Process Stage	Start	Stop	Duration
Extracting available WBS properties	1:56:22 PM	1:56:23 PM	0.81
Detecting trailing space WBS assignment conflicts	1:56:41 PM	1:56:44 PM	2.26
Detecting duplicate WBS assignments	1:56:44 PM	1:56:46 PM	2.05
Validating item fee distributions	1:56:46 PM	1:56:51 PM	5.01
Extracting sort headings	1:56:51 PM	1:56:51 PM	0.39
Retrieving item records	1:56:51 PM	1:56:53 PM	2.14
Rendering item detail	1:56:53 PM	1:56:57 PM	3.43
Retrieving fee records	1:56:57 PM	1:57:31 PM	34.89
Rendering fee detail	1:57:31 PM	1:58:21 PM	49.98
Total time after clicking [Render Export]	**1:56:41 PM**	**1:58:21 PM**	**100.16**

McKinney National Airport (TKI) Terminal

Estimate Version: Infrastructure GMP & Building ROM R2

Owner: City of McKinney

Architect: Garver/Corgan

SWINERTON

April 4, 2025

Description	01 Site				02 Terminal C&S				03 Terminal TI				TOTAL			
Masterformat Level 1			38.65 ac				46,130 sf				46,130 sf				46,130 sf	
	Quantity	*Unit Price*	*Amount*	*Cost/ac*	*Quantity*	*Unit Price*	*Amount*	*Cost/sf*	*Quantity*	*Unit Price*	*Amount*	*Cost/sf*	*Quantity*	*Unit Price*	*Amount*	*Cost/sf*
01 00 00 General Requirements											**$ 17,774**	**$ 0.39**			**$ 17,774**	**$ 0.39**
02 00 00 Existing Conditions			**$ 210,475**	**$ 5,445.66**											**$ 210,475**	**$ 4.56**
03 00 00 Concrete			**$ 207,320**	**$ 5,364.04**			**$ 1,444,922**	**$ 31.32**							**$ 1,652,242**	**$ 35.82**
04 00 00 Masonry			**$ 38,270**	**$ 990.17**											**$ 38,270**	**$ 0.83**
05 00 00 Metals			**$ 357,990**	**$ 9,262.35**			**$ 1,046,100**	**$ 22.68**			**$ 172,988**	**$ 3.75**			**$ 1,577,078**	**$ 34.19**
06 00 00 Wood, Plastics, and Composites											**$ 767,467**	**$ 16.64**			**$ 767,467**	**$ 16.64**
07 00 00 Thermal and Moisture Protection							**$ 916,815**	**$ 19.87**							**$ 916,815**	**$ 19.87**
08 00 00 Openings							**$ 331,600**	**$ 7.19**			**$ 476,250**	**$ 10.32**			**$ 807,850**	**$ 17.51**
09 00 00 Finishes			**$ 99,072**	**$ 2,563.31**							**$ 2,638,812**	**$ 57.20**			**$ 2,737,884**	**$ 59.35**
10 00 00 Specialties							**$ 17,000**	**$ 0.37**			**$ 346,980**	**$ 7.52**			**$ 363,980**	**$ 7.89**
11 00 00 Equipment			**$ 330,740**	**$ 8,557.30**							**$ 5,500**	**$ 0.12**			**$ 336,240**	**$ 7.29**
12 00 00 Furnishings											**$ 161,000**	**$ 3.49**			**$ 161,000**	**$ 3.49**
14 00 00 Conveying Equipment											**$ 934,000**	**$ 20.25**			**$ 934,000**	**$ 20.25**
21 00 00 Fire Suppression											**$ 422,450**	**$ 9.16**			**$ 422,450**	**$ 9.16**
22 00 00 Plumbing			**$ 99,000**	**$ 2,561.45**			**$ 556,316**	**$ 12.06**			**$ 723,938**	**$ 15.69**			**$ 1,379,253**	**$ 29.90**
23 00 00 HVAC			**$ 77,452**	**$ 2,003.94**			**$ 1,245,510**	**$ 27.00**			**$ 830,340**	**$ 18.00**			**$ 2,153,302**	**$ 46.68**
26 00 00 Electrical			**$ 2,991,827**	**$ 77,408.15**			**$ 1,130,185**	**$ 24.50**			**$ 1,236,028**	**$ 26.79**			**$ 5,358,039**	**$ 116.15**
27 00 00 Communications			**$ 137,232**	**$ 3,550.63**							**$ 1,024,655**	**$ 22.21**			**$ 1,161,887**	**$ 25.19**
28 00 00 Electronic Safety and Security											**$ 600,000**	**$ 13.01**			**$ 600,000**	**$ 13.01**
31 00 00 Earthwork			**$ 8,186,965**	**$ 211,823.02**			**$ 268,844**	**$ 5.83**							**$ 8,455,809**	**$ 183.30**
32 00 00 Exterior Improvements			**$ 13,330,774**	**$ 344,909.87**											**$ 13,330,774**	**$ 288.98**
33 00 00 Utilities			**$ 5,771,614**	**$ 149,330.15**											**$ 5,771,614**	**$ 125.12**
Direct Cost Subtotal			**$ 31,838,731**	**$ 823,770.05**			**$ 6,957,292**	**$ 150.82**			**$ 10,358,180**	**$ 224.54**			**$ 49,154,203**	**$ 1,065.56**
Escalation Contingency (Terminal Only)			$ 336,473	$ 8,705.64			$ 73,525	$ 1.59			$ 109,466	$ 2.37	3.00 %		$ 519,464	$ 11.26
Contractor Contingency			$ 955,162	$ 24,713.10			$ 208,719	$ 4.52			$ 310,745	$ 6.74	3.00 %		$ 1,474,626	$ 31.97
Subtotal			$ 33,130,367	$ 857,188.79			$ 7,239,536	$ 156.94			$ 10,778,391	$ 233.65			$ 51,148,294	$ 1,108.79
General Conditions - Site			$ 1,650,704	$ 42,709.00											$ 1,650,704	$ 35.78
General Conditions - Terminal			$ 267,303	$ 6,915.99			$ 58,410	$ 1.27			$ 86,962	$ 1.89			$ 412,676	$ 8.95
General Requirements - Site			$ 535,325	$ 13,850.58											$ 535,325	$ 11.60
General Requirements - Terminal			$ 86,687	$ 2,242.86			$ 18,942	$ 0.41			$ 28,202	$ 0.61			$ 133,831	$ 2.90
Subcontractor Default Insurance			$ 450,801	$ 11,663.66			$ 98,507	$ 2.14			$ 146,660	$ 3.18	1.20 %		$ 695,969	$ 15.09
PSI Net Insurance			$ 450,801	$ 11,663.66			$ 98,507	$ 2.14			$ 146,660	$ 3.18	1.20 %		$ 695,969	$ 15.09
Builder's Risk			$ 93,917	$ 2,429.93			$ 20,522	$ 0.44			$ 30,554	$ 0.66	0.25 %		$ 144,993	$ 3.14
Subtotal 1			$ 36,665,904	$ 948,664.49			$ 7,534,426	$ 163.33			$ 11,217,431	$ 243.17			$ 55,417,761	$ 1,201.34
Contractor Fee			$ 699,969	$ 18,110.44			$ 152,955	$ 3.32			$ 227,723	$ 4.94	1.95 %		$ 1,080,646	$ 23.43
P&P Bond			$ 300,534	$ 7,775.78			$ 65,672	$ 1.42			$ 97,774	$ 2.12	0.80 %		$ 463,979	$ 10.06
Preconstruction Services			$ 22,671	$ 586.56			$ 4,954	$ 0.11			$ 7,375	$ 0.16			$ 35,000	$ 0.76
Total			$ 37,689,077	$ 975,137.26			$ 7,758,006	$ 168.18			$ 11,550,302	$ 250.39			$ 56,997,386	$ 1,235.58
Owner's Contingency			$ 647,732	$ 16,758.89			$ 141,540	$ 3.07			$ 210,728	$ 4.57			$ 1,000,000	$ 21.68
Grand Total			$ 38,336,809	$ 991,896.15			$ 7,899,546	$ 171.25			$ 11,761,031	$ 254.95			$ 57,997,386	$ 1,257.26
GRAND TOTAL			**$ 38,336,809**	**$ 991,896.15**			**$ 7,899,546**	**$ 171.25**			**$ 11,761,031**	**$ 254.95**			**$ 57,997,386**	**$ 1,257.26**