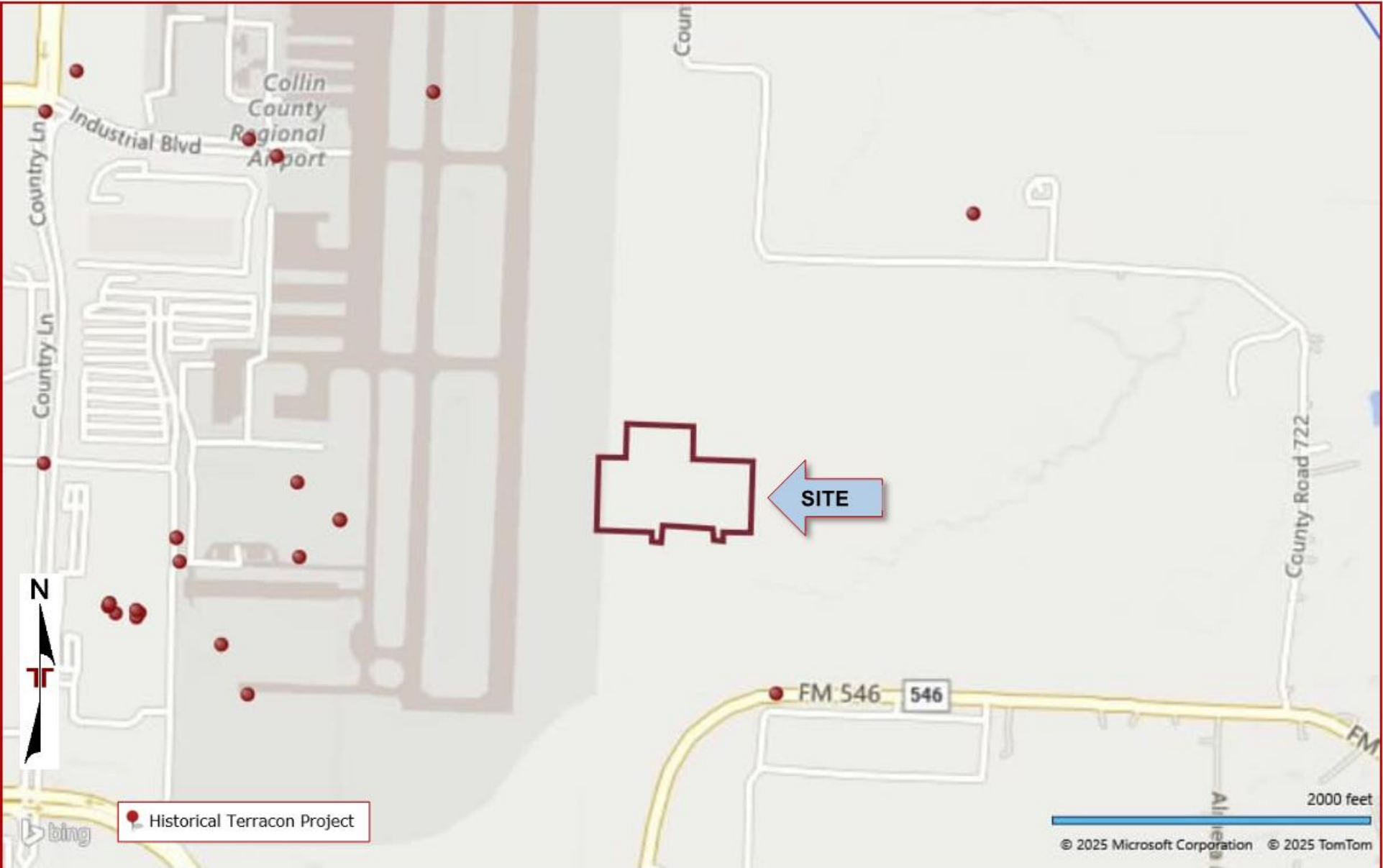
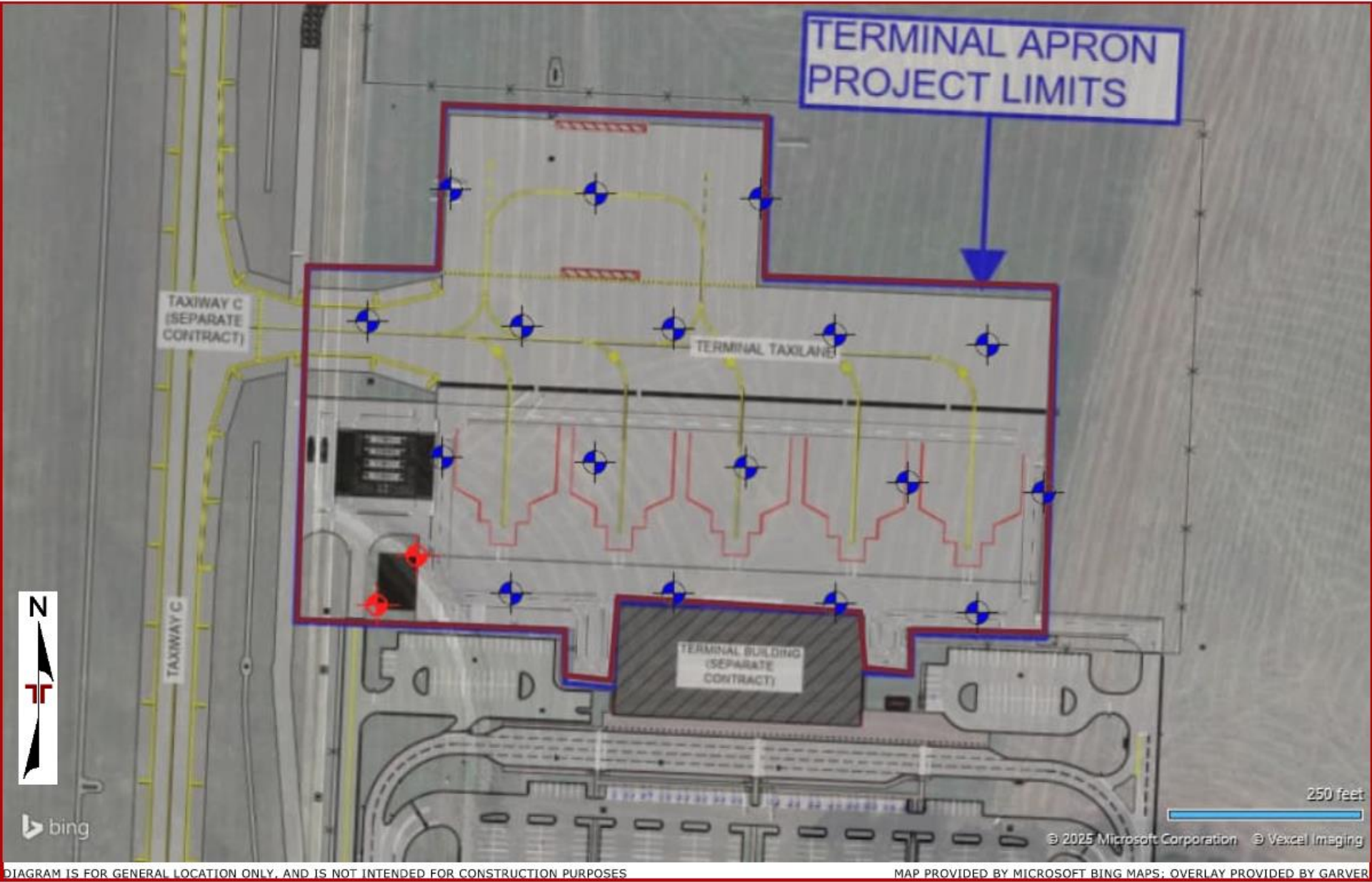


Exhibit E – Anticipated Exploration Plan



17 March 2025

Mitchell McAnally
Aviation Region Leader
Garver
1508 Industrial Blvd.
McKinney, TX, 75069

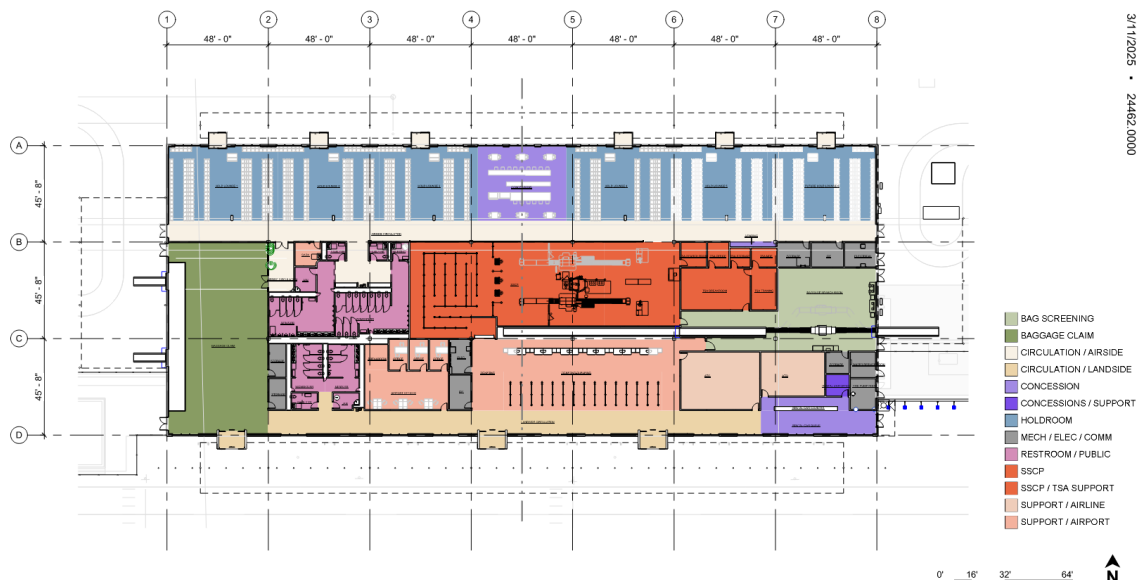
Re: Proposal for TKI Terminal Building_R1

Dear Mitchell:

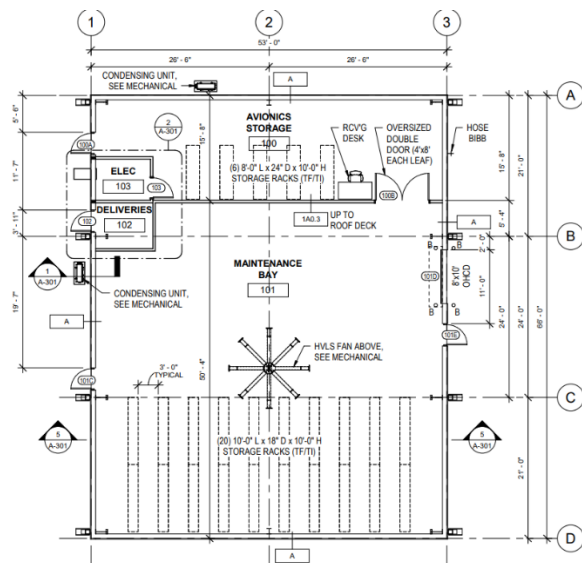
Thank you for the opportunity to provide this proposal for design and construction phase services for the TKI – McKinney National Airport. The following outline and appendices further detail our understanding of the project's scope and design services required.

1.0 PROJECT SCOPE

1.1 Project Requirements. We understand the general scope of the project to include continued design services for a new Terminal Building as planned in Schematic Design. This proposal also includes an additional facility for the storage of parts. The following images outline the proposed plan for the terminal building and basis of design for the storage building.



TKI Terminal Plan



TKI – Storage Facility Basis of Design

1.2 Project Budget and Completion Date. We understand the current project budget is \$20,000,000, and the target for substantial completion to be on October, 2026.

2.0 SCOPE OF SERVICES

2.1 Project Team

The Prime firm for this scope of services is Garver Engineering. Garver will also be self performing Structural and Civil Engineering Professional Services. Corgan is the Architect of Record and has included the following consultants within our contract to Garver.

Primary Consultant Scope	Firm Proposed
Architectural, Interior Design, Signage and Wayfinding	Corgan
MEP / FP / Low Voltage (IT/Telco) / Security	Henderson
Code and Life Safety / Envelope and Roofing	WJE

2.2 Project Schedule:

Task-Traditional Design Approach	Date Issued
Design Development (DD-60%) Design	5/1/2025
Review Package (90%) Design	8/4/2025
Construction Documents (CD-100%) Design	9/4/2025
Contract Administration	Sept 25 – Oct. 26
Project Close Out	Oct. 26

2.3 Project Phase and Deliverables

Design Development (DD-60%) Design

- Purpose for this deliverable is to coordinate with the Swinerton regarding:
 - Material and envelope systems refinement
 - Signage and Wayfinding development
 - MEP / FP systems refinement
 - IT / Special Systems and Low Voltage refinement
 - Code / ADA requirement evaluation
 - Tenant coordination (Owner / TSA / Airline)
 - BIM development and management
 - Risk management
 - Budget reconciliation
 - Long lead item review
 - Constructability review
- Typical Baseline Deliverables provided in digital format:
 - Plans (all disciplines), Sections and Elevations
 - Enlarged Plans, Wall Sections
 - Diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements.

Review Package (90%) Design

- Purpose for this package is to provide the City of McKinney and Authorities having Jurisdiction an opportunity to review and comment on the drawing packages. This will allow for comments to be addressed before issuing the 100% Construction Document set.
 - To illustrate and describe the further development of the approved Design Development Documents
- Typical Baseline Deliverables at 90% level of completeness delivered in digital format:
 - Continued development from 60% DD level scope of drawings
 - Inclusion of Owner and/or Contractor comments
 - Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work
 - Design requirements of governmental authorities having jurisdiction over the project

- Project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms

Construction Documents (CD 100%) Design

- Purpose of this package is to illustrate and describe the further development of the approved Design Development Documents and address comments from the City of McKinney as well as the Contractor.
- Typical Baseline Deliverables provided in digital format:
 - Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work
 - Design requirements of governmental authorities having jurisdiction over the project
 - Project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms

Contract Administration (CA)

- Purpose for this phase of services is to provide traditional administration of the contract between the Owner and the Contractor as set in the General Conditions of the contract. Services will be provided through Corgan for services outlined in this proposal. These services do not include Structural Engineer or Civil Engineering scopes of work.
- Typical Baseline Deliverables delivered in digital format:
 - Visit the site at intervals appropriate to the stage of construction, providing observations reports noting variances where quality and progress of the work are not within general conformance of the contract documents.
 - Respond to requests for information (RFIs) and review construction submittals.
 - Review substitutions requests and provide recommendations when there is a variance from the contract documents.
 - Maintain records of submittals and changes to the work.

Project Close Out

- Purpose of this phase is to establish the date or dates of Substantial Completion and the date of final completion. This also sets the warranty periods for the project.
- Typical Baseline Deliverables provided in digital format:
 - Certificate of substantial completion
 - Samples and material selections
 - Record Documents

3.0 FEE PROPOSAL

3.1 Professional Service Fee

We propose to provide the services as described in section 2.3 as follows.

- **Total Lump sum fee of \$1,219,200.00**
- **Breakdown of fees: as a change order to our current contract.**

DD Phase:

Firm	Proposed Fee
Corgan	\$ 152,360.00
Henderson Engineering	\$ 148,400.00
WJE	\$ 38,880.00
Total	\$ 339,640.00

CD Phase:

Firm	Proposed Fee
Corgan	\$ 270,240.00
Henderson Engineering	\$ 183,600.00
WJE	\$ 37,520.00
Total	\$ 491,360.00

CD & Close Out Phase:

Firm	Proposed Fee
Corgan	\$ 225,200.00
Henderson Engineering	\$ 153,000.00
WJE	\$ 10,000.00
Total	\$ 388,200.00

Total by Firm

Firm	Proposed Fee
Corgan	\$ 647,800.00
Henderson Engineering	\$ 485,000.00
WJE	\$ 86,400.00
Total	\$1,219,200.00

3.2 Reimbursables

Reimbursable Expenses are included in the Lump Sum noted above. Reimbursables include:

- Printing, reproductions, plots, and standard form documents.
- Basic Renderings and presentation materials required by the Owner for the Project.
 - 10 Renderings – non photoreal
 - Plans and finish materials

4.0 CLARIFICATIONS AND EXCLUSIONS

4.1 This proposal is limited to the Scope of Services defined in this Base Proposal and Appendices.

The following are clarifications and exceptions to this proposal. Please note these services can be provided if required as an additional service.

- Photoreal renderings by Corgan MediaLab
- Physical models can be provided as additional services.
- Bid negotiation and bid evaluation support services.
- Structural Engineering; Civil Engineering; Geotechnical Analysis and Survey services
- Sustainability design and tracking services for LEED requirements
- Site Acoustical design to meet AHJ requirements is not included.
- This Proposal includes BIM modeling up to the Level of Development (LOD) 300 per AIA E203-2013/G202-2013 and the AIA "Guide, Instructions & Commentary to the 2013 AIA Digital Practice Documents". BIM coordination for detailed resolution of clashes within the model is excluded from this Proposal, however an additional proposal can be provided upon request for this service.
- Cost estimating services are not included in this Proposal.
- Design changes required by Client, causing additional work can be addressed as an Additional Service via the Change Order Process.
- Meetings for GC BIM Coordination and clash resolution are not included in this Proposal.
- Building management & automation, fire protection, fire alarm, lighting control and lightning protection specifications will be performance based. The selected provider, contractor or manufacturer will be responsible for detailed design, shop drawings and required permitting documentation.
- The Project Development Area is assumed to be zoned for the intended use. Re-zoning labor and fees are not included in this Proposal.
- Contractor phasing or construction means and methods are excluded from this proposal.

4.2 Owner / Prime Provided Information.

- Available Programming Documents and flight schedules used to determine passenger processes and building program
- Civil Site Surveys, Landscape Surveys and Alta Surveys
- Documentation relating to previous coordination with local Authorities Having Jurisdiction (AHJs)
- Documentation relating to previous coordination with local utilities

Thank you again for the opportunity to provide Garver with the proposal for professional design and construction phase services. Our team is available to start work immediately upon acceptance of this proposal. Please let us know if you have any questions and we look forward to working with you again.

Sincerely,



Ross Payton, AIA, LEED AP
Principal
Corgan

Appendix:

Appendix A: Consultant Proposals to Corgan



March 20, 2025

Mr. Mitchell McAnally, P.E.,PMP
Aviation Region Leader
Aviation Team

RE: Construction Administration for the McKinney Airport East Side Fuel Farm

Dear Mr. McAnally, P.E. :

Thank you for the opportunity to provide this proposal for Construction Administration activities for the new East Side fuel farm located at the McKinney Airport. We look forward to working for you once again.

McKinney Airport (TKI) intends to construct a fuel farm to store and dispense aviation fuel for aircraft using the airfield. At this time, four 30,000-gallon ASTs are planned to be placed here, however none are there yet.

The proposed tanks to be used for this project will be Aboveground UL-2085 listed, bolted to a concrete foundation designed to resist the required wind speed. Site construction is proposed to start in May of 2025, however fuel system construction will begin in January 2026.

Scope of Services

The proposed Scope of Services for this project includes, but is not limited to, documentation of the construction of foundations, placement of the ASTs, and associated piping and fittings to verify that the systems are constructed in conformance with the construction plans.

Engineer Reports

\$210/hr

This includes reading and responding to RFI(s), specification interpretation, and other questions related to the design of the system at hand.

Site Inspection

\$1800/day/person

Trip Charge

\$500 round trip/person

Hotel

Cost of a reasonably close, clean hotel

Fee

The Fee for the proposed scope of work described above is \$25,000. This is a lump sum fee. Services completed outside the proposed scope of services will be invoiced at the standard rates.

If this agreement meets with your approval, please execute by dating, signing, and forwarding a copy to us.

Sincerely,

Civil Design Services, Inc., dba
CDS Muery



By: Richard N. Berry, P.E.
Its: Project Director



By: Marcos Gonzalez, P.E.
Its: Project Manager

ACCEPTANCE

This Proposal accepted this _____ day of _____, 20__.

By: _____ Title: _____