

November 7, 2022

Ms. Patricia L. Jackson, PE, RAS
City of McKinney, Facilities Construction Manager
222 N. Tennessee St.
McKinney, Texas 75069

**RE: McKinney Airport – SRE Building
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 Airport – SRE Building ("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 Melissa ("Owner") and CROSSLAND ("CMAR") and the design documents issued by Garver 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 Garver 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.

From this data, we hereby propose a Guaranteed Maximum Price of **Five Million Four Hundred Seventy-Seven Thousand Two Hundred Eighty Dollars (\$5,477,280.00)**. See enclosed Guaranteed Maximum Price Summary for a detailed cost breakdown and the Value Management Log for accepted VE items of which the GMP amount is based. Please note that the cost savings Accepted on the Value Management Log are theoretical and must be validated upon receipt of revised design documents incorporating said items. In the event that the anticipated cost savings is not achieved for a particular item or items, then the City of McKinney shall fund the delta from the Owner’s Contingency or issue a Change Order to increase the amount of the GMP.

We have developed and enclosed a Project Schedule, which indicates the agreed upon schedule objectives for the project.

- | | |
|--|--------------------|
| • Submit GMP | October 21, 2022 |
| • Council Approval of GMP | November 15, 2022 |
| • Issue Building Permit on or before | November 16, 2022. |
| • Notice to Proceed (“NTP”) for Construction | November 15, 2022 |
| • Substantial Completion | September 19, 2023 |

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.

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 \$100,000
- B. Owner's Contingency \$100,000
- C. Escalation Contingency **EXCLUDED**
- D. Design Contingency **EXCLUDED**

- A. The **Construction Contingency** shall be available for the exclusive use of **CROSSLAND** without 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. The **Construction Contingency** shall be increased by any savings as a result of the buyout process.
- 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.
- C. Due to the ongoing escalation in materials prices, if during the performance of the Work, material costs and/or project equipment costs significantly increase(s), through no fault of the Contractor, the GMP shall be equitably adjusted by an amount reasonably necessary to cover the price increase, to the extent not covered by Owner Contingency funds specifically designated for materials escalation costs and included in the GMP. Such adjustment of the Contract price shall be made through a Change Order on or before Contractor submits the final pay application. Such price increase shall be documented through quotes, invoices, or receipts. Notwithstanding anything herein to the contrary, Contractor shall submit such documentation and request on or before such date and Contractor shall not be considered to have diminished or waived any Claims or rights in regard to the timeliness of the submission of such information or request except to the extent such increase has already been paid by Owner pursuant to a previous Change Order. Where the delivery of material or equipment is delayed, through no fault of the Contractor, as a result of the shortage or unavailability of materials and equipment, or delays in shipping or delivery, Contractor shall not be liable for any additional costs or damages associated with such delay(s), the Contract Time shall be adjusted to the extent such delay(s) impact(s) the Schedule, and the Contractor shall be entitled to a Change Order for its costs incurred as a result of such delay(s).

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 Construction Contingency for **CROSSLAND's** use throughout the Construction Phase of the project.
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 4.25%.
4. GMP includes lump sum amounts for **General Conditions and General Requirements** which shall be billed on a monthly basis equal to the percentage (%) of the Work Completed and Stored to Date. GMP **excludes** manifest billing procedures.
5. Any and all rates and/or multipliers included in the GMP shall be subject to audit for the proper allocation but not composition.

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.
6. GMP **excludes** any and all requirements for badging for the airport.

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 a 10' deep moisture conditioned Building Pad with a 1' flex base cap 5' beyond Building Lines.
3. GMP **excludes** any haul off of excess dirt spoils. Per Airport direction all spoils are to be spread onsite.

31B – Erosion Control

1. No Comments.

31C – Termite Treatment

1. No Comments.

32A – Concrete Paving

1. GMP includes 6" Medium Duty Paving at 4,000 PSI Concrete with #3's @ 18" on center each way, including the areas designated as Fire Lane.
2. GMP includes 8" Heavy Duty Paving at 4,000 PSI Concrete with #3's @ 12" on center each way.

32B – Pavement Markings

1. GMP **excludes** Pavement Markings on Wattley Way or any of the existing concrete drives.

32C – Fencing & Gates

1. GMP includes Ameristar Montage Commercial Three Rail Ornamental Fence with 16 Gauge pickets with Lift Master operators.
2. GMP includes a Liftmaster CSL24U operator at the sliding gate.

32L – Landscaping & Irrigation

1. GMP includes an **ALLOWANCE** of **\$25,000** to re-establish and temporary irrigate the disturbed landscape areas.

33A – Site Utilities

1. No Comments.

03A – Cast-In-Place Concrete

1. No Comments.

03B – Epoxy Flooring

1. GMP includes H&C ClearProtect Urethane at the shop area.

04A – Masonry

1. GMP includes regular 8" Grey CMU at the dumpster enclosure.
2. GMP includes thin cut limestone installed over the Parex SP-1 Fluid applied air and water barrier.
3. GMP includes a material allowance of \$150/ton for the thin-cut natural limestone.
4. GMP **excludes** rigid insulation.

05A – Structural & Miscellaneous Steel

1. GMP **excludes** AISC certified Fabricator and Erector.

06A – Woods and Plastics

1. GMP **excludes** Architectural Woodwork Institute Quality Certification Program (ie. AWI QCP).
2. GMP includes standard grade plastic laminate, upcharge for premium grade selection.

07A – Roofing

1. N/A

07B – Waterproofing

1. No Comments.

07C – Spray-Foam Insulation

1. GMP includes closed cell R-10 spray foam insulation at the underside of the mezzanine.

07D – Metal Panels

1. N/A

08A – Doors & Hardware

1. No Comments.

08B – Glass & Glazing

1. No Comments.

08C – Overhead Doors

1. GMP includes (2) Cornell ESD20 20x16' insulated overhead door with 22-gauge flat slats on manufacturers' standard finishes.
2. GMP includes (1) Cornell ESD20 12x12' insulated overhead door with 22-gauge flat slats on manufacturers' standard finishes.

09A – Drywall & Acoustical

1. GMP **excludes** drywall at the exterior walls of Shop 115, there will be interior metal liner panels at these locations.

09B – Flooring

1. GMP includes a flooring material allowance \$20/SY for CPT-1.

09C – Tile

1. GMP includes a tile material allowance \$5/SF for PFT-1, PFT-2, TB-1.

09D – Painting

1. GMP includes painting all the exposed PEMB structure.

10A – Miscellaneous Specialties

1. GMP **excludes** Hose Racks, Hose Reels, and Air Tank Racks.
2. GMP includes the following Types and quantities of Toilet Accessories:
 - (3) Stainless Steel Floor Anchored Toilet Compartments
 - (2) 18" Grab Bar
 - (2) 36" Grab Bar
 - (2) 42" Grab Bar
 - (2) 24"x36" Shower Grab Bar
 - (1) Sanitary / Waste Disposal Combo
 - (2) 24"x36" Framed Mirror
 - (2) Shower Rob with Curtain and 12(ea) Curtain Hooks
 - (2) Folding Shower Seat
 - (1) Mop Rack
 - (2) Z Rope Hook
 - (3) Coat Hook with Bumper

10B – Signage

1. GMP includes code minimum signage only.

11A – Equipment

1. GMP **excludes** all Residential Appliances.
2. GMP **excludes** the Free-standing Copier Machine
3. GMP includes a Rotary SP-12 2-post Lift with 12,000 LBS capacity.
4. GMP **excludes** the 1000 Gallon Storage Tank on GI-101.

12A – Furnishings

1. GMP includes 1" Aluminum blinds at all exterior windows.

13A – Pre-Engineered Metal Building

1. GMP **excludes** the insulated metal wall panels and roof panels.
2. GMP includes Hot Dip Galvanized finish on Primary Framing & Secondary Frame of ARRF Canopy. Exposed Framing at Maintenance building to be painted.
3. GMP includes standard thermal blocks. GMP excludes the Snap-R thermal blocks.
4. GMP includes 24-gauge Snap Lock Standing Seam Roof Panels
5. GMP includes 24-gauge 7.2-Panel at the exterior metal wall panels with 26-gauge interior metal wall panels at Shop 115.
6. GMP includes 9.5" of Energy Saver R-30 Liner System(white) Insulation at the underside of the Roof.
7. GMP includes 8" of Energy Saver R-25 Liner System(white) Insulation with Thermal Tape at all exterior walls.

8. GMP **excludes** any insulation at the ARRF Canopy.

14A – Elevators

1. N/A

21A – Fire Protection

1. GMP **excludes** Fire Pump, Jockey Pump and Controller.
2. GMP **excludes** Pre-Action and Clean Agent Systems.
3. GMP includes a dry system at the ARRF Canopy.

22A – Plumbing

1. GMP includes PVC piping for below grade Waste, Vent, Storm and Grease Waste and No Hub Cast Iron piping for these same systems above grade, as outlined in specification 22 20 00.
2. GMP includes a Park SComp-550 50 GPM Sand/Oil Separator at the Fire Station.

23A – HVAC

1. GMP includes Trane HVAC Equipment and Trane HVAC Controls
2. GMP **excludes** the Vehicle Exhaust System.
3. GMP includes NEBB Test and Balance.

26A – Electrical

1. GMP **excludes** any concrete duct banks.
2. GMP includes 870 linear feet of 2x4" PVC conduits with pull string for the Primary Transformer. Includes 1 Oncor Pull Box.
3. GMP includes 390 linear feet of 1x4" PVC conduits with pull string for the for the Interception of the Existing Primary. Includes 2 Oncor Pull Boxes.
4. GMP includes 600 linear feet of 4x4" PVC conduits with pull string for the Communications Pathway to the building. Includes 2 Pull Boxes.
5. GMP includes a three phase 120/208v, 600Amp service.
6. GMP includes a 150KW Natural Gas Generator provided by Cummins

27A – Communications

1. GMP includes the Structure Cabling as provided by Superior Fiber & Data Services.

27B – Audio-Visual

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

28A – Fire Alarm

1. GMP includes an addressable Silent Knight IFP-75 Fire Alarm Control Panel.

28B – Security & Access Controls

2. GMP includes the Security and Access Control as provided by Allied Universal Technology Services.

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, **CROSSLAND** shall be entitled to additional compensation via a Change Order to increase the GMP or such overrun shall be funded using the Owner's Contingency.

Lump Sum Allowances

1. Landscape Allowance \$ 25,000

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 – Guaranteed Maximum Price Proposal

The subsequent pages contain the detailed GMP Proposal.

GUARANTEED MAXIMUM PRICE PROPOSAL

Project: McKinney Air TKI-SRE
Date: November 7, 2022



Bid Package	Description	Site	Building	TOTAL	14,983 \$/SF
01A	General Requirements	\$ 46,579	\$ 86,504	\$ 133,083	\$ 8.88
02A	Demolition	\$ 19,478	\$ -	\$ 19,478	\$ 1.30
31A	Earthwork	\$ -	\$ 289,160	\$ 289,160	\$ 19.30
31B	Erosion Control	\$ 8,319	\$ -	\$ 8,319	\$ 0.56
31C	Termite Treatment	\$ -	\$ 1,134	\$ 1,134	\$ 0.08
32A	Landscaping & Irrigation	\$ 25,000	\$ -	\$ 25,000	\$ 1.67
32B	Pavement Markings	\$ 9,444	\$ -	\$ 9,444	\$ 0.63
32C	Fencing	\$ 84,495	\$ -	\$ 84,495	\$ 5.64
33A	Site Utilities	\$ 535,672	\$ -	\$ 535,672	\$ 35.75
33B	Gas Line Extension	\$ -	\$ -	\$ -	\$ -
03A	Cast-in-Place Concrete	\$ -	\$ 800,632	\$ 800,632	\$ 53.44
03B	Epoxy Flooring	\$ -	\$ 37,500	\$ 37,500	\$ 2.50
04A	Masonry	\$ -	\$ 45,500	\$ 45,500	\$ 3.04
05A	Structural & Miscellaneous Steel	\$ 10,000	\$ 44,574	\$ 54,574	\$ 3.64
06A	Woods and Plastics	\$ -	\$ 10,000	\$ 10,000	\$ 0.67
07A	Roofing	\$ -	\$ -	\$ -	\$ -
07B	Waterproofing	\$ 5,000	\$ 13,200	\$ 18,200	\$ 1.21
07C	Spray Applied Insulation/Fireproofing and Intumescent	\$ -	\$ 13,330	\$ 13,330	\$ 0.89
07D	Metal Panels	\$ -	\$ -	\$ -	\$ -
08A	Doors & Hardware	\$ -	\$ 43,805	\$ 43,805	\$ 2.92
08B	Glass & Glazing	\$ -	\$ 9,204	\$ 9,204	\$ 0.61
08C	Overhead Doors	\$ -	\$ 108,166	\$ 108,166	\$ 7.22
09A	Drywall & Acoustical	\$ -	\$ 103,726	\$ 103,726	\$ 6.92
09B	Flooring	\$ -	\$ 53,815	\$ 53,815	\$ 3.59
09C	Tile	\$ -	\$ -	\$ -	\$ -
09D	Painting	\$ -	\$ 51,000	\$ 51,000	\$ 3.40
10A	Misc Specialities	\$ -	\$ 14,330	\$ 14,330	\$ 0.96
10B	Signage	\$ -	\$ 1,698	\$ 1,698	\$ 0.11
10C	Pre-Fabricated Canopies	\$ -	\$ -	\$ -	\$ -
11A	Equipment	\$ -	\$ 21,957	\$ 21,957	\$ 1.47
12A	Furnishings	\$ -	\$ 1,302	\$ 1,302	\$ 0.09
13A	Pre-Engineered Metal Building	\$ -	\$ 811,101	\$ 811,101	\$ 54.13
14A	Elevators	\$ -	\$ -	\$ -	\$ -
21A	Fire Protection	\$ -	\$ 56,550	\$ 56,550	\$ 3.77
22A	Plumbing	\$ -	\$ 284,181	\$ 284,181	\$ 18.97
23A	HVAC	\$ -	\$ 202,467	\$ 202,467	\$ 13.51
26A	Electrical	\$ -	\$ 675,000	\$ 675,000	\$ 45.05
27A	Communications	\$ -	\$ 44,923	\$ 44,923	\$ 3.00
27B	Audio/Visual	\$ -	\$ -	\$ -	\$ -
28A	Fire Alarm	\$ -	\$ 16,500	\$ 16,500	\$ 1.10
28B	Security & Access Control	\$ -	\$ 63,865	\$ 63,865	\$ 4.26
	SUBTOTAL DIRECT COST OF WORK	\$ 743,987	\$ 3,905,124	\$ 4,649,112	\$ 310.29
	Construction Contingency	\$ 25,000	\$ 75,000	\$ 100,000	\$ 6.67
	Design/Estimating Contingency	\$ -	\$ -	\$ -	\$ -
	Escalation Contingency	\$ -	\$ -	\$ -	\$ -
	Owners Contingecny	\$ 25,000	\$ 75,000	\$ 100,000	\$ 6.67
	General Liability Insurance	\$ 3,373	\$ 15,797	\$ 19,170	\$ 1.28
	Builder's Risk Insurance	\$ 1,446	\$ 6,770	\$ 8,216	\$ 0.55
	Payment & Performance Bond	\$ 4,819	\$ 22,567	\$ 27,386	\$ 1.83
	General Conditions	\$ 113,964	\$ 211,647	\$ 325,611	\$ 21.73
	Preconstruction Phase Services	\$ 5,250	\$ 9,750	\$ 15,000	\$ 1.00
	Construction Phase Fee	\$ 40,962	\$ 191,823	\$ 232,784	\$ 15.54
		\$ 963,801	\$ 4,513,479	\$ 5,477,280	\$ 365.57

Appendix – Document Log

The subsequent pages contain the Document Log.

DOCUMENTS LOG						
Project:	SRE Maintenance Facility			Construction Documents	Addendum #1	
Owner:	City of McKinney					
Contractor:	Crossland Construction					
Architect:	Garver					
	Latest Date Revision:		10/21/2022			
Sheet No.	Drawings		Issue Date	9/30/2022	11/2/2022	
Civil						
GI-001	COVER SHEET		11/2/2022	9/30/2022	11/2/2022	
GI-002	SHEET INDEX		9/30/2022	9/30/2022		
GI-003	GENERAL NOTES SHEET I		9/30/2022	9/30/2022		
GI-004	GENERAL NOTES SHEET II		9/30/2022	9/30/2022		
GI-101	SITE PLAN		9/30/2022	9/30/2022		
GI-201	DIMENSION CONTROL PLAN - UTILITIES		9/30/2022	9/30/2022		
GI-202	DIMENSION CONTROL PLAN - PAVING		9/30/2022	9/30/2022		
GC-101	CONSTRUCTION SAFETY AND PHASING PLAN		9/30/2022	9/30/2022		
GC-102	CONSTRUCTION SAFETY AND PHASING DETAILS		9/30/2022	9/30/2022		
GC-201	TRAFFIC CONTROL PLAN		9/30/2022	9/30/2022		
CE-001	EROSION CONTROL NOTES		9/30/2022	9/30/2022		
CE-002	EROSION CONTROL DETAILS I		9/30/2022	9/30/2022		
CE-101	STORM WATER QUALITY PLAN (PRE-CONSTRUCTION)		9/30/2022	9/30/2022		
CE-201	STORM WATER QUALITY PLAN (POST-CONSTRUCTION)		9/30/2022	9/30/2022		
CD-101	DEMOLITION PLAN		9/30/2022	9/30/2022		
CG-101	GRADING PLAN I		9/30/2022	9/30/2022		
CG-102	GRADING PLAN II		9/30/2022	9/30/2022		
CC-101	DRAINAGE AREA MAP (PRE-CONSTRUCTION)		9/30/2022	9/30/2022		
CC-102	DRAINAGE AREA MAP (POST-CONSTRUCTION)		9/30/2022	9/30/2022		
CC-201	DRAINAGE CALCULATIONS		9/30/2022	9/30/2022		
CC-301	STORM DRAIN LINE 'A' PLAN AND PROFILE I		9/30/2022	9/30/2022		
CC-302	STORM DRAIN LINE 'A' PLAN AND PROFILE II		9/30/2022	9/30/2022		
CU-101	SANITARY SEWER PLAN AND PROFILE I		9/30/2022	9/30/2022		
CU-102	SANITARY SEWER PLAN AND PROFILE II		9/30/2022	9/30/2022		
CU-103	SANITARY SEWER PLAN AND PROFILE III		9/30/2022	9/30/2022		
CU-104	WATER PLAN AND PROFILE I		9/30/2022	9/30/2022		
CU-105	WATER PLAN AND PROFILE II		9/30/2022	9/30/2022		
CP-101	PAVING PLAN AND PROFILE I		9/30/2022	9/30/2022		
CP-102	PAVING PLAN AND PROFILE II		9/30/2022	9/30/2022		
CP-103	PAVING PLAN III		9/30/2022	9/30/2022		
CP-104	SIDEWALK LAYOUT PLAN		9/30/2022	9/30/2022		
CP-201	PAVING TYPICAL SECTIONS I		9/30/2022	9/30/2022		
CP-202	PAVING TYPICAL SECTIONS II		9/30/2022	9/30/2022		
CJ-101	JOINT LAYOUT PLAN I		9/30/2022	9/30/2022		
CJ-102	JOINT LAYOUT PLAN II		9/30/2022	9/30/2022		

CJ-201	JOINT DETAILS	9/30/2022	9/30/2022		
CF-101	FENCE LAYOUT PLAN	9/30/2022	9/30/2022		
CF-201	FENCE DETAILS I	9/30/2022	9/30/2022		
CF-202	FENCE DETAILS II	9/30/2022	9/30/2022		
CM-101	MARKING LAYOUT PLAN I	9/30/2022	9/30/2022		
CM-102	MARKING LAYOUT PLAN II	9/30/2022	9/30/2022		
CM-103	MARKING LAYOUT PLAN III	9/30/2022	9/30/2022		
CM-500	MARKING DETAILS	9/30/2022	9/30/2022		
CM-501	MISC DETAILS	9/30/2022	9/30/2022		
CM-502	MISC DETAILS	9/30/2022	9/30/2022		
CM-503	WATER DETAILS	9/30/2022	9/30/2022		
CM-504	SEWER DETAILS	9/30/2022	9/30/2022		
CM-505	STORM DRAIN DETAILS I	9/30/2022	9/30/2022		
CM-506	STORM DRAIN DETAILS II	9/30/2022	9/30/2022		
STRUCTURAL					
S-001	STRUCTURAL GENERAL NOTES	9/30/2022	9/30/2022		
S-002	STRUCTURAL GENERAL NOTES	9/30/2022	9/30/2022		
S-003	STRUCTURAL GENERAL NOTES	9/30/2022	9/30/2022		
S-004	OVERALL ISOMETRIC VIEWS	9/30/2022	9/30/2022		
S-101	FOUNDATION PLAN	9/30/2022	9/30/2022		
S-201	MEZZANINE FRAMING PLAN	11/2/2022	9/30/2022	11/2/2022	
S-301	TYPICAL FOUNDATION DETAILS	9/30/2022	9/30/2022		
S-302	FOUNDATION DETAILS	9/30/2022	9/30/2022		
S-303	FOUNDATION DETAILS	9/30/2022	9/30/2022		
S-304	FOUNDATION DETAILS	11/2/2022	9/30/2022	11/2/2022	
S-401	TYPICAL CONCRETE MASONRY DETAILS	9/30/2022	9/30/2022		
S-501	MEZZANINE DETAILS	9/30/2022	9/30/2022		
ARCHITECTURAL					
A-001	ACCESSIBILITY STANDARD DETAILS	9/30/2022	9/30/2022		
A-002	ABBREVIATIONS, SYMBOLOGY, AND NOTES	9/30/2022	9/30/2022		
A-003	CODE SUMMARY	9/30/2022	9/30/2022		
A-004	LIFE SAFETY PLAN - GROUND LEVEL	9/30/2022	9/30/2022		
A-005	LIFE SAFETY PLAN - MEZZANINE	9/30/2022	9/30/2022		
A-101	GROUND FLOOR PLAN	9/30/2022	9/30/2022		
A-102	MEZZANINE FLOOR PLAN	9/30/2022	9/30/2022		
A-103	ROOF PLAN	9/30/2022	9/30/2022		
A-104	REFLECTED CEILING PLAN	9/30/2022	9/30/2022		
A-201	EXTERIOR ELEVATIONS	9/30/2022	9/30/2022		
A-301	BUILDING SECTIONS	9/30/2022	9/30/2022		
A-302	WALL SECTIONS	9/30/2022	9/30/2022		

A-303	ENLARGED STAIR PLAN AND SECTION	9/30/2022	9/30/2022		
A-401	ENLARGED PLANS	9/30/2022	9/30/2022		
A-402	INTERIOR ELEVATIONS	9/30/2022	9/30/2022		
A-403	INTERIOR ELEVATIONS	9/30/2022	9/30/2022		
A-404	INTERIOR ELEVATIONS, MILLWORK ELEVATIONS & SECTIONS	9/30/2022	9/30/2022		
A-501	ENLARGED DETAILS	9/30/2022	9/30/2022		
A-502	ENLARGED DETAILS	9/30/2022	9/30/2022		
A-601	PARTITION SCHEDULE	9/30/2022	9/30/2022		
A-602	ROOM FINISH SCHEDULE & MATERIAL LEGEND	9/30/2022	9/30/2022		
A-603	DOOR SCHEDULE AND TYPES, WINDOW ELEVATIONS AND FDC SIGNAGE	9/30/2022	9/30/2022		
A-604	DOOR & WINDOW DETAILS	9/30/2022	9/30/2022		
FIRE ALARM					
FA001	FIRE ALARM NOTES AND MATRIX	9/30/2022	9/30/2022		
FA002	FIRE ALARM TYPICAL DEVICE MOUNTING HEIGHTS	9/30/2022	9/30/2022		
FA101	FIRE ALARM PLAN	9/30/2022	9/30/2022		
FX101	FIRE SUPPRESSION HAZARD CLASSIFICATION PLAN	9/30/2022	9/30/2022		
FX102	MEZZANINE HAZARD CLASSIFICATION PLAN	9/30/2022	9/30/2022		
FX501	FIRE SUPPRESSION DETAILS	9/30/2022	9/30/2022		
FX601	FIRE SUPPRESSION HYDRAULIC INFORMATION	9/30/2022	9/30/2022		
MEP					
P-100	PLUMBING LEGEND AND GENERAL NOTES	9/30/2022	9/30/2022		
P-101	PLUMBING FLOOR PLAN	9/30/2022	9/30/2022		
P-501	PLUMBING DETAILS	9/30/2022	9/30/2022		
P-601	PLUMBING SCHEDULES	9/30/2022	9/30/2022		
P-701	PLUMBING RISERS	9/30/2022	9/30/2022		
M-100	MECHANICAL LEGEND AND GENERAL NOTES	9/30/2022	9/30/2022		
M-101	MECHANICAL FLOOR PLAN	9/30/2022	9/30/2022		
M-501	MECHANICAL DETAILS	9/30/2022	9/30/2022		
M-601	MECHANICAL SCHEDULES	9/30/2022	9/30/2022		
E-001	ELECTRICAL ABBREVIATIONS AND LEGENDS	9/30/2022	9/30/2022		
E-002	ELECTRICAL GENERAL NOTES	9/30/2022	9/30/2022		
E-100	ELECTRICAL SITE PLAN	11/2/2022	9/30/2022	11/2/2022	
E-101	ELECTRICAL LIGHTING PLAN	9/30/2022	9/30/2022		
E-102	ELECTRICAL PLAN	9/30/2022	9/30/2022		
E-103	ELECTRICAL PHOTOMETRICS PLAN	9/30/2022	9/30/2022		
E-501	ELECTRICAL DETAILS	9/30/2022	9/30/2022		
E-502	ELECTRICAL DETAILS	9/30/2022	9/30/2022		
E-503	ELECTRICAL DETAILS	9/30/2022	9/30/2022		

E-504	ELECTRICAL DETAILS	9/30/2022	9/30/2022		
E-505	ELECTRICAL DETAILS	9/30/2022	9/30/2022		
E-506	ELECTRICAL DETAILS	9/30/2022	9/30/2022		
E-601	ELECTRICAL SCHEDULES	9/30/2022	9/30/2022		
E-602	ELECTRICAL RISER DIAGRAMS	11/2/2022	9/30/2022	11/2/2022	
Reports					
	SRE Maintenance Facility Specifications	9/30/2022			
	Terracon Geotechnical Report No. 94215487-Revision 1	6/9/2022			

Appendix – Schedule

The subsequent pages contain the detailed project schedule.

Line	Name	Original Duration	Start	Finish	2022												2023											
					November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October
	MAJOR MILESTONES		11/15/2022	9/19/2023																								
1	NTP		11/15/2022	11/15/2022	◆ NTP																							
2	Submittals and Contracts	20d	11/15/2022	12/14/2022	<div>Submittals and Contracts</div>																							
3	Building Pad		1/31/2023	1/31/2023	◆ Building Pad																							
4	Delivery of PEMB		4/10/2023	4/10/2023	◆ Delivery of PEMB																							
5	Permanent Power		6/5/2023	6/5/2023	◆ Permanent Power																							
6	Building Dry in		7/17/2023	7/17/2023	◆ Building Dry in																							
7	Condition Space		7/20/2023	7/20/2023	◆ Condition Space																							
8	Substantial Completion		8/21/2023	8/21/2023	◆ Substantial Completion																							
9	CO		8/21/2023	8/21/2023	◆ CO																							
10	Final Completion		9/19/2023	9/19/2023	◆ Final Completion																							
	PROCUREMENT		11/15/2022	9/14/2023																								
11	Pre-Engineered Metal Building	100d	11/15/2022	4/7/2023	<div>Pre-Engineered Metal Building</div>																							
12	Generator	210d	11/15/2022	9/14/2023	<div>Generator</div>																							
13	ATS	120d	11/15/2022	5/5/2023	<div>ATS</div>																							
14	Switch Gear	140d	11/15/2022	6/5/2023	<div>Switch Gear</div>																							
15	Wood Doors	130d	11/15/2022	5/19/2023	<div>Wood Doors</div>																							
16	Sand/Oil Sperator	100d	11/15/2022	4/7/2023	<div>Sand/Oil Sperator</div>																							
17	Overhead Coiling Doors	25d	11/15/2022	12/21/2022	<div>Overhead Coiling Doors</div>																							
18	Transformer	1d	11/15/2022	11/15/2022	<div>Transformer</div>																							
	CONSTRUCTION		12/15/2022	9/21/2023																								
	SITEWORK		12/15/2022	5/16/2023																								
19	Mobilization	1d	12/15/2022	12/15/2022	<div>Mobilization</div>																							
20	Install SWPPP	1d	12/16/2022	12/16/2022	<div>Install SWPPP</div>																							
21	Demo Fencing (473 LF)	3d	12/16/2022	12/20/2022	<div>Demo Fencing (473 LF)</div>																							
22	Install Temp Security Fencing (1350 LF)	3d	12/16/2022	12/20/2022	<div>Install Temp Security Fencing (1350 LF)</div>																							
23	Mass Grading	8d	12/21/2022	1/3/2023	<div>Mass Grading</div>																							
24	Install SS Line-A	10d	12/28/2022	1/11/2023	<div>Install SS Line-A</div>																							
25	Install Water Line-A	10d	1/4/2023	1/17/2023	<div>Install Water Line-A</div>																							
26	Sawcut and Demo Paving	5d	1/5/2023	1/11/2023	<div>Sawcut and Demo Paving</div>																							
27	Install SD Line-A	10d	1/11/2023	1/24/2023	<div>Install SD Line-A</div>																							
28	Install Gas Line	15d	1/12/2023	2/1/2023	<div>Install Gas Line</div>																							
29	Replace Demo'd Paving	3d	1/18/2023	1/20/2023	<div>Replace Demo'd Paving</div>																							
30	Lime Stabilization	10d	1/25/2023	2/7/2023	<div>Lime Stabilization</div>																							
31	Install Site Conduit and Sleaving	3d	2/8/2023	2/10/2023	<div>Install Site Conduit and Sleaving</div>																							

McKinney Air Center Airfield Maintenance and Storage Building

Start Date: 11/15/2022
Finish Date: 10/12/2023

View: 6. Print View

Line	Name	Original Duration	Start	Finish	2022																															2023																														
					November	December	January	February	March	April	May	June	July	August	September	October	N	November	December	January	February	March	April	May	June	July	August	September	October	N																																				
32	Irrigation Sleeves	2d	2/8/2023	2/9/2023	<div><div></div>Irrigation Sleeves</div>																																																													
33	Fine Grade Fire Lane (640 LF)	5d	2/13/2023	2/17/2023	<div><div></div>Fine Grade Fire Lane (640 LF)</div>																																																													
34	F/R/P Fire Lane	15d	2/20/2023	3/10/2023	<div><div></div>F/R/P Fire Lane</div>																																																													
35	Fine Grade Paving	5d	2/20/2023	2/24/2023	<div><div></div>Fine Grade Paving</div>																																																													
36	F/R/P Concrete Paving	15d	2/27/2023	3/17/2023	<div><div></div>F/R/P Concrete Paving</div>																																																													
37	Fine Grade Sidewalks	3d	3/20/2023	3/22/2023	<div><div></div>Fine Grade Sidewalks</div>																																																													
38	Install Site Sealants	5d	3/20/2023	3/24/2023	<div><div></div>Install Site Sealants</div>																																																													
39	Vertical Sign Off		3/21/2023	3/21/2023	<div><div></div>Vertical Sign Off</div>																																																													
40	Dumpster Enclosure Foundation	5d	3/22/2023	3/28/2023	<div><div></div>Dumpster Enclosure Foundation</div>																																																													
41	Install Permanent Fencing and Mow Strip	10d	3/22/2023	4/4/2023	<div><div></div>Install Permanent Fencing and Mow Strip</div>																																																													
42	F/R/P Sidewalk	3d	3/23/2023	3/27/2023	<div><div></div>F/R/P Sidewalk</div>																																																													
43	F/R/P Generator Pad/Foundation	5d	3/28/2023	4/3/2023	<div><div></div>F/R/P Generator Pad/Foundation</div>																																																													
44	CMU at Dumpster Enclosure	5d	3/29/2023	4/4/2023	<div><div></div>CMU at Dumpster Enclosure</div>																																																													
45	F/R/P Transformer Pad	3d	4/4/2023	4/6/2023	<div><div></div>F/R/P Transformer Pad</div>																																																													
46	F/R/P Light Pole Bases	3d	4/7/2023	4/11/2023	<div><div></div>F/R/P Light Pole Bases</div>																																																													
47	Install Light Poles	5d	4/12/2023	4/18/2023	<div><div></div>Install Light Poles</div>																																																													
48	Install Irrigation	10d	4/19/2023	5/2/2023	<div><div></div>Install Irrigation</div>																																																													
49	Install Landscaping	10d	5/3/2023	5/16/2023	<div><div></div>Install Landscaping</div>																																																													
50	Sitework Complete		5/16/2023	5/16/2023	<div><div></div>Sitework Complete</div>																																																													
	BUILDING		1/4/2023	9/21/2023																																																														
51	Mositure Conditioning	15d	1/4/2023	1/24/2023	<div><div></div>Mositure Conditioning</div>																																																													
52	Install Flex Base Cap	5d	1/25/2023	1/31/2023	<div><div></div>Install Flex Base Cap</div>																																																													
53	Footing Prep	5d	2/1/2023	2/7/2023	<div><div></div>Footing Prep</div>																																																													
54	F/R/P Footings	3d	2/8/2023	2/10/2023	<div><div></div>F/R/P Footings</div>																																																													
55	Erect Below Grade CMU	5d	2/13/2023	2/17/2023	<div><div></div>Erect Below Grade CMU</div>																																																													
56	Pedestal/TB/GB Prep	8d	2/13/2023	2/22/2023	<div><div></div>Pedestal/TB/GB Prep</div>																																																													
57	F/R/P Pedestals and Tie Beams	7d	2/23/2023	3/3/2023	<div><div></div>F/R/P Pedestals and Tie Beams</div>																																																													
58	Layout Anchor Bolts	3d	3/2/2023	3/6/2023	<div><div></div>Layout Anchor Bolts</div>																																																													
59	UG Electrical Rough In	5d	3/6/2023	3/10/2023	<div><div></div>UG Electrical Rough In</div>																																																													
60	UG Plumbing Rough In	5d	3/6/2023	3/10/2023	<div><div></div>UG Plumbing Rough In</div>																																																													
61	SOG Prep	5d	3/13/2023	3/17/2023	<div><div></div>SOG Prep</div>																																																													
62	F/R/P SOG	5d	3/20/2023	3/24/2023	<div><div></div>F/R/P SOG</div>																																																													
63	Erect PEMB Columns and Raftors	15d	4/10/2023	4/28/2023	<div><div></div>Erect PEMB Columns and Raftors</div>																																																													
64	Erect Mezzanine	8d	5/1/2023	5/10/2023	<div><div></div>Erect Mezzanine</div>																																																													
65	F/R/P SOD	5d	5/11/2023	5/17/2023	<div><div></div>F/R/P SOD</div>																																																													

McKinney Air Center Airfield Maintenance and Storage Building

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Update as of: 11/15/2022

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Line	Name	Original Duration	Start	Finish	20222023																																			
					November 142128512192629	December 29	January 512192629	February 512192629	March 512192629	April 512192629	May 512192629	June 512192629	July 512192629	August 512192629	September 512192629	October 512192629	November 512192629																							
100	Start Up HVAC Equipment		7/20/2023	7/20/2023	◆ Start Up HVAC Equipment																																			
101	Install Light Fixtures	6d	7/27/2023	8/3/2023	■ Install Light Fixtures																																			
102	Install Flooring and Base	10d	7/31/2023	8/11/2023	■ Install Flooring and Base																																			
103	Install Millwork	1d	8/1/2023	8/1/2023	■ Install Millwork																																			
104	Install Doors and Hardware	2d	8/2/2023	8/3/2023	■ Install Doors and Hardware																																			
105	Install Ceiling Tiles	5d	8/4/2023	8/10/2023	■ Install Ceiling Tiles																																			
106	Owner Provided Furniture Install	3d	8/4/2023	8/8/2023	■ Owner Provided Furniture Install																																			
107	Install Lockers and Benches	1d	8/14/2023	8/14/2023	■ Install Lockers and Benches																																			
108	Install Plumbing Fixtures	3d	8/14/2023	8/16/2023	■ Install Plumbing Fixtures																																			
109	Install Toilet Partitions/Accessories	3d	8/17/2023	8/21/2023	■ Install Toilet Partitions/Accessories																																			
110	Finish Out Complete		8/21/2023	8/21/2023	◆ Finish Out Complete																																			
	CLOSEOUT		5/17/2023	10/12/2023																																				
111	Engineering Final		5/17/2023	5/17/2023	◆ Engineering Final																																			
112	Testing, Adjusting, and Balancing	5d	8/11/2023	8/17/2023	■ Testing, Adjusting, and Balancing																																			
113	Commissioning	10d	8/18/2023	8/31/2023	■ Commissioning																																			
114	Crossland Punchlist	8d	8/22/2023	8/31/2023	■ Crossland Punchlist																																			
115	Final Inspections	5d	8/22/2023	8/28/2023	■ Final Inspections																																			
116	Final Clean	5d	8/25/2023	8/31/2023	■ Final Clean																																			
117	Issue Certificate of Occupancy		8/29/2023	8/29/2023	◆ Issue Certificate of Occupancy																																			
118	City / Architect Punchlist	8d	9/1/2023	9/13/2023	■ City / Architect Punchlist																																			
119	Sustantial Completion		9/14/2023	9/14/2023	◆ Sustantial Completion																																			
120	Final Completion		10/12/2023	10/12/2023	◆ Final Completion																																			