

**Rockwall EDC**  
**Corporate Office Site Studies - Site 3**  
Sids & SH205

Rockwall, Texas 03.26.2021

---

R. Andrew Bennett  
Reg. No. 18129

**BOKA Powell**



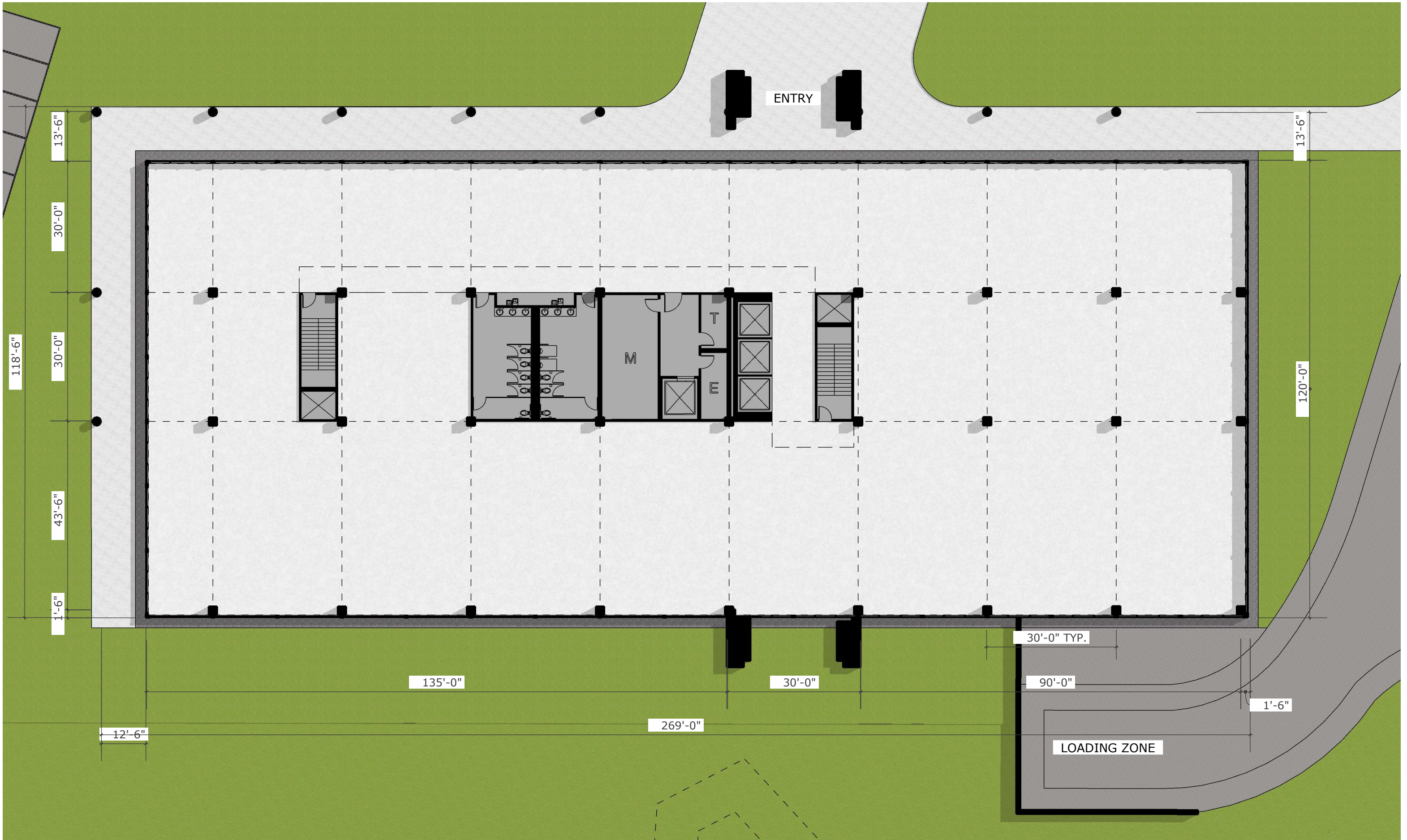


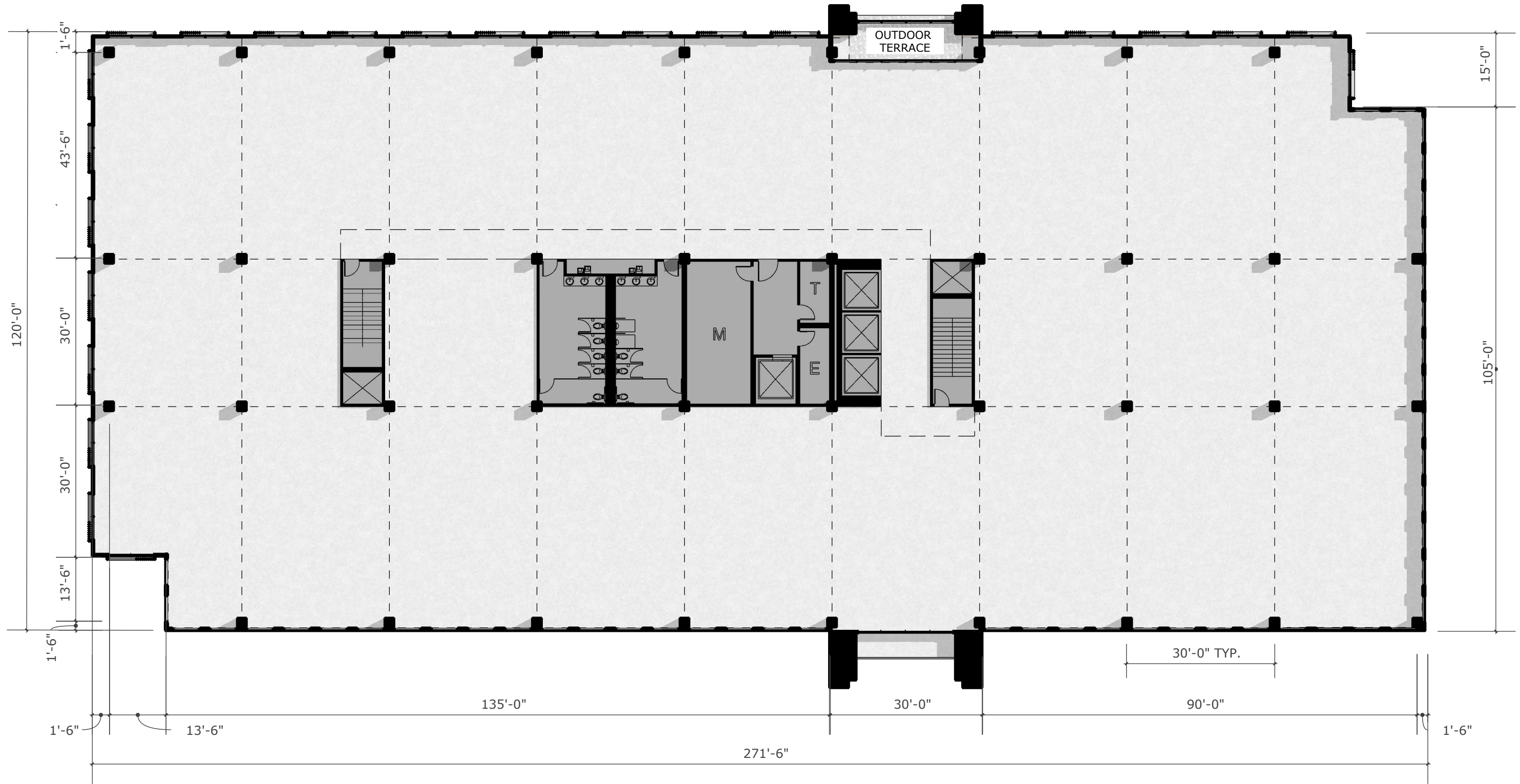
4: 1 Level Retail  
6,300 SF  
36 PS

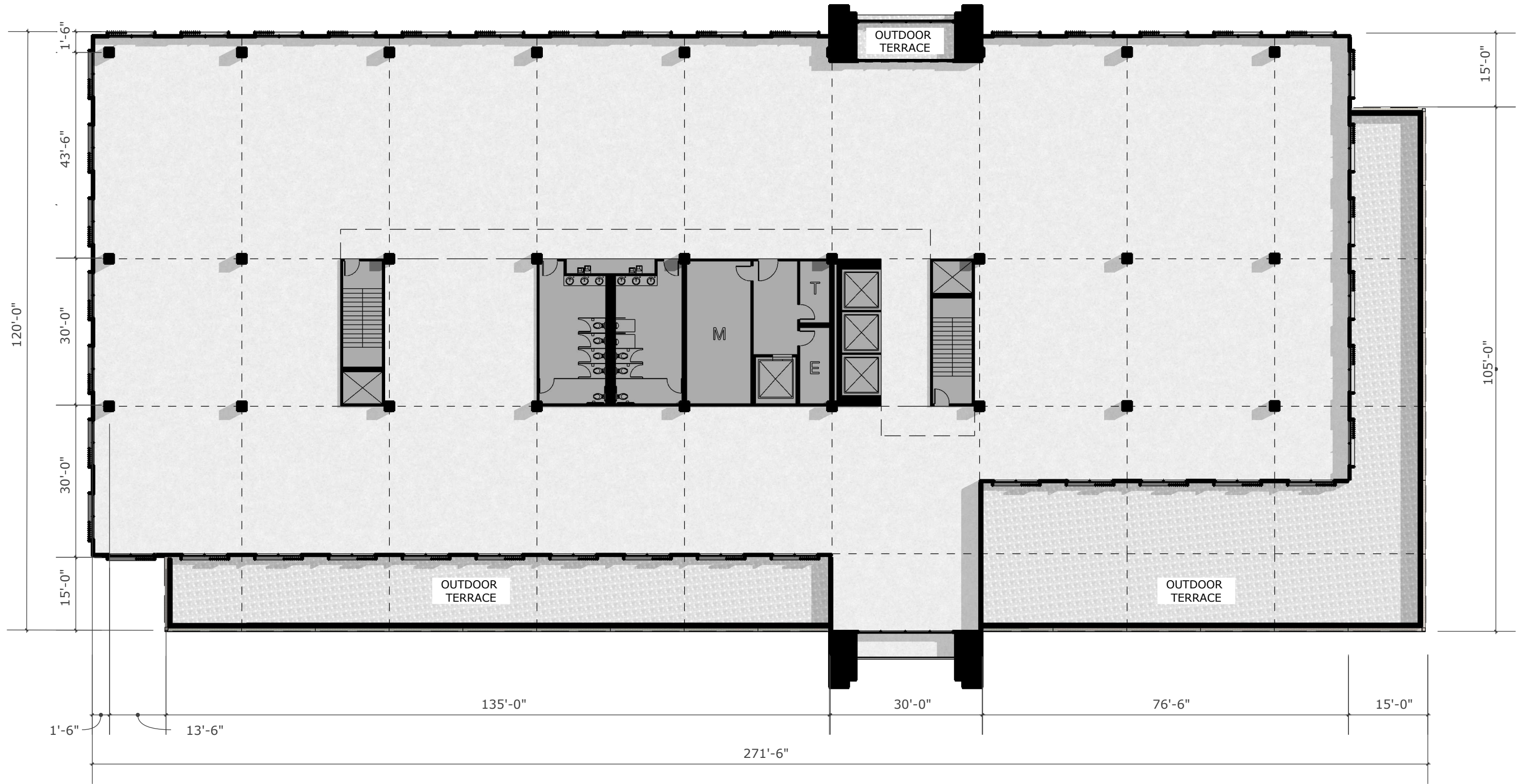
3: 1 level Retail  
6,300 SF  
36 PS

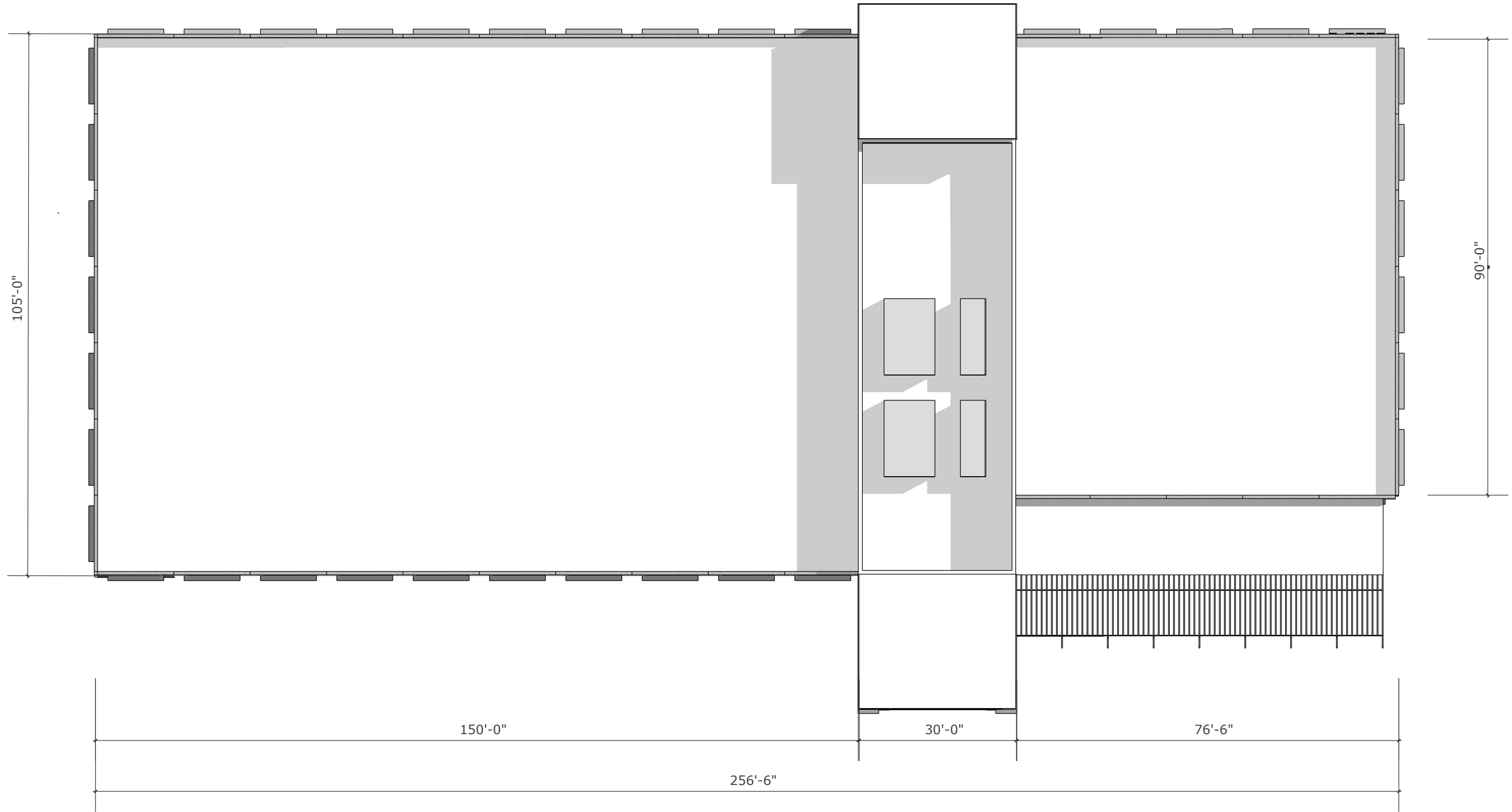
2: 4 Level Office  
122,400 SF  
413 PS

1: 4 Level Office  
122,400 SF  
413 PS











**02** North Elevation  
Scale: 1" : 20'



**01** South Elevation  
Scale: 1" : 20'

**MATERIAL LEGEND**

BR : BRICK CN : CANOPY, ALUMINUM BLADES MP : METAL PANEL SG : SPANDREL GLASS, 1" INSULATED GLAZING UNITS VG : VISION GLASS, 1" INSULATED GLAZING UNITS WD : WOOD SCREEN





02 East Elevation  
Scale: 1" : 20'



01 West Elevation  
Scale: 1" : 20'

**MATERIAL LEGEND**

BR : BRICK	CN : CANOPY, ALUMINUM BLADES	MP : METAL PANEL	SG : SPANDREL GLASS, 1" INSULATED GLAZING UNITS	VG : VISION GLASS, 1" INSULATED GLAZING UNITS	WD : WOOD SCREEN
------------	------------------------------	------------------	---	---	------------------



TEXAS' PREMIER BUILDER

---

***Rockwall EDC***

Site 3 - Two 4 Level Office Buildings

<b>Project name</b>	211016 - Rockwall EDC Site 3
<b>Job size</b>	244800 sqft
<b>Duration</b>	14 mos



Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<b>01 Sitework</b>				
	<b>Dampproofing and Waterproofing</b>			
	Site joint sealants	344,426.00 sf	0.12 /sf	40,605
	<b>Dampproofing and Waterproofing</b>			<b>40,605</b>
	<b>Signage</b>			
	Monument Sign Allowance	1.00 ls	35,367.58 /ls	35,368
	<b>Signage</b>			<b>35,368</b>
	<b>Medium.Voltage Electrical Distribution</b>			
	Site & parking electrical/lighting	1.00 ls	235,783.59 /ls	235,784
	<b>Medium.Voltage Electrical Distribution</b>			<b>235,784</b>
	<b>Earth Moving</b>			
	Mass Excavation	40.00 acre	35,367.54 /acre	1,414,702
	Erosion Control / SWPPP Maintenance	1.00 ls	23,578.36 /ls	23,578
	<b>Earth Moving</b>			<b>1,438,280</b>
	<b>Soil Treatment</b>			
	Termite Control	64,900.00 sf	0.09 /sf	6,121
	<b>Soil Treatment</b>			<b>6,121</b>
	<b>Unit Paving</b>			
	Handicap Ramp Pavers	200.00 sf	11.79 /sf	2,358
	Sidewalk Pavers	15,000.00 sf	11.79 /sf	176,838
	<b>Unit Paving</b>			<b>179,196</b>
	<b>Paving Specialties</b>			
	Pavement Markings	344,426.00 sf	0.18 /sf	60,908
	<b>Paving Specialties</b>			<b>60,908</b>
	<b>Retaining Walls</b>			
	Segmental Retaining Walls	4,810.00 sf	35.37 /sf	170,118
	<b>Retaining Walls</b>			<b>170,118</b>
	<b>Planting</b>			
	Landscaping	40.00 acre	47,156.72 /acre	1,886,269
	Hardscape Allowance	40.00 acre	8,841.89 /acre	353,675
	<b>Planting</b>			<b>2,239,944</b>
	<b>Site Concrete Turnkey Items</b>			
	Light Pole Bases	40.00 ea	1,178.92 /ea	47,157
	5" Concrete Paving	226,573.00 sf	4.42 /sf	1,001,666
	6" Concrete Paving	87,690.00 sf	5.01 /sf	439,362
	Drive Approaches	1,700.00 sf	7.07 /sf	12,025
	Sidewalks / Paver Subbase	30,155.00 sf	4.13 /sf	124,426
	Transformer Pads	1.00 ls	5,894.59 /ls	5,895
	Dumpster Enclosure Allowance	1.00 ls	29,472.93 /ls	29,473
	<b>Site Concrete Turnkey Items</b>			<b>1,660,004</b>
	<b>Common Work Results for Utilities</b>			
	Site Utilities	40.00 acre	53,051.32 /acre	2,122,053
	<b>Common Work Results for Utilities</b>			<b>2,122,053</b>
	<b>01 Sitework</b>			<b>8,188,379</b>
<b>02 Building C&amp;S</b>				
	<b>Concrete Turnkey Items</b>			
	Foundations	64,900.00 sf	21.22 /sf	1,377,212
	Grade Beams - A few tall Foundations	1,610.00 lf	265.26 /lf	427,063
	Slab on Grade	64,900.00 sf	5.89 /sf	382,559
	Elevator Pits	8.00 ea	17,683.77 /ea	141,470
	Slab on Metal Deck	179,900.00 sf	4.13 /sf	742,306
	Slab on Metal Deck at Roof Mechanical Area	10,000.00 sf	5.89 /sf	58,946
	Concrete filled stair pans and landings	5,040.00 sf	7.07 /sf	35,650
	<b>Concrete Turnkey Items</b>			<b>3,165,206</b>
	<b>Unit Masonry</b>			
	Masonry	34,397.00 sf	28.29 /sf	973,230
	<b>Unit Masonry</b>			<b>973,230</b>
	<b>Stone Masonry</b>			
	Limestone Veneer	29,337.00 sf	38.31 /sf	1,124,042
	<b>Stone Masonry</b>			<b>1,124,042</b>
	<b>Structural Steel Framing</b>			



Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	<b>Structural Steel Framing</b>			
	2nd floor structural steel - 10 #/SF	351.00 tns	4,715.67 /tns	1,655,201
	3rd floor structural steel - 10#/SF	351.00 tns	4,715.67 /tns	1,655,201
	4th floor structural steel - 10 #/SF	351.00 tns	4,715.67 /tns	1,655,201
	Roof Bar Joists and Deck	211.00 tns	2,947.30 /tns	621,879
	<b>Structural Steel Framing</b>			<b>5,587,482</b>
	<b>Metal Fabrications</b>			
	Canopy Steel	4,060.00 sf	41.26 /sf	167,524
	<b>Metal Fabrications</b>			<b>167,524</b>
	<b>Dampproofing and Waterproofing</b>			
	Elevator pit waterproofing	8.00 ea	5,894.59 /ea	47,157
	Cold fluid-applied at balconies	14,950.00 sf	14.15 /sf	211,498
	Fluid-applied air barrier behind stone, tile, & metal panels	66,700.00 sf	4.13 /sf	275,218
	Rigid insulation behind stone, tile, & metal panels	76,200.00 sf	2.06 /sf	157,209
	Flashing	244,800.00 sf	1.18 /sf	288,599
	Building joint sealants	244,800.00 sf	0.88 /sf	216,449
	Masonry sealer	63,734.00 sf	0.59 /sf	37,569
	<b>Dampproofing and Waterproofing</b>			<b>1,233,699</b>
	<b>Roofing and Siding Panels</b>			
	60 Mil R-20 TPO Roofing	53,990.00 sf	11.79 /sf	636,498
	60 Mil R-20 TPO Roofing - Canopies	4,060.00 sf	11.79 /sf	47,864
	Roof Hatches	1.00 ls	4,715.67 /ls	4,716
	<b>Roofing and Siding Panels</b>			<b>689,078</b>
	<b>Wall Panels</b>			
	Canopy ACM	4,060.00 sf	47.16 /sf	191,456
	Metal Flush Panel - Mech. Screen	3,400.00 sf	29.47 /sf	100,208
	ACM Column Wraps	14.00 ea	5,894.59 /ea	82,524
	Metal Flush Panel	2,958.00 sf	29.47 /sf	87,181
	Wood Screen Fins	10,626.00 sf	58.95 /sf	626,359
	<b>Wall Panels</b>			<b>1,087,729</b>
	<b>Roof Pavers</b>			
	Roof Pavers	14,950.00 sf	41.26 /sf	616,869
	<b>Roof Pavers</b>			<b>616,869</b>
	<b>Fire and Smoke Protection</b>			
	Fireproofing	244,800.00 sf	2.06 /sf	505,049
	<b>Fire and Smoke Protection</b>			<b>505,049</b>
	<b>Doors and Frames</b>			
	Doors and Hardware	64.00 ea	2,063.11 /ea	132,039
	<b>Doors and Frames</b>			<b>132,039</b>
	<b>Entrances, Storefronts, and Curtain Walls</b>			
	Window Wall	21,197.00 sf	64.84 /sf	1,374,424
	Curtain Wall	30,119.00 sf	82.52 /sf	2,485,548
	Storefront	15,939.00 sf	58.95 /sf	939,539
	Main Entry Glass Doors	36.00 ea	5,305.13 /ea	190,985
	Glass Railings	130.00 lf	412.62 /lf	53,641
	<b>Entrances, Storefronts, and Curtain Walls</b>			<b>5,044,137</b>
	<b>Interior Finish Allowances</b>			
	Main Lobby Finish Allowance	5,000.00 sf	117.89 /sf	589,459
	<b>Interior Finish Allowances</b>			<b>589,459</b>
	<b>Plaster and Gypsum Board</b>			
	Drywall	244,800.00 sf	6.48 /sf	1,587,295
	<b>Plaster and Gypsum Board</b>			<b>1,587,295</b>
	<b>Cement Plastering</b>			
	Cement Stucco Soffits	12,512.00 sf	18.86 /sf	236,010
	<b>Cement Plastering</b>			<b>236,010</b>
	<b>Tiling</b>			
	Wall Tile at Wet Walls Only (\$10/SF Material Only)	14,040.00 sf	17.68 /sf	248,280



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)	600.00 sf	35.37 /sf	21,221
	Flooring Tile (\$10/SF for Material Only)	5,950.00 sf	17.68 /sf	105,218
	Crack Isolation / Waterproofing Membrane	5,950.00 sf	1.77 /sf	10,522
	Vanity Tops	130.00 sf	76.63 /sf	9,962
	<b>Tiling</b>			<b>395,203</b>
	<b>Flooring Treatment</b>			
	Concrete Floor Sealing	4,670.00 sf	1.36 /sf	6,331
	<b>Flooring Treatment</b>			<b>6,331</b>
	<b>Resilient Flooring</b>			
	Rubber Base	2,400.00 lf	1.47 /lf	3,537
	<b>Resilient Flooring</b>			<b>3,537</b>
	<b>Carpeting</b>			
	Stairwells Carpet and Resilient Risers	1,200.00 sf	9.43 /sf	11,318
	<b>Carpeting</b>			<b>11,318</b>
	<b>Painting and Coating</b>			
	Painting C&S	244,800.00 sf	0.94 /sf	230,879
	Lobby Accent Wall (\$35/SF for Material Only)	2,500.00 sf	53.05 /sf	132,628
	<b>Painting and Coating</b>			<b>363,508</b>
	<b>Signage</b>			
	Code Minimum Interior Signage	1.00 ls	11,789.19 /ls	11,789
	Building Signage	1.00 ls	47,156.70 /ls	47,157
	<b>Signage</b>			<b>58,946</b>
	<b>Toilet, Bath, and Laundry Accessories</b>			
	Toilet Accessories - Sets per Toilet	64.00 ea	2,063.11 /ea	132,039
	<b>Toilet, Bath, and Laundry Accessories</b>			<b>132,039</b>
	<b>Fire Protection Specialties</b>			
	Fire Extinguisher Cabinets	26.00 ea	412.62 /ea	10,728
	Knox Boxes	2.00 ea	884.20 /ea	1,768
	<b>Fire Protection Specialties</b>			<b>12,497</b>
	<b>Rugs and Mats</b>			
	Entrance Floor Mats and Frames	1,550.00 sf	70.74 /sf	109,639
	<b>Rugs and Mats</b>			<b>109,639</b>
	<b>Elevators</b>			
	Elevators - Passenger	24.00 stop	42,441.05 /stop	1,018,585
	Elevators - Freight	8.00 stop	44,798.89 /stop	358,391
	Elevators - Cab Finish Allowance	8.00 cabs	23,578.36 /cabs	188,627
	<b>Elevators</b>			<b>1,565,603</b>
	<b>Fire Suppression Systems</b>			
	Fire Suppression	244,800.00 sf	2.06 /sf	505,049
	<b>Fire Suppression Systems</b>			<b>505,049</b>
	<b>Plumbing Piping</b>			
	Plumbing	244,800.00 sf	5.31 /sf	1,298,696
	<b>Plumbing Piping</b>			<b>1,298,696</b>
	<b>HVAC Piping and Pumps</b>			
	HVAC - RTUs - 335 SF/Ton	730.00 tns	4,479.89 /tns	3,270,319
	Test & Balance	1.00 ls	41,262.13 /ls	41,262
	<b>HVAC Piping and Pumps</b>			<b>3,311,581</b>
	<b>Medium.Voltage Electrical Distribution</b>			
	Electrical & Fire Alarm	244,800.00 sf	15.33 /sf	3,751,789
	<b>Medium.Voltage Electrical Distribution</b>			<b>3,751,789</b>
	<b>02 Building C&amp;S</b>			<b>34,264,583</b>



TEXAS' PREMIER BUILDER

### Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
Labor				
Material				
Subcontract	42,452,962			173.419 /sqft
Equipment				
Other				
	<u>42,452,962</u>	<u>42,452,962</u>		<u>173.419 /sqft</u>
<b>Total</b>		<b>42,452,962</b>		<b>173.419 /sqft</b>



TEXAS' PREMIER BUILDER

---

## ***Rockwall EDC***

Site 3 - Two 4 Level Office Buildings

<b>Project name</b>	211016 - Rockwall EDC Site 3
<b>Job size</b>	244800 sqft
<b>Duration</b>	14 mos



TEXAS' PREMIER BUILDER

Location	Description	Total Amount
<b>01 Sitework</b>	Dampproofing and Waterproofing	40,605
	Signage	35,368
	Medium.Voltage Electrical Distribution	235,784
	Earth Moving	1,438,280
	Soil Treatment	6,121
	Unit Paving	179,196
	Paving Specialties	60,908
	Retaining Walls	170,118
	Planting	2,239,944
	Site Concrete Turnkey Items	1,660,004
	Common Work Results for Utilities	2,122,053
	<b>01 Sitework</b>	<b>8,188,379</b>
<b>02 Building C&amp;S</b>	Concrete Turnkey Items	3,165,206
	Unit Masonry	973,230
	Stone Masonry	1,124,042
	Structural Steel Framing	5,587,482
	Metal Fabrications	167,524
	Dampproofing and Waterproofing	1,233,699
	Roofing and Siding Panels	689,078
	Wall Panels	1,087,729
	Roof Pavers	616,869
	Fire and Smoke Protection	505,049
	Doors and Frames	132,039
	Entrances, Storefronts, and Curtain Walls	5,044,137
	Interior Finish Allowances	589,459
	Plaster and Gypsum Board	1,587,295
	Cement Plastering	236,010
	Tiling	395,203
	Flooring Treatment	6,331
	Resilient Flooring	3,537
	Carpeting	11,318
	Painting and Coating	363,508
	Signage	58,946
	Toilet, Bath, and Laundry Accessories	132,039
	Fire Protection Specialties	12,497
	Rugs and Mats	109,639
	Elevators	1,565,603
	Fire Suppression Systems	505,049
	Plumbing Piping	1,298,696
	HVAC Piping and Pumps	3,311,581
	Medium.Voltage Electrical Distribution	3,751,789
		<b>02 Building C&amp;S</b>





TEXAS' PREMIER BUILDER

---

## Estimate Totals

Description	Amount	Totals Cost per Unit	
Labor			
Material			
Subcontract	42,452,962		173.419 /sqft
Equipment			
Other			
	<u>42,452,962</u>	<u>42,452,962</u>	<u>173.419 /sqft</u>
<b>Total</b>		<b>42,452,962</b>	<b>173.419 /sqft</b>