

**Rockwall EDC**  
**Corporate Office Site Studies - Site 2**  
1019 Ridge Rd.

Rockwall, Texas 03.26.2021

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R. Andrew Bennett  
Reg. No. 18129

**BOKA Powell**







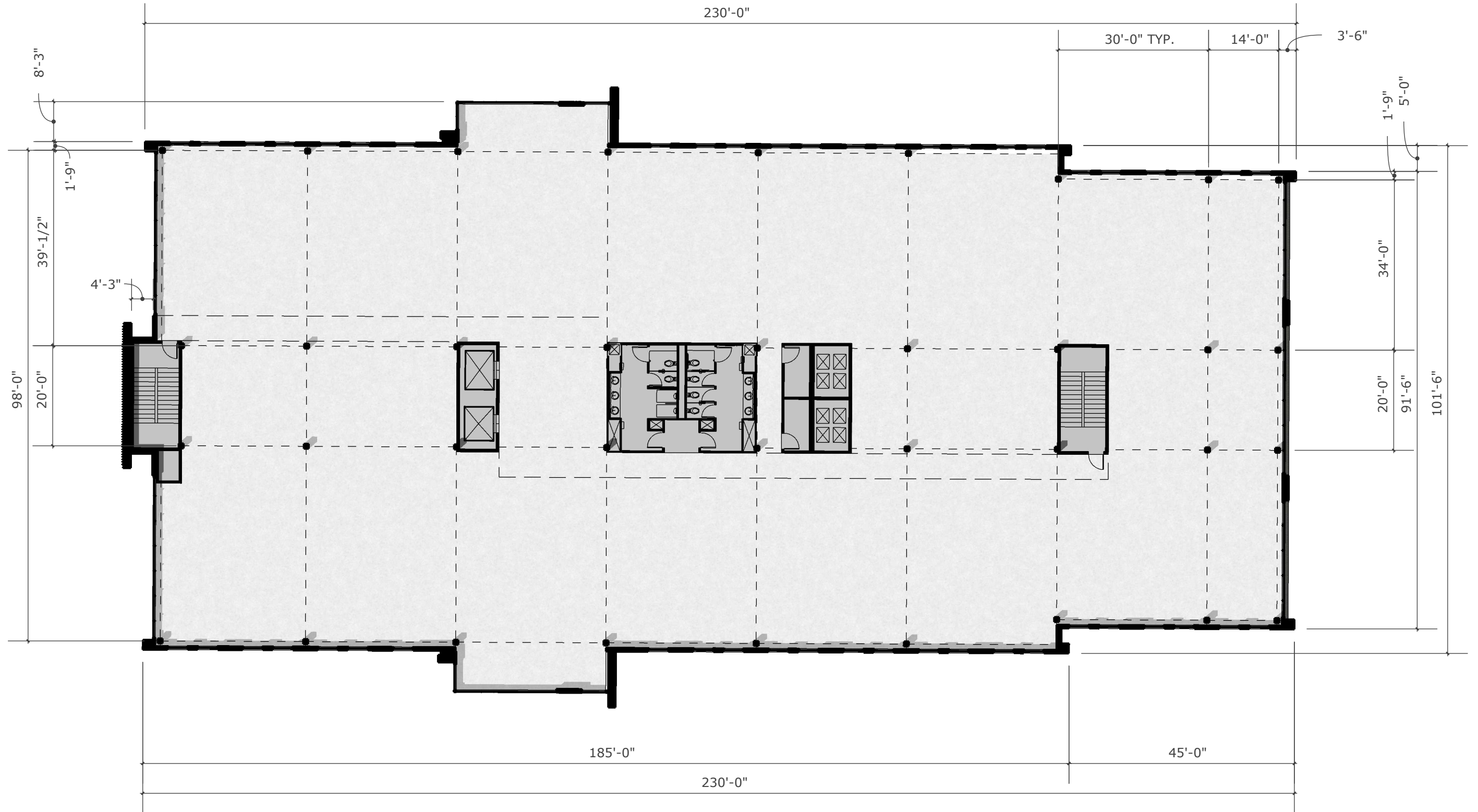


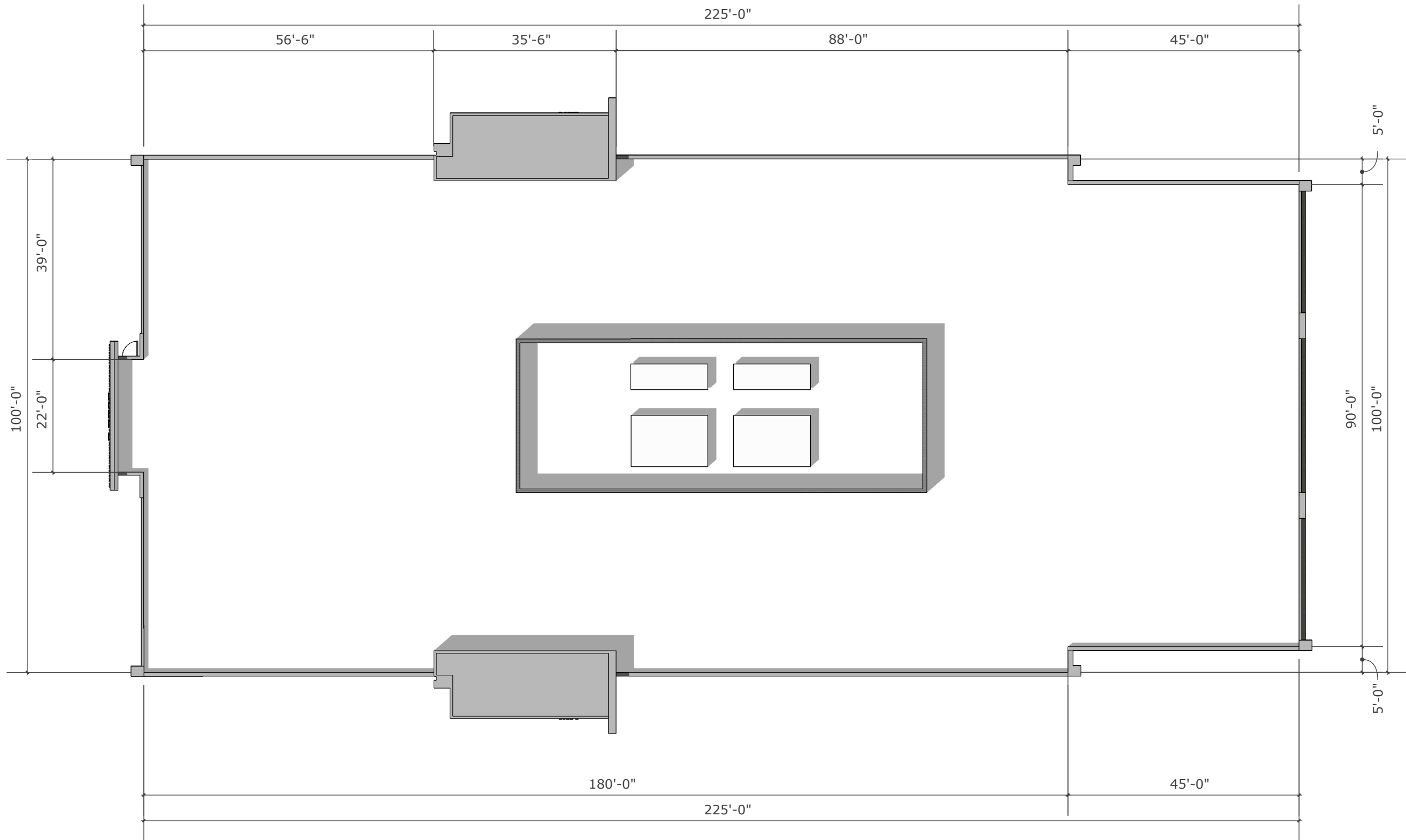
**Site 2**  
2 Level Office  
45,000 SF  
156 PS





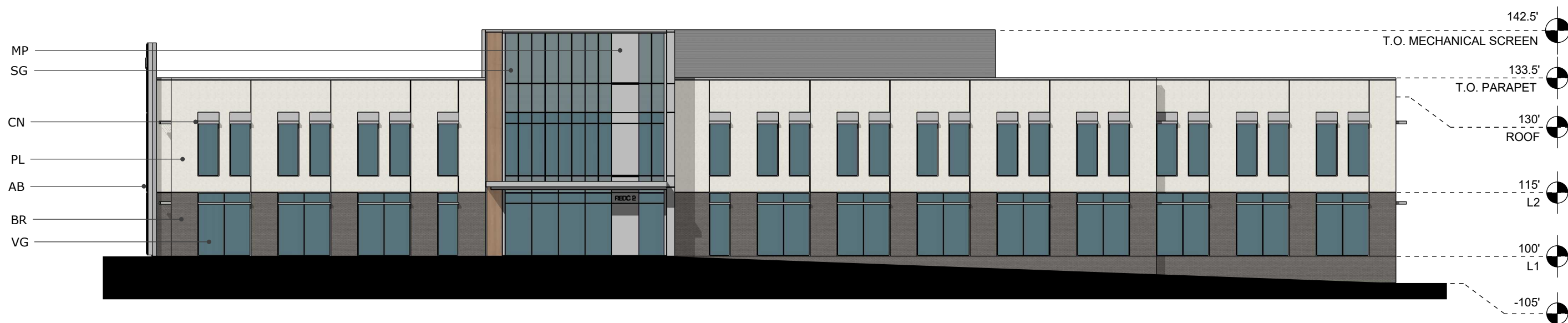






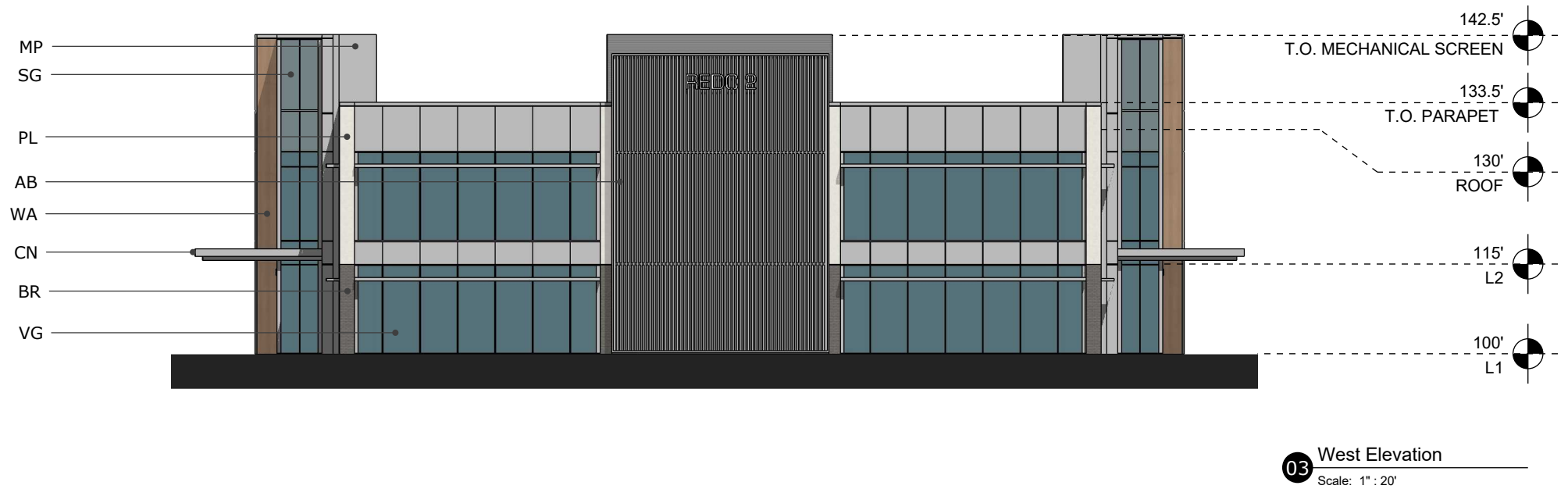


02 North Elevation  
Scale: 1" : 20'



01 South Elevation  
Scale: 1" : 20'

MATERIAL LEGEND	
AB: EXTRUDED ALUMINUM BATTENS	BR : BRICK CN : CANOPY, ACM INFILL MP : METAL PANEL PL : PLASTER SG : SPANDREL GLASS, 1" INSULATED GLAZING UNITS WA : WOOD GRAIN ACM VG : VISION GLASS, 1" INSULATED GLAZING UNITS



MATERIAL LEGEND							
AB:	EXTRUDED ALUMINUM BATTENS	BR:	BRICK	CN:	CANOPY, ACM INFILL	MP:	METAL PANEL
PL:	PLASTER	SG:	SPANDREL GLASS, 1" INSULATED GLAZING UNITS	WA:	WOOD GRAIN ACM	VG:	VISION GLASS, 1" INSULATED GLAZING UNITS





TEXAS' PREMIER BUILDER

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***Rockwall EDC***

Site 2 - 2 Level Office

**Project name**      211016 - Rockwall EDC Site 2  
**Job size**            45000 sqft  
**Duration**            10 mos





Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<b>01 Sitework</b>				
	<b>Dampproofing and Waterproofing</b>			
	Site joint sealants	56,984.00 sf	0.13 /sf	7,254
	<b>Dampproofing and Waterproofing</b>			<b>7,254</b>
	<b>Signage</b>			
	Monument Sign Allowance	1.00 ls	31,823.88 /ls	31,824
	<b>Signage</b>			<b>31,824</b>
	<b>Medium.Voltage Electrical Distribution</b>			
	Site & parking electrical/lighting	1.00 ls	95,471.64 /ls	95,472
	<b>Medium.Voltage Electrical Distribution</b>			<b>95,472</b>
	<b>Earth Moving</b>			
	Mass Excavation	5.30 acre	44,553.43 /acre	236,133
	Erosion Control / SWPPP Maintenance	1.00 ls	9,547.18 /ls	9,547
	<b>Earth Moving</b>			<b>245,680</b>
	<b>Soil Treatment</b>			
	Termite Control	23,000.00 sf	0.10 /sf	2,342
	<b>Soil Treatment</b>			<b>2,342</b>
	<b>Unit Paving</b>			
	Handicap Ramp Pavers	200.00 sf	12.73 /sf	2,546
	Sidewalk Pavers	3,500.00 sf	12.73 /sf	44,553
	<b>Unit Paving</b>			<b>47,099</b>
	<b>Paving Specialties</b>			
	Pavement Markings	56,984.00 sf	0.19 /sf	10,881
	<b>Paving Specialties</b>			<b>10,881</b>
	<b>Retaining Walls</b>			
	Segmental Retaining Walls	4,657.00 sf	38.19 /sf	177,845
	<b>Retaining Walls</b>			<b>177,845</b>
	<b>Planting</b>			
	Landscaping	5.30 acre	63,647.77 /acre	337,333
	Hardscape Allowance	5.30 acre	9,547.16 /acre	50,600
	<b>Planting</b>			<b>387,933</b>
	<b>Site Concrete Turnkey Items</b>			
	Light Pole Bases	8.00 ea	1,272.96 /ea	10,184
	5" Concrete Paving	40,225.00 sf	4.77 /sf	192,017
	6" Concrete Paving	16,759.00 sf	5.41 /sf	90,667
	Drive Approaches	1,700.00 sf	7.64 /sf	12,984
	Sidewalks / Paver Subbase	8,500.00 sf	4.46 /sf	37,870
	Transformer Pads	1.00 ls	6,364.76 /ls	6,365
	Dumpster Enclosure Allowance	1.00 ls	38,188.68 /ls	38,189
	<b>Site Concrete Turnkey Items</b>			<b>388,276</b>
	<b>Common Work Results for Utilities</b>			
	Site Utilities	5.30 acre	63,647.77 /acre	337,333
	Underground Detention	1.00 ls	381,886.56 /ls	381,887
	<b>Common Work Results for Utilities</b>			<b>719,220</b>
	<b>01 Sitework</b>			<b>2,113,826</b>
<b>02 Building C&amp;S</b>				
	<b>Concrete Turnkey Items</b>			
	Foundations	22,931.00 sf	22.91 /sf	525,422
	Grade Beams - A few tall Foundations	697.00 lf	286.41 /lf	199,631
	Slab on Grade	22,931.00 sf	6.36 /sf	145,951
	Elevator Pits	2.00 ea	19,094.33 /ea	38,189
	Slab on Metal Deck	22,931.00 sf	4.46 /sf	102,165
	Slab on Metal Deck at Roof Mechanical Area	4,000.00 sf	6.36 /sf	25,459
	Concrete filled stair pans and landings	1,260.00 sf	7.64 /sf	9,624





TEXAS' PREMIER BUILDER

Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	<b>Concrete Turnkey Items</b>			<b>1,046,441</b>
	<b>Unit Masonry</b>			
	Masonry	6,682.00 sf	33.10 /sf	221,153
	<b>Unit Masonry</b>			<b>221,153</b>
	<b>Structural Steel Framing</b>			
	2nd floor structural steel - 10 #/SF	134.00 tns	5,091.82 /tns	682,304
	Roof Bar Joists and Deck	79.00 tns	3,182.39 /tns	251,409
	<b>Structural Steel Framing</b>			<b>933,713</b>
	<b>Metal Fabrications</b>			
	Canopy Steel	750.00 sf	44.55 /sf	33,415
	<b>Metal Fabrications</b>			<b>33,415</b>
	<b>Dampproofing and Waterproofing</b>			
	Elevator pit waterproofing	2.00 ea	6,364.79 /ea	12,730
	Fluid-applied air barrier behind stone, tile, & metal panels	15,998.00 sf	4.46 /sf	71,277
	Rigid insulation behind stone, tile, & metal panels	29,206.00 sf	2.23 /sf	65,061
	Flashing	45,000.00 sf	1.27 /sf	57,283
	Building joint sealants	45,000.00 sf	0.95 /sf	42,962
	Masonry sealer	6,682.00 sf	0.64 /sf	4,253
	<b>Dampproofing and Waterproofing</b>			<b>253,566</b>
	<b>Roofing and Siding Panels</b>			
	60 Mil R-20 TPO Roofing	22,931.00 sf	12.73 /sf	291,901
	60 Mil R-20 TPO Roofing - Canopies	750.00 sf	12.73 /sf	9,547
	Roof Hatches	1.00 ls	5,091.84 /ls	5,092
	<b>Roofing and Siding Panels</b>			<b>306,540</b>
	<b>Wall Panels</b>			
	Canopy ACM	750.00 sf	50.92 /sf	38,189
	ACM Wall Panels	1,037.00 sf	44.55 /sf	46,202
	Metal Flush Panel - Mech. Screen	3,300.00 sf	31.82 /sf	105,019
	Extruded Aluminum Batten Screen	2,128.00 sf	38.19 /sf	81,265
	Metal Flush Panel	6,151.00 sf	31.82 /sf	195,749
	<b>Wall Panels</b>			<b>466,424</b>
	<b>Fire and Smoke Protection</b>			
	Fireproofing	45,000.00 sf	2.23 /sf	100,245
	<b>Fire and Smoke Protection</b>			<b>100,245</b>
	<b>Doors and Frames</b>			
	Doors and Hardware	14.00 ea	2,227.67 /ea	31,187
	<b>Doors and Frames</b>			<b>31,187</b>
	<b>Entrances, Storefronts, and Curtain Walls</b>			
	Window Wall	14,398.00 sf	70.01 /sf	1,008,041
	Curtain Wall	4,905.00 sf	89.11 /sf	437,069
	Main Entry Glass Doors	4.00 ea	5,728.30 /ea	22,913
	Exterior Aluminum Eyebrow	580.00 sf	95.47 /sf	55,374
	Exterior Aluminum Trellis	170.00 sf	76.38 /sf	12,984
	<b>Entrances, Storefronts, and Curtain Walls</b>		<b>/sf</b>	<b>1,536,381</b>
	<b>Interior Finish Allowances</b>			
	Main Lobby Finish Allowance	2,500.00 sf	127.30 /sf	318,239
	<b>Interior Finish Allowances</b>			<b>318,239</b>
	<b>Plaster and Gypsum Board</b>			
	Drywall	45,000.00 sf	8.27 /sf	372,339
	<b>Plaster and Gypsum Board</b>			<b>372,339</b>
	<b>Cement Plastering</b>			
	Cement Stucco - Walls	13,208.00 sf	20.37 /sf	269,011
	<b>Cement Plastering</b>			<b>269,011</b>
	<b>Tiling</b>			
	Wall Tile at Wet Walls Only (\$10/SF Material Only)	2,502.00 sf	19.09 /sf	47,774





TEXAS' PREMIER BUILDER

Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	<b>Tiling</b>			
	Wall Mosaic Tile at Vanity Walls Only (\$20/SF Material Only)	300.00 sf	38.19 /sf	11,457
	Flooring Tile (\$10/SF for Material Only)	720.00 sf	19.09 /sf	13,748
	Crack Isolation / Waterproofing Membrane	720.00 sf	1.91 /sf	1,375
	Vanity Tops	130.00 sf	82.74 /sf	10,756
	<b>Tiling</b>			<b>85,110</b>
	<b>Flooring Treatment</b>			
	Concrete Floor Sealing	445.00 sf	1.46 /sf	651
	<b>Flooring Treatment</b>			<b>651</b>
	<b>Resilient Flooring</b>			
	Rubber Base	1,000.00 lf	1.59 /lf	1,591
	<b>Resilient Flooring</b>			<b>1,591</b>
	<b>Carpeting</b>			
	Stairwells Carpet and Resilient Risers	620.00 sf	10.18 /sf	6,314
	<b>Carpeting</b>			<b>6,314</b>
	<b>Painting and Coating</b>			
	Painting C&S	45,000.00 sf	1.02 /sf	45,826
	Lobby Accent Wall (\$35/SF for Material Only)	600.00 sf	57.28 /sf	34,370
	<b>Painting and Coating</b>			<b>80,196</b>
	<b>Signage</b>			
	Code Minimum Interior Signage	1.00 ls	6,364.77 /ls	6,365
	Building Signage	1.00 ls	38,188.68 /ls	38,189
	<b>Signage</b>			<b>44,553</b>
	<b>Toilet, Bath, and Laundry Accessories</b>			
	Toilet Accessories - Sets per Toilet	16.00 ea	2,227.67 /ea	35,643
	<b>Toilet, Bath, and Laundry Accessories</b>			<b>35,643</b>
	<b>Fire Protection Specialties</b>			
	Fire Extinguisher Cabinets	6.00 ea	445.54 /ea	2,673
	Knox Boxes	1.00 ea	954.70 /ea	955
	<b>Fire Protection Specialties</b>			<b>3,628</b>
	<b>Rugs and Mats</b>			
	Entrance Floor Mats and Frames	775.00 sf	76.38 /sf	59,192
	<b>Rugs and Mats</b>			<b>59,192</b>
	<b>Elevators</b>			
	Elevators - Passenger	2.00 stop	45,826.39 /stop	91,653
	Elevators - Freight	2.00 stop	48,372.31 /stop	96,745
	Elevators - Cab Finish Allowance	2.00 cab	25,459.10 /cab	50,918
	<b>Elevators</b>			<b>239,316</b>
	<b>Fire Suppression Systems</b>			
	Fire Suppression	45,000.00 sf	2.55 /sf	114,566
	<b>Fire Suppression Systems</b>			<b>114,566</b>
	<b>Plumbing Piping</b>			
	Plumbing	45,000.00 sf	6.36 /sf	286,415
	<b>Plumbing Piping</b>			<b>286,415</b>
	<b>HVAC Piping and Pumps</b>			
	HVAC - RTUs - 335 SF/Ton	134.00 tns	4,837.23 /tns	648,189
	Test & Balance	1.00 ls	19,094.31 /ls	19,094
	<b>HVAC Piping and Pumps</b>			<b>667,283</b>
	<b>Medium.Voltage Electrical Distribution</b>			
	Electrical & Fire Alarm	45,000.00 sf	17.82 /sf	801,962
	<b>Medium.Voltage Electrical Distribution</b>			<b>801,962</b>
	<b>02 Building C&amp;S</b>			<b>8,315,075</b>



TEXAS' PREMIER BUILDER

### Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
Labor				
Material				
Subcontract	10,428,900			231.753 /sqft
Equipment				
Other				
	<u>10,428,900</u>	<u>10,428,900</u>		<u>231.753 /sqft</u>
<b>Total</b>		<b>10,428,900</b>		<b>231.753 /sqft</b>





TEXAS' PREMIER BUILDER

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## ***Rockwall EDC***

Site 2 - 2 Level Office

<b>Project name</b>	211016 - Rockwall EDC Site 2
<b>Job size</b>	45000 sqft
<b>Duration</b>	10 mos



TEXAS' PREMIER BUILDER

Location	Description	Total Amount
<b>01 Sitework</b>	Dampproofing and Waterproofing	7,254
	Signage	31,824
	Medium.Voltage Electrical	95,472
	Distribution	
	Earth Moving	245,680
	Soil Treatment	2,342
	Unit Paving	47,099
	Paving Specialties	10,881
	Retaining Walls	177,845
	Planting	387,933
	Site Concrete Turnkey Items	388,276
	Common Work Results for Utilities	719,220
	<b>01 Sitework</b>	<b>2,113,826</b>
<b>02 Building C&amp;S</b>	Concrete Turnkey Items	1,046,441
	Unit Masonry	221,153
	Structural Steel Framing	933,713
	Metal Fabrications	33,415
	Dampproofing and Waterproofing	253,566
	Roofing and Siding Panels	306,540
	Wall Panels	466,424
	Fire and Smoke Protection	100,245
	Doors and Frames	31,187
	Entrances, Storefronts, and Curtain Walls	1,536,381
	Interior Finish Allowances	318,239
	Plaster and Gypsum Board	372,339
	Cement Plastering	269,011
	Tiling	85,110
	Flooring Treatment	651
	Resilient Flooring	1,591
	Carpeting	6,314
	Painting and Coating	80,196
	Signage	44,553
	Toilet, Bath, and Laundry Accessories	35,643
	Fire Protection Specialties	3,628
	Rugs and Mats	59,192
	Elevators	239,316
	Fire Suppression Systems	114,566
	Plumbing Piping	286,415
	HVAC Piping and Pumps	667,283
	Medium.Voltage Electrical	801,962
	Distribution	
	<b>02 Building C&amp;S</b>	<b>8,315,075</b>





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Other			
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<b>Total</b>		<b>10,428,900</b>	<b>231.753 /sqft</b>