

MATADOR ENGINEERING, INC.

McKinney National Airport Eastside Terminal

Building Systems Commissioning (Cx) Proposal



For:

Patricia Jackson, PE, RAS

Facilities Construction Manager

City of McKinney

pjackson@mckinneytexas.org

By:

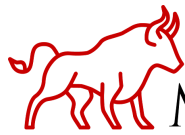
Sergio Bustamante, PE

Matador Engineering Inc.

Mobile: 972.653.0552

sergio@matadoreng.com

March 24th, 2025



MATADOR ENGINEERING, INC.

Patricia,

We are grateful for the chance to provide this proposal for IECC building system commissioning (Cx) services. The following document details the scope of services for this project.

PROJECT SCOPE

Matador Engineering Inc. (Matador) shall perform the following services for the City of McKinney (Client): act as the commissioning consultant and provide commissioning services for the new McKinney TKI terminal located at 1500 Industrial Blvd. in McKinney TX. Equipment in the scope of services shall consist of all HVAC, Electrical, Emergency Power, and Plumbing systems and associated local BAS/DDC interfaces as dictated by section C408 of the 2021 International Energy Conservation Code (IECC).

BASE SCOPE

Mechanical

- All HVAC Systems and associated controls
- Sequence Verification and Cx of DDC/BAS Interface

Electrical

- Exterior/Interior Lighting and associated lighting controls of both
- Emergency Power System (Generator/ATS/UPS) and associated controls

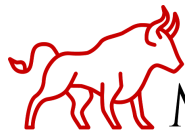
Plumbing

- Domestic Hot Water Systems and associated controls

SERVICES AND DELIVERABLES

Matador will provide the following services and deliverables related to the project scope including all on-site activity required to produce such. The quantity and date/milestone of delivery is subject to change as the project schedule dictates, or upon the direction of the Client and issuance of a change order inclusive of any adjustment in compensation.

- (1) 1 x Draft Cx Plan (100% DD)
- (2) 1 x Commissioning Design Review Log and Backcheck (100% DD, 50% CD and 100% CD)
- (3) 1 x Submittal Review Log (Upon submittal approval for systems in scope)
- (4) 1 x Final Cx Plan (Upon submittal approval for systems in scope)
- (5) 1 x set of Pre-Functional Checklist forms for review and completion by the installing contractors. (Upon submittal approval for systems in scope)
- (6) 1 x set of Functional Performance Test scripts for review by the construction team. (Upon submittal and any Sequence of Operation RFI approvals for systems in scope)
- (7) Weekly Cx Issues Logs during the construction phase detailing the following:
 - (a) Construction site visit observations (max 6) and;



MATADOR ENGINEERING, INC.

- (b) Observations/deficiencies encountered during commissioning and testing (no max).
- (8) 1 x Preliminary Cx Report (upon testing completion)
- (9) 1 x Review of project Testing, Adjusting and Balancing Report
- (10) 1 x Opposite Season Site Visit Report (during opposite season testing)
- (11) 1 x Final Cx Report (upon correction/acceptance of all issues and opposite season verification).

Services will also include the following meetings that will be attended by Matador.

- (1) 15 x Project/Cx Meetings
- (2) 1 x Cx Kickoff
- (3) 5 x Specific Cx meetings requested by the Client

EXCLUSIONS AND CLARIFICATIONS

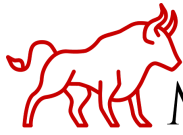
- 1) Matador Engineering Inc. has no contractual relationship or authority to direct others regarding scheduling and is totally dependent on the design and construction teams to have the work ready for commissioning.
 - a) Mechanical commissioning for any unit will only commence after:
 - i) Mechanical start-up has been completed, with all associated forms submitted.
 - ii) Test and balance (T&B) has been completed, with results submitted.
 - iii) All required pre-functional forms for controls and mechanical systems have been completed and submitted.
- 2) Matador Engineering Inc. scheduled start dates and resulting finish dates depend on the design consultants and construction trades completing their work as indicated in the project schedule. Once equipment systems are installed, started, and automated, Matador Engineering Inc. shall coordinate with the responsible trades in order to perform the work in a mutually agreeable time frame.
- 3) Matador Engineering Inc. shall staff the project as necessary to meet the agreed-upon construction work dates. However, Matador Engineering Inc. has no responsibility to meet the project scheduled work dates when the contractors exceed their deadlines for construction, installation, start-up, and functional automation.
- 4) HVAC testing, adjusting, and balancing (TAB) services are not included in this proposal.
- 5) Regular weekly meetings are not included in the scope; only meetings specifically listed in this proposal will be conducted.
- 6) Envelope commissioning is not part of the scope.

COMPENSATION

☐ BASE SCOPE - IECC Cx

As full compensation for the services and deliverables rendered under this agreement, the Client shall pay Matador the lump sum fee of **\$60,750.00 (Sixty Thousand Seven Hundred Fifty Dollars)**.

Payment shall be invoiced monthly on a percentage (%) completion basis.



MATADOR ENGINEERING, INC.

Each party is signing this agreement on the date stated opposite that party's signature.

Matador Engineering Inc.

By: Sergio Bustamante
Name: Sergio Bustamante, PE, NEBB CP
Title: Owner/Co-Founder

Date: 3/24/25