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1. General

General Qualifications

- 1. The purpose of this GMP is to serve as a communication tool for the project team by defining the cost and scope of the Project. Swinerton Builders has evaluated the documents and prepared a GMP based on the reasonable intent of these documents for the infrastructure package and a rough order of magnitude for the commercial terminal. As the scope of project evolves, Swinerton anticipates the opportunity to reconcile the GMP based on scope changes in final documents. This estimate does not represent a line item GMP. The costs shown may fluctuate up or down without impacting the overall GMP amount.
- 2. General Project Information:
 - a. Commercial Terminal Area 46,130 GSF
 - b. Site Area 38.65 ACRES
- 3. The estimate is based on a construction duration of 17-months with an anticipated construction start of 6/2/2025.
- 4. The estimate includes a 3% contractor contingency and a \$1,000,000 owner contingency.
 - a. Owner Contingency - This contingency is to be used for details of the work that are not yet documented and are difficult to anticipate on the current set of documents.
 - b. Contractor Contingency - This contingency is to be used by the Contractor to account for scope gaps between trade contractors, contract default by trade contractors, cost of corrective work not provided elsewhere, and expediting / acceleration to meet schedule completion dates. This contingency does not apply to scope changes, unforeseen conditions or adjustments to project allowances.
- 5. General Liability (PSI Net) Insurance at 1.20%.
- 6. Builder’s Risk Insurance at 0.25%.
- 7. GC Payment and Performance bonds at 0.80%.
- 8. Subcontractor Default Insurance on the COW at 1.20%.
- 9. Cost escalation contingency for the terminal only is included at 3%.
- 10. It is unknown whether tariffs being contemplated by the government will actually be implemented or enforced, and if so, to what percent. To avoid unnecessarily increasing the costs in the event such tariffs are not actually implemented, and/or does not result in a disruption to the supply chain, the current Contract Sum is based on

costs as they are known today, without any factor for the potential tariffs being contemplated and discussed by the government. As such, to the extent that the implementation of any of the new potential tariffs are actually implemented and/or the implementation results in supply chain disruption or delay, Contractor shall be entitled to a change order for the increase to the Contract Sum, and/or extension of the Project Schedule, for the additional costs and/or impacts to the critical path of the schedule incurred, as applicable.

11. Collin County "Building" Prevailing Wage Rates.
12. Minority / Diverse Business Participation at 8.9% of direct cost of work.
13. BABA Type 3 Waiver will be required for certain scopes.
14. Safety Manager is included.
15. Quality Control Manager is included.
16. Proposal is good for 30-days and is contingent upon a mutually agreeable construction contract.
17. Swinerton includes a 12-month warranty on completed work commencing at substantial completion.
18. CAPCO fees and/or assessments not to exceed the allowances noted within the GMP. All other utility fees and/or assessments are excluded.
19. Refer to estimate detail for additional comments and scope clarifications. All allowances listed within the trade specific qualifications are total allowances – inclusive of labor, equipment, material, markup, etc. unless noted otherwise.
20. Energy Inspections are included.

General Exclusions

1. Sales Tax.
2. Tariff allowance.
3. Unforeseen conditions.
4. 3rd party inspection fees (i.e. Terracon CMT inspections, testing and reporting)
5. Building permit fees.
6. Plan check fees.
7. Design and engineering fees.
8. MEP Design-Build fees.
9. Professional liability insurance.
10. Full time site security guards / services.
11. Third party commissioning agent.
12. Air quality monitoring.
13. Noise monitoring.
14. Seismic instrumentation monitoring.
15. Provisions for latent soils conditions and hazardous materials removal and/or remediation.
16. Emergency Responder Communication Enhancement Systems (ERCES) site survey, related booster systems, and any related corrections or additional systems.
17. Ancillary Building shown on P-001.
18. E-Verify requirements.
19. Borings under existing roadways and sidewalks.

2. Project Document List

1. Drawings
 - a. East Side Development and Infrastructure, McKinney National Airport; dated February 2025
 - b. TKI Interior Wayfinding Signage; dated February 24, 2025
 - c. Preliminary Design Pricing Package, McKinney National Airport; dated March 7, 2025
 - d. Preliminary Design Pricing Package, McKinney National Airport Rev 1.0; dated March 13, 2025
 - e. McKinney National Airport AV, Plumbing, Mechanical, Fire Protection, Security, Structural, Telecom, Electrical; dated May 1, 2025 (received March 21, 2025)
 - f. TKI McKinney Furniture Scoping; dated March 17, 2025
 - g. Garver updated Civil Exhibits provided on March 27, 2025, and March 31, 2025.
 2. Specifications
 - a. East Side Development and Infrastructure – Airside; February 2025
 3. Reports
 - a. TKI Terminal CMAR Bore Logs; dated January 2025
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3. Trade-specific Qualifications

Division 3 – Concrete

- A. Qualifications
 1. Piers length with bearing strata penetration are assumed to be 30'.
 2. The structural steel columns will be straight on individual piers without pier caps.
 3. Slab on grade 5" thick reinforced with #3 bars at 16" on center each way on 15mil standard poly.
 4. Tilt-wall panels 7 ¼" thick with single layer reinforcement #7 @12" OC Vert. and #5@12" Horz.
 5. Pier caps or grade beams are not provided for the foundation (assumes steel columns and tilt walls will sit directly on top of piers).
- B. Exclusions
 1. Temporary or permanent casing of piers but can be included for an additional:
 - i. \$110,000
 2. Four (4) inches or more of granular base as geotechnical recommendations have not been provided.
 3. Mockups.
 4. Form liner.
 5. Epoxy-coated rebar.
 6. Temperature control of concrete (ice, heat etc.).
 7. Slurry drilling.
 8. Rock or core drilling.
 9. Insulating concrete.
 10. Special panel finishes (Rubbing, cleaning, washing, sandblasting, chipping or preparation for other special finishes like paint).
 11. Coring of concrete.

Division 4 - Masonry

A. Qualifications

1. City of McKinney standards assumed at trash enclosure with a cast stone cap.

B. Exclusions

1. Any masonry on Terminal or monument sign.

Division 5 - Metals

A. Qualifications

1. Assumed a support frame with angle iron for the rooftop screen for mechanical equipment.
2. Price is based on a seismic design category A,B or C a response modification factor of 3, and no requirements for the use of the AISC Seismic Provisions unless specifically noted on the design.
3. All structural steel is to receive SSPC- SP-3 cleaning and 1.5 mils of primer.
4. All Miscellaneous steel is to receive SSPC- SP-3 cleaning and 1.5 mils of manufacture's standard primer.
5. All bar joists are to receive standard SJI cleaning and one dip tank coat of the manufacturer's standard primer.
6. All primers are to be considered temporary and intended only for protecting steel until a compatible field coat can be applied.
7. Assumed roof deck will be sloped for drainage as a complete taper package has not been included.

B. Exclusions

1. Testing or Inspection.
2. Gaged metal.
3. Non-Ferrous metal fabrication.
4. Standing seam roof decking and accessories.
5. Any special or High-Performance Coatings & Associated Material preparation.
6. Powder coating, blackened, bluing finishes.
7. AESS (Architectural Exposed Structural Steel) standard and finishes.
8. Intumescent fireproofing of any material.

Division 6 – Woods and Plastics

A. Qualifications

1. Wilsonart plastic laminate in ticket counters, prosceniums, boarding counters, breakroom cabinetry, lavatory skirts, and rental car desk is assumed to be (or equal in material price) Walnut Heights 7965-60.
2. Cabinet interiors to be white melamine on particle board.
3. Cabinet front to be flat slabs with edge banding to be 0.5MM PVC.
4. Wilsonart solid surface countertop material allowance is included at \$17.50/sf at breakroom cabinetry, lavatories, and rental car desk.
5. 16GA. Stainless Steel is assumed for base along public facing spaces.
6. 16GA. Stainless Steel is assumed for bagwells and Ticket Counter bases.
7. 18GA. Stainless Steel is assumed for millwork cladding at ticket counters, prosceniums and boarding counters.
8. Pulls allowance to be \$10/Ea.
9. Plywood backing/blocking is included for casework, FID/GID mounting as well as in MDF and IDF rooms.

B. Exclusions

1. Concessions millwork or seating.

C. Allowances

1. (8)-Ticketing counter:
 - i. \$159,180
2. (3)-SSCP security station:
 - i. \$39,795
3. (3)-Entry vestibules:
 - i. \$89,352
4. (4)-Boarding vestibules:
 - i. \$28,908
5. (4)-Gate workstation/boarding check-in:
 - i. \$50,540
6. (4)-Gate proscenium:
 - i. \$37,060

Division 7 – Thermal and Moisture

A. Qualifications

1. Roofing is included as Carlisle 60 mil TPO.
2. Roof insulation is included as R-30.

B. Exclusions

1. Full taper package as the deck is assumed to be sloped.
2. FM Global requirements.
3. NDL warranty.
4. Wind and hail warranties higher than manufacturer's standard.

C. Allowances

1. Rooftop screen for mechanical equipment (2,500 SF):
 - i. \$137,500

Division 8 - Glazing

A. Qualifications

1. Wood doors are included as factory finished plain sliced red oak.
2. Exterior and interior glazing systems are included as standard clear anodized aluminum storefront systems (4 ½" frame depth max).
 - i. Interior glass is assumed to be 1" Overall Clear and Tempered Glass (only where required by Code).
 - ii. Exterior glass is assumed to be 1" IGU (1/4" - 1/2" - 1/4") SNX 51/23 Low-E on Clear Glass. Viracon or equal.
3. Patterned glass film is included at security interior storefront.

B. Exclusions

1. Ballistic rated storefronts, or glazing.
2. Sandblasting or etching glass.

C. Allowances

1. (4)-Boarding doors:
 - i. \$39,000
2. (42)-Door hardware:
 - i. \$35,700

Division 9 - Finishes

A. Qualifications

1. Wall security mesh is included as BM75 with clips with butt joined edges.
2. Standard 2'x2' ACT is included as Armstrong High NRC 2'x2' white ACT with 9/16" white grid.
3. 5,500 sf of ceiling clouds are included as Armstrong High NRC 2'x2' white ACT with 9/16" white grid and Axiom trim.
4. Standard FRP is included to 8' at janitor's closets only.
5. Sealed concrete is included as a solvent based sealant type similar to Euco Super Diamond Clear.
6. Polished concrete is included as Class C, Level 4.
7. Tile material allowance is included at \$5/sf.
8. LVT material allowance is included at \$3.25/sf.
9. Static dissipative tile material allowance is based on ROPPE Haze Gray (or equal in material price).
10. Assumed all exposed steel fabrications at roof level will be shop primed and field painted.

B. Exclusions

1. Delegated design for metal stud framing.
2. Seismic provisions.
3. Metal mesh in ceilings or perimeter furr out walls.
4. Ceiling baffles.
5. Concrete stains, paint or dyes on tilt-wall panels.
6. Patterned tile.
7. Wallcoverings.

C. Allowances

1. Custom SARA Solution:
 - i. \$6,750
2. Exterior concrete screen wall graphic:
 - i. \$34,400

Division 10 - Specialties

A. Qualifications

1. Toilet partitions and urinal screens are included as ASI/Global floor anchored/overhead braced HDPE.
2. Toilet accessories are included as ASI, Bobrick, and Georgia Pacific.

B. Allowances

1. (6)-Baggage search and SSCP stainless steel tables:
 - i. \$3,000
2. (118)-Stanchions:
 - i. \$29,500
3. (25)-Trash Cans/Recycling Centers:
 - i. \$9,000
4. Interior Signage:
 - i. \$109,250
5. (8)-Scales and Scale Bagwells:
 - i. \$30,880

Division 11 - Equipment

A. Qualifications

1. Ticketing equipment is included as SysParc Model TD-7030 Ticket Dispensers and SysParc Barcode Machine Readable Express Exit Pay Stations, Model XP-2020N and traffic control arm as StrongArmPark DC. Software, license, and registration fee for first year are included.

B. Exclusions

1. Food service/concessions equipment.
2. TSA Breakroom appliances.

C. Allowances

1. Breakroom appliances for Airport:
 - i. \$3,000 Refrigerator
 - ii. \$1,500 Dishwasher
 - iii. \$500 Microwave Oven
 - iv. \$500 Coffee Maker

Division 12 - Furnishings

A. Exclusions

1. Concessions areas casework and millwork for vending/food service. This also excludes seating at counter-height areas, tables and chairs.

B. Allowances

1. (460)-Hold Lounge seats by Modern Office Item #C11154:
 - i. \$161,000

Division 14 – Conveying Systems

A. Qualifications

1. Baggage Handling System (BHS) at Ticket Counter length of stainless-steel conveyor of 153' maximum with manual rollers.
2. BHS at Baggage Claim length of stainless-steel slide and base of 50' maximum.

B. Exclusions

1. Induction belts on exterior side of Baggage Claim.
2. Exterior tug protection.
3. Fire shutters on BHS at Ticket Counter leading into Baggage Search Room.
4. Belts, drives and BHS outside of the terminal.

C. Allowances

1. BHS at Ticket Counter:
 - i. \$600,000
2. BHS at Baggage Claim:
 - i. \$334,000

Division 21 – Fire Protection

A. Qualifications

1. Delegated design and furnishing and installing a new wet and pre-action system fire sprinkler system that complies with NPFA 13.

2. All material and equipment used in the installation will be UL Listed and FM approved for fire sprinkler systems.
3. All sprinkler heads in ACT or gyp. board ceiling to be concealed.
4. Permit for the fire sprinkler system assumed no fees.

B. Exclusions

1. Fire Protection Plan Notes F30 as canopies are assumed to “detached” and will not require sprinklered.
2. Fire pump.

Division 22 – Plumbing

A. Qualifications

1. PVC for piping below floor for sanitary and storm with solvent welds.
2. No-hub cast iron for drain and vent above floor with wide-body couplings.
3. Pricing assumes Engineer of Record has conducted due diligence for system and City requirements and documented all requirements on P-000 through P-700.
4. Overflow Roof Drain (OFD) piping assumed to be 12” and 10” and running to either end of the Terminal and riser-down to connect to Civil POCs. Canopies will be internally drained but “sheet flow” to the adjacent pavement/sidewalks.
5. In the absence of specification or readily available materials and equipment, we assume that the Schedules are not meant to be single-sourced, and we may provide alternates of equal quality. Approval shall not be unreasonably withheld.
6. We have included the following fixtures, drains and equipment:
 - i. (4)-CDB-Condensate Drain Box
 - ii. (3)-EEW-Emergency Eye Wash
 - iii. (3)-EMV-Emergency Mixing Valve
 - iv. (2)-EDF-1-Bi-level w/BF
 - v. (1)-GD-1-Garbage Disposal
 - vi. (1)-IMB-1
 - vii. (2)-JS-1
 - viii. (18)-LV-1-CM TMV LEVER
 - ix. (3)-WH TMV SENSOR
 - x. (4)-SK-1-1 COMP CM
 - xi. (1)-SK-2-ADA 1 COMP WH
 - xii. (1)-SK-3-CM 1 COMP
 - xiii. (7)-UR-1/2-WH FV
 - xiv. (22)-WC-1/2-WH FV
 - xv. (9)-FD-1
 - xvi. (1)-FD-2
 - xvii. (2)-FD-3
 - xviii. (5)-FD-4
 - xix. (2)-FD-5
 - xx. (1)-MHB-MIXING HOSE BIBB
 - xxi. (6)-NW-1-NFWH
 - xxii. (4)-NW-2-NFWH
 - xxiii. (2)-RH-1-ROOF HYDRANTS
 - xxiv. (7)-FCO
 - xxv. (2)-GCO

- xxvi. (4)-WCO
- xxvii. (2)-DSC-Downspout Cover-8"
- xxviii. (4)-RD-1-8"
- xxix. (4)-OD-1-8"
- xxx. (1)-BFP-1-RPZ 3"
- xxxi. (1)-BFP-2-SD-3
- xxxii. (4)-FCV-Flow Control Valve
- xxxiii. (1)-WM-1-3" Water Meter
- xxxiv. (1)-WH-1-120 Gallon
- xxxv. (1)-WH-2-20 Gallon
- xxxvi. (1)-ET-1-Expansion Tank
- xxxvii. (1)-ET-2-Expansion Tank
- xxxviii. (1)-RP-1-HWCP
- xxxix. (1)-RP-2-HWCP

B. Exclusions

- 1. Gas service and distribution.
- 2. Seismic bracing and restraints of overhead plumbing.
- 3. Siphonic drainage is excluded.
- 4. Specialty venting or drainage of TSA or Airline-related equipment.

C. Allowances

- 1. Grease interceptor:
 - i. \$125,000
 - 1. Schier GB-500

Division 23 – HVAC

A. Qualifications

- 1. DDC Controls
- 2. We have included the following equipment:
 - i. (9)-Heat Pump RTUs with aux. heating coils (approximately 137.5 nominal tons).
 - ii. (2)-Exhaust Fans
 - iii. (5)-DX Split Systems
 - iv. (2)-Unit Heaters
- 3. Attic stock filters (1-Replacement)

B. Exclusions

- 1. Specialty venting or conditioning of TSA or Airline-related equipment.
- 2. Note Q on RTU Equipment Schedule on M-400.
- 3. Linear slot diffusers.

Division 26 - Electrical

A. Qualifications

- 1. We have included the following:
 - i. (5)-Apron high mast light poles
 - ii. (11)-4" Secondary conduits with aluminum wire from transformer to Switchboard
 - iii. Code-minimum lighting controls
 - iv. Code-minimum exit/egress lighting
 - v. (1)-3000A 277/480V MSB

- vi. (2)-1200A 277/480V DBs
- vii. (2)-ATS (E & LS)
- viii. (1)-300KVA 277/480 Diesel Generator
- ix. (2)-Dual-Port EV Charge Stations
- 2. MC cable for all branch wiring where applicable.
- 3. Concrete encased piping is carried per exhibit provided by Garver, showing just (2) locations to which cross underneath roadways.
- 4. Power has been assumed to be brought to (4) vehicular gates.
- 5. Electrical hand holes in light duty apron paving will be traffic rated, not aircraft rated.
- 6. Conduit sizes are per electrical drawings, no assumptions were made outside of these sets.
- 7. The switchgear will not conform with BABA requirements, Type 3 waiver required.
- B. Exclusions
 - 1. Conductors (aluminum or copper) for primary electrical service (utility) from service POC at FM 546 noted on EL-103 to Transformer.
 - 2. Utility (Oncor) transformer, switchgear, meter socket, tap cans and service charges.
 - 3. Motorized Vehicle Gate near generator and transformer on E-001.
 - 4. Grounding of fencing and gates.
 - 5. Building Distributed Antennae Systems (DAS)
 - 6. Flowable fill as backfill.
- C. Allowances
 - 1. Architectural and building lighting (fixture package):
 - i. \$315,170

Division 27 - Communications

- A. Qualifications
 - 1. We have included the following:
 - i. (19)-Wireless Access Points (WAPs) with Cat6a cables
 - ii. (7)-1-Data wall outlets with Cat6 cables
 - iii. (12)-2-Data wall outlets with Cat6 cables
 - iv. (8)-1-Data poke-through outlets with Cat6 cables
 - v. (4)-2-Data poke-through outlets with Cat6 cables
 - vi. (10)-4-Data wall outlets with Cat6 cables
 - vii. (8)-Security PTZ Camera with Cat6 and 19awg/2C cables
 - viii. (30)-T2 outlets with Cat6a cables
 - ix. MDF and IDF Closet buildouts at MDF N1027, IDF N1025, IDF N1154 and IDF N1049
 - x. 4-post Equipment Racks, APC Network Cabinet, Vertical and Horizontal Wire Managers, Patch panels, overhead 18" ladder rack
 - xi. (1) 50pr Category 3 and (1) 48-SM Armored Fiber Optic cable from IDF N1049-TSA MDF N1027, IDF N1025, and IDF N1154
 - xii. (1) 50pr OSP Category 3 and (1) 48-SM OSP Armored Fiber Optic cable from IDF N1049 - Terminal Building with a maximum run of 1,500'
 - 2. All Fiber Optic cable shall be fusion splice onto LC Adapter Panels and insert into a rack mounted Fiber Enclosure on both ends.
- B. Exclusions
 - 1. Fiber, cable or telecom (utility) from service POC at FM 546 to MDF.
 - 2. POS System cabling.

C. Allowances

1. A/V:
 - i. PA/Intercom System:
 1. \$172,500
 - ii. Flight Information Displays (FIDS), Gate Information Displays (GIDS) and Ticketing:
 1. \$64,400
 - a. 30-55" LCDs

Division 28 – Electronic Safety and Security

A. Qualifications

1. Delegated design and furnishing and installing a new fire alarm system that complies with NPFA 72.
2. Permit for the fire alarm system assumed no fees.
3. We have included the following:
 - i. (75)-Security cameras with Cat6 cable and video management software and video recording server

B. Exclusions

1. Bird deterrents are excluded.

C. Allowances

1. Access Control System
 - i. \$300,000
2. Camera/Monitoring System
 - i. \$300,000

Division 31 - Earthwork

A. Qualifications

1. A final geotechnical report by STL has not been received and building pad and paving subgrade preparation is based on drawings and specifications noted above.
2. 12" select fill cap at apron paving.
3. Assumed 6' moisture conditioning of onsite soils under building pad with 2' select fill cap under the SOG.
4. Assumed 12" lime stabilization at Fuel Farm.
5. Assumed 12" lime stabilization under "light duty" vehicle paving at airside.

B. Exclusions

1. Rock excavation.

Division 32 – Exterior Improvements

A. Qualifications

1. Linear induction gate operators are included as VMAG High Velocity Magnetic Gate Operators.
2. Gates at the dumpster enclosure are included as two 8' x 15' double swing gate, with 4" channel frame and two 6" x 12" iron posts and drop pins.
3. Barrier arms are included as Hysecurity products.
4. All bollards are included as 36" height Traffic guard RP3500 Series ilo 48" as they are not manufactured.
5. Screen fencing in front of trash enclosure is included as galvanized chain link fence with PVC vinyl slats.
6. The container sizes on the Plant Schedule (LS-001) conflict with the height requirements listed in the remarks. This GMP reflects the container sizes listed in the Plant Schedule.

7. Assumed drip irrigation in landscape beds only
8. Assumed only (4) vehicle gates in total. Two being VMAG AOA gates and the others being parking lot ticketing devices.
 - i. Assumed no airport security cameras at the (2) ticketing gate locations

B. Exclusions

1. Height requirements per the remarks on the Plant Schedule (LS-001).
2. Planters, seating and trash/recycle bins located around the site.

Division 32 – Paving

A. Qualifications

1. Paving quantities, and thicknesses, are assumed based off Garver paving exhibit provided 3/27/25.
2. Fire lanes are assumed to be slip formed.
3. Joint layout per sheet CJ-101A, with reinforcement only in specified areas.
4. Light duty apron paving to be tailgated, heavy duty will be slip formed.
5. A batch plant will be utilized onsite.

B. Exclusions

1. P-401 Asphalt Pavement for use in landside parking lot.

Division 33 - Utilities

A. Qualifications

1. All storm piping is assumed to be HP-PP except at discharge to pond which will be RCP.
2. Trench drain is carried within Concrete package.
3. 30,000 GA Jet-A and 15,000GAL Split Tank for Diesel (7.5K) and Unleaded (7.5K) Fuel Farm by Bassco.
4. Fuel for testing and commissioning is included.
5. Only the glycol diverter valve, box, and power were assumed. All items above grade are by airline.
6. Water line run on plan southwest side (962 LF) is excluded per Garver exhibit.
7. Quantities of storm piping assumed per Garver exhibit provided 3/27/25.
8. BABA Type 3 Waiver for the Contech CDS Unit.
9. BABA Type 3 Waiver for Glycol Diverter.

B. Exclusions

1. Final Jet-A, Diesel or Unleaded “top off” or fill
2. Relocation of gas line cost
3. CAPCO line being bored from other side of the airport, assumed the ability to run it on power lines. Work done by others, but cost (noted in Allowance below) carried in this GMP.

C. Allowances

1. Fuel for testing and commissioning of the Fuel Farm
 - i. \$98,437.
2. CAPCO fee for OH Service
 - i. \$239,717

4. Allowance Summary

The following allowances are currently included within the estimate. Add detail about definition of allowances as necessary.

#	Description	Qty	UM	Unit Price	Total Price
1					
2					
3					
4					
5					
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7					
8					
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10					
11					
12					
13					
14					
15					
16					
17					
18					
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21					
	Total Value of Allowances				