

Rockwall EDC
Corporate Office Site Studies - Site 4
I-30 & John King Blvd.

Rockwall, Texas 03.26.2021

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Reg. No. 18129

BOKA Powell





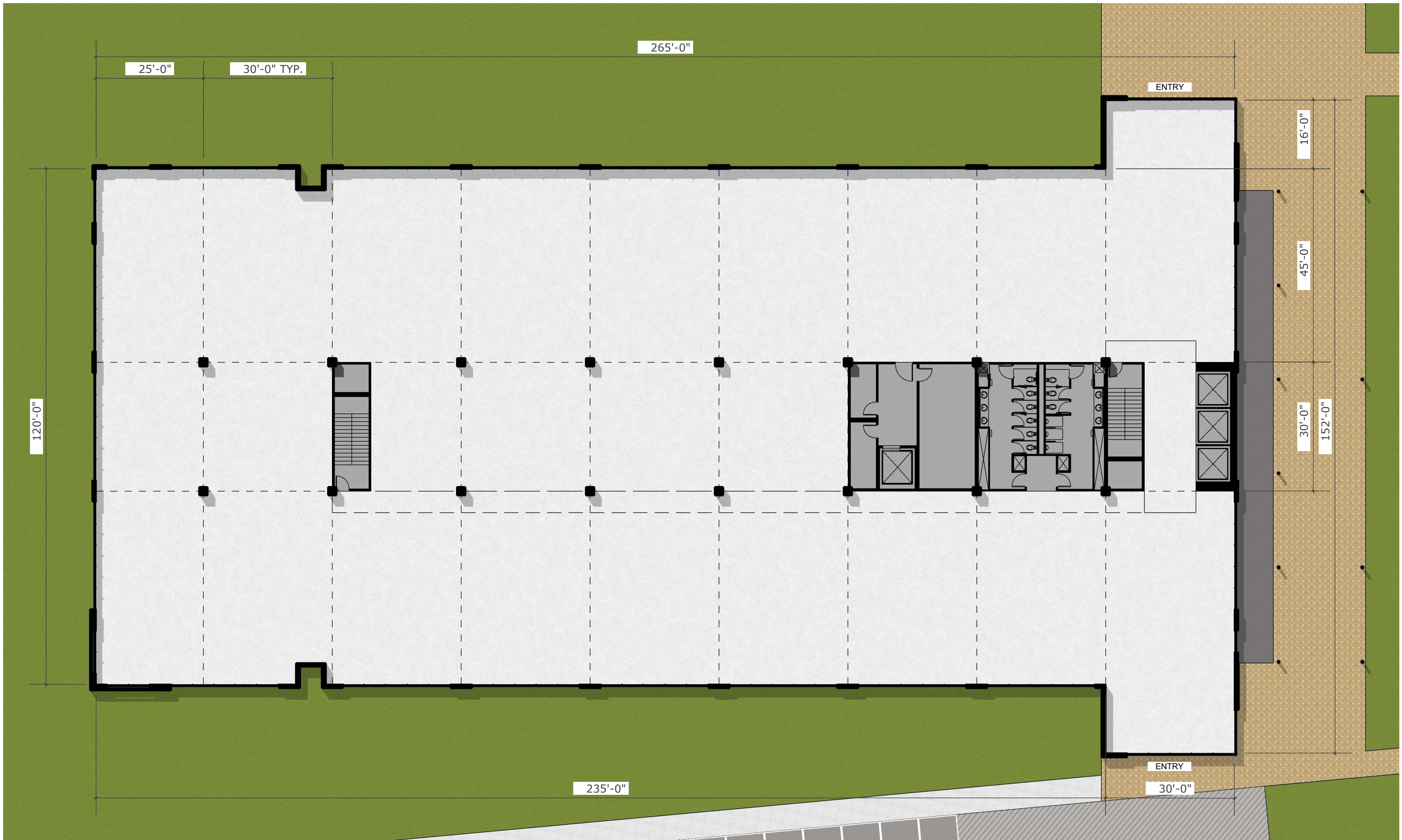
Site 4

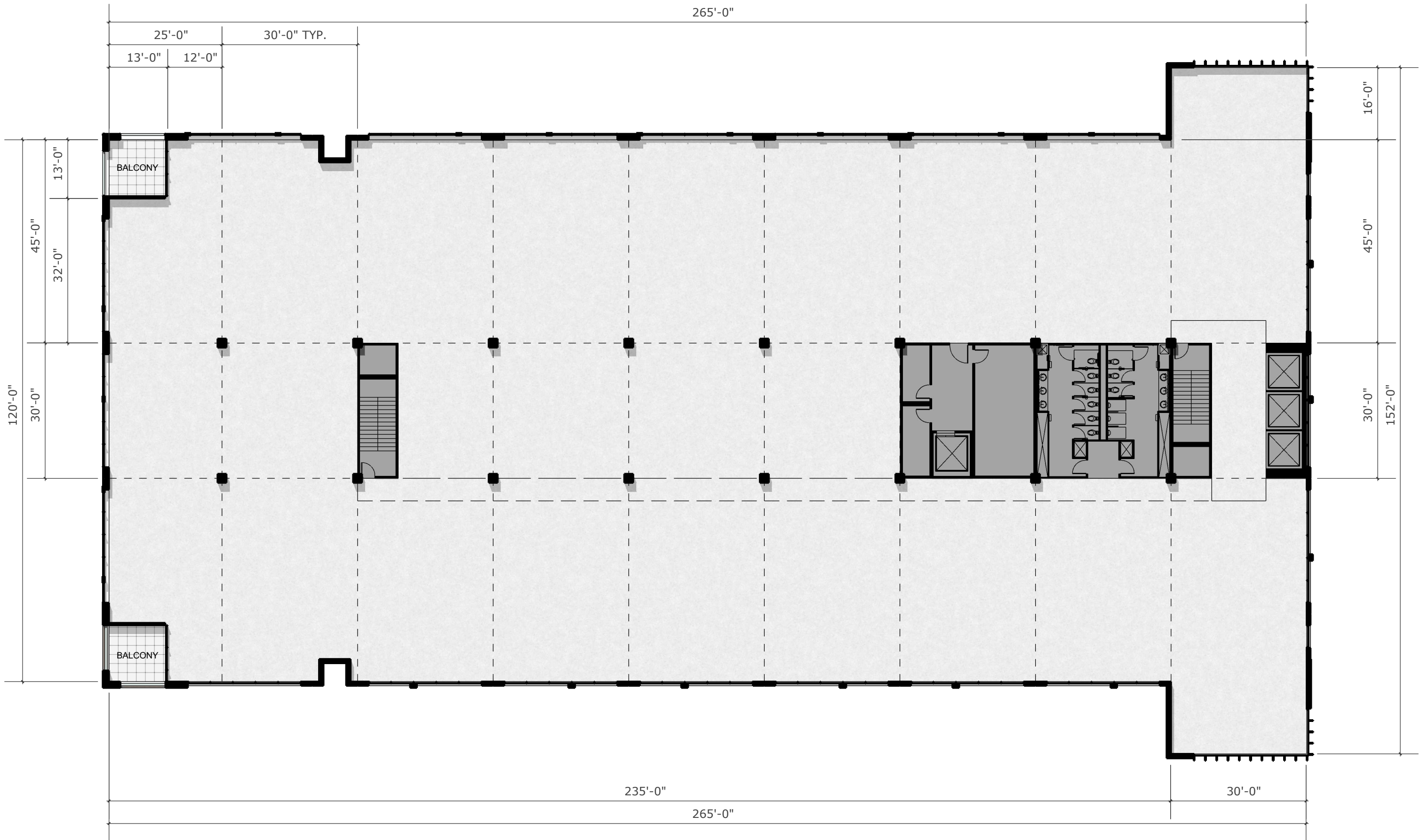
1. Office
3 Levels
90,000 SF

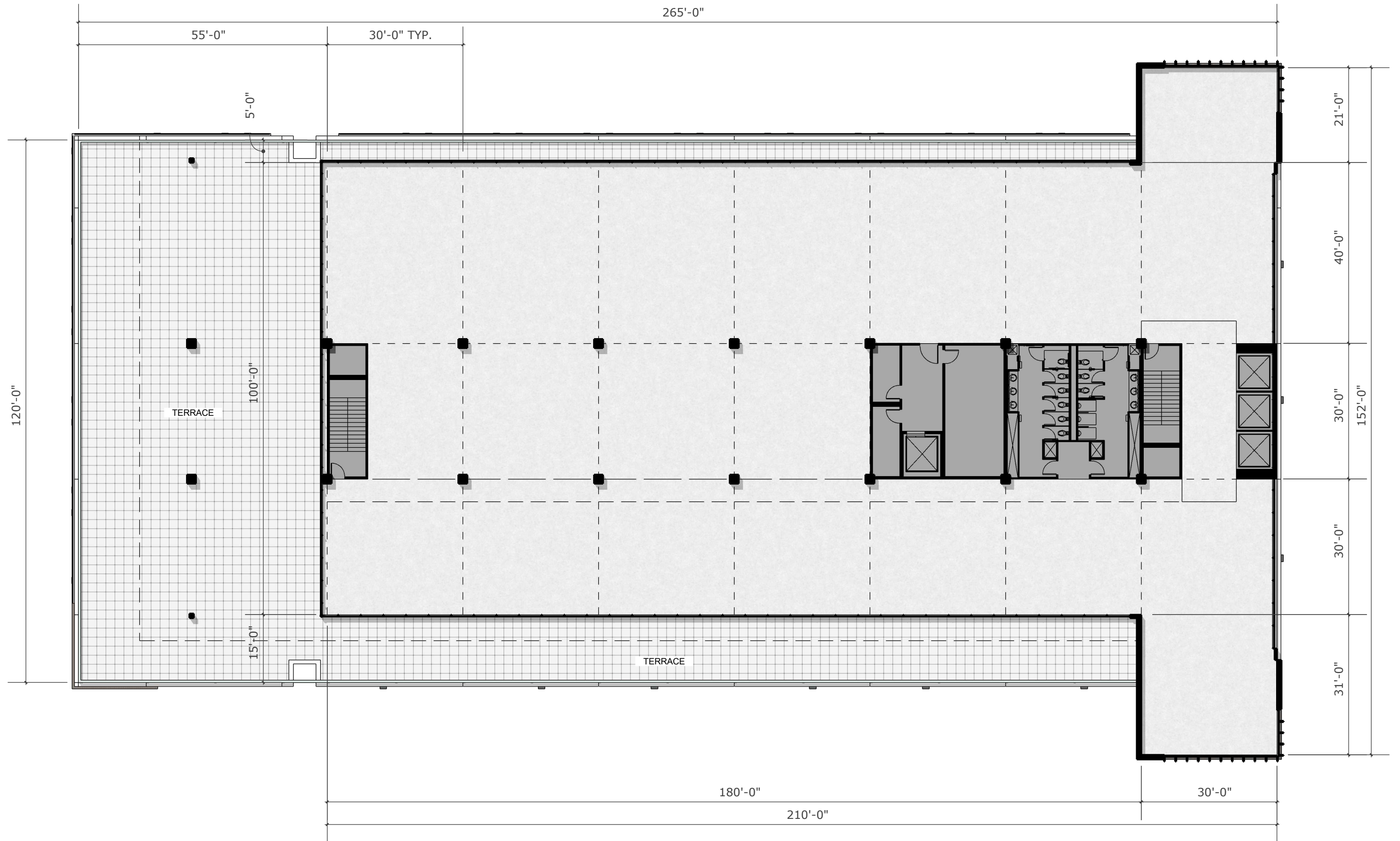
2. & 3. Offices
4 Levels
121,900 SF ea.

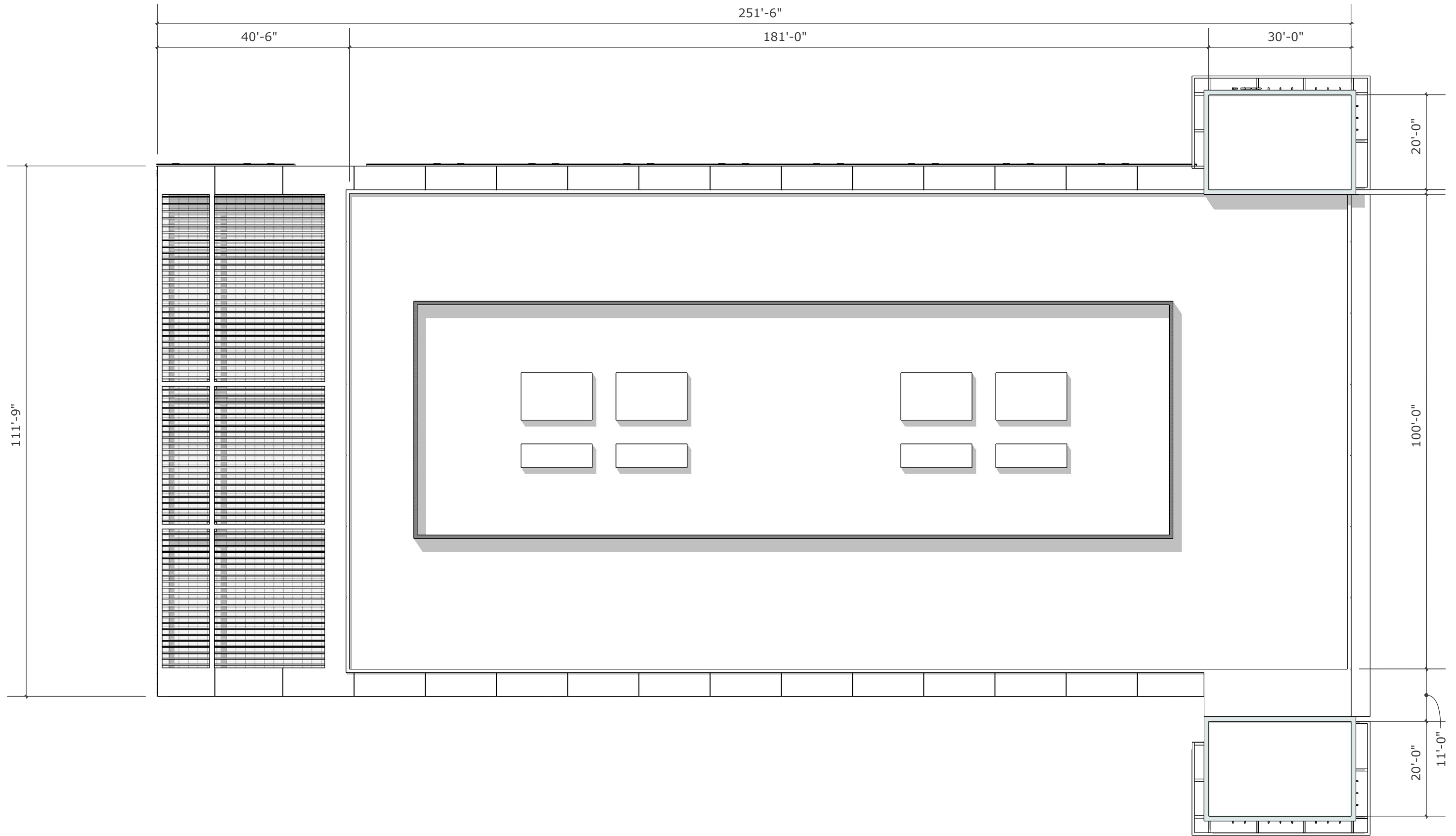
4. Retail
1 Level, 3 Buildings
30,000 SF

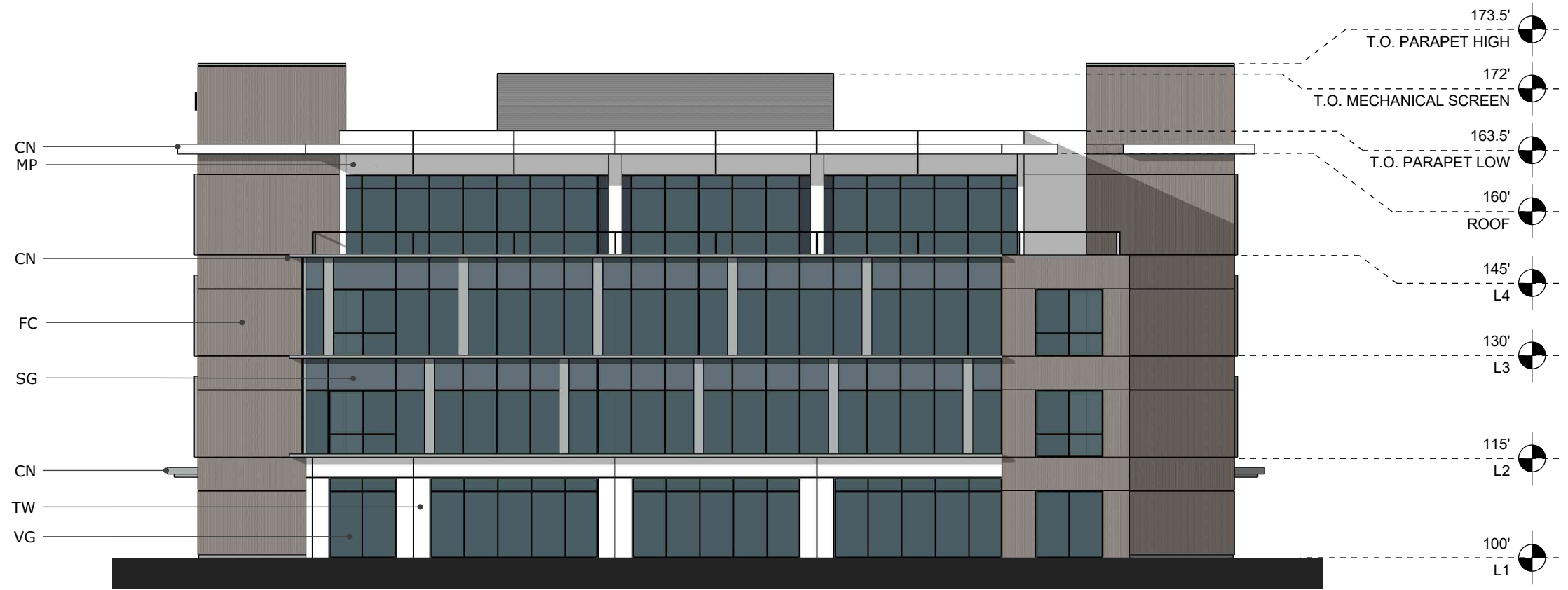
1,123 PS



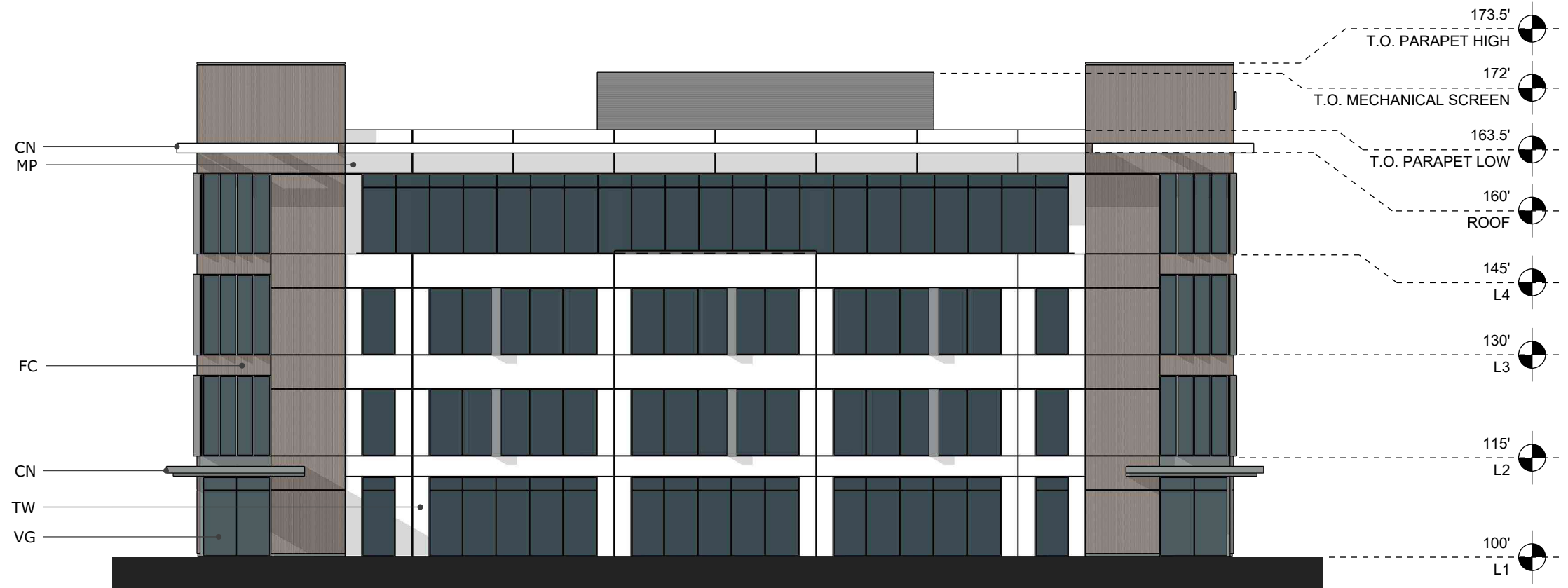






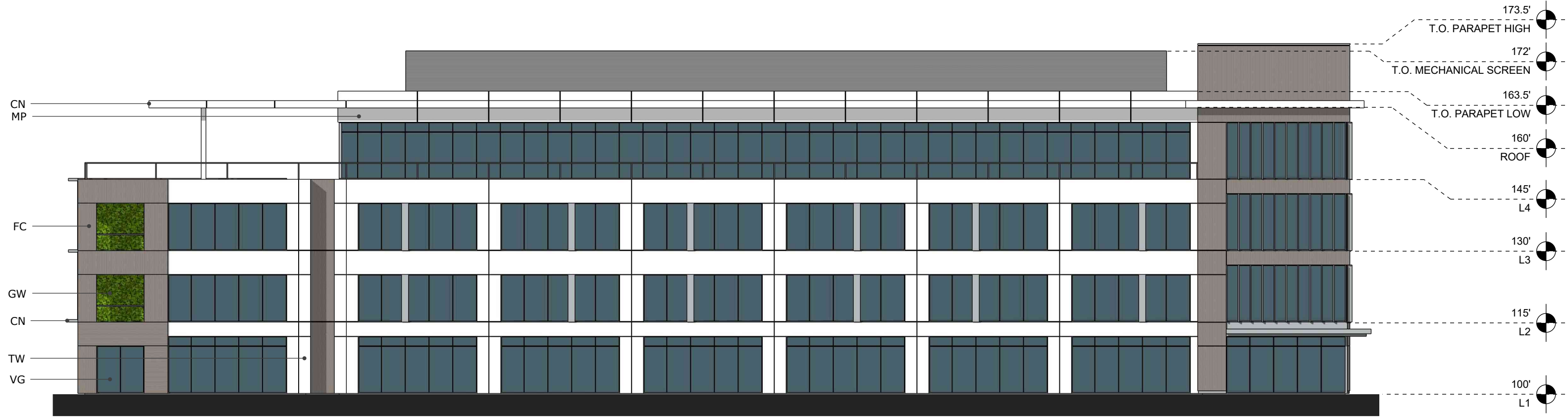


02 North Elevation
Scale: 1" : 20'

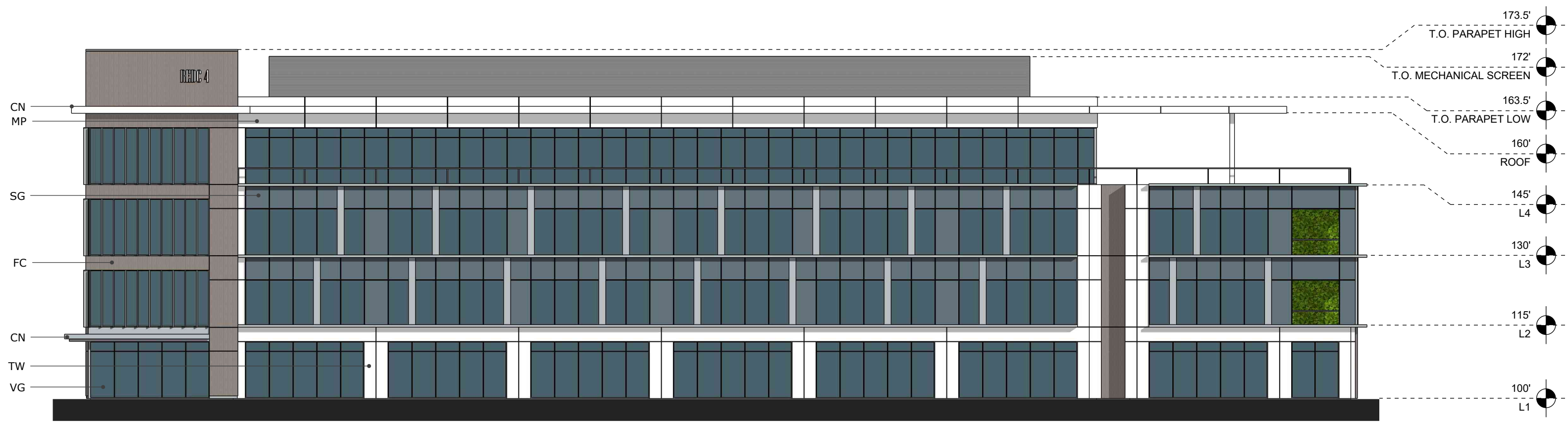


01 South Elevation
Scale: 1" : 20'

MATERIAL LEGEND						
CN	FC	MP	SG	TW	VG	
: CANOPY, ACM INFILL	: TEXTURED FIBER CEMENT PANEL	: METAL PANEL	: SPANDREL GLASS, 1" INSULATED GLAZING UNITS	: TILT-WALL PANEL	: VISION GLASS, 1" INSULATED GLAZING UNITS	



04 East Elevation
Scale: 1" : 20'



03 West Elevation
Scale: 1" : 20'

MATERIAL LEGEND						
CN	FC	GW	MP	SG	TW	VG
: CANOPY, ACM INFILL	: TEXTURED FIBER CEMENT PANEL	: GREEN WALL	: METAL PANEL	: SPANDREL GLASS, 1" INSULATED GLAZING UNITS	: TILT-WALL PANEL	: VISION GLASS, 1" INSULATED GLAZING UNITS



TEXAS' PREMIER BUILDER

Rockwall EDC

Site 4 - 2 and 3 Levels Offices Buildings

Project name	211016 - Rockwall EDC Site 4
Job size	333800 sqft
Duration	15 mos



Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
01 Sitework				
	Dampproofing and Waterproofing			
	Site joint sealants	394,404.00 sf	0.12 /sf	46,123
	Dampproofing and Waterproofing			46,123
	Signage			
	Monument Sign Allowance	1.00 ls	35,083.35 /ls	35,083
	Signage			35,083
	Medium.Voltage Electrical Distribution			
	Site & parking electrical/lighting	1.00 ls	233,889.01 /ls	233,889
	Medium.Voltage Electrical Distribution			233,889
	Earth Moving			
	Mass Excavation	25.00 acre	37,422.24 /acre	935,556
	Erosion Control / SWPPP Maintenance	1.00 ls	17,541.67 /ls	17,542
	Earth Moving			953,098
	Soil Treatment			
	Termite Control	96,800.00 sf	0.09 /sf	9,056
	Soil Treatment			9,056
	Unit Paving			
	Handicap Ramp Pavers	200.00 sf	11.69 /sf	2,339
	Sidewalk Pavers	24,507.00 sf	11.69 /sf	286,596
	Unit Paving			288,935
	Paving Specialties			
	Pavement Markings	394,404.00 sf	0.18 /sf	69,185
	Paving Specialties			69,185
	Retaining Walls			
	Segmental Retaining Walls	13,065.00 sf	35.08 /sf	458,364
	Retaining Walls			458,364
	Planting			
	Landscaping	25.00 acre	58,472.25 /acre	1,461,806
	Hardscape Allowance	25.00 acre	8,770.84 /acre	219,271
	Planting			1,681,077
	Site Concrete Turnkey Items			
	Light Pole Bases	50.00 ea	1,169.44 /ea	58,472
	5" Concrete Paving	288,722.00 sf	4.39 /sf	1,266,167
	6" Concrete Paving	91,838.00 sf	4.97 /sf	456,448
	7" Concrete Paving	1,041.00 sf	5.55 /sf	5,783
	Drive Approaches	1,700.00 sf	7.02 /sf	11,928
	Sidewalks / Paver Subbase	24,507.00 sf	4.09 /sf	100,309
	Transformer Pads	1.00 ls	5,847.21 /ls	5,847
	Dumpster Enclosure Allowance	1.00 ls	29,236.13 /ls	29,236
	Site Concrete Turnkey Items			1,934,190
	Common Work Results for Utilities			
	Site Utilities	25.00 acre	52,625.02 /acre	1,315,626
	Common Work Results for Utilities			1,315,626
	01 Sitework			7,024,626
02 Building C&S				
	Concrete Turnkey Items			
	Foundations	96,800.00 sf	21.05 /sf	2,037,641
	Grade Beams - A few tall Foundations	1,500.00 lf	263.13 /lf	394,688
	Slab on Grade	96,800.00 sf	5.85 /sf	566,011
	Elevator Pits	9.00 ea	17,541.67 /ea	157,875
	Slab on Metal Deck	237,000.00 sf	4.09 /sf	970,055
	Slab on Metal Deck at Roof Mechanical Area	15,000.00 sf	5.85 /sf	87,708
	Concrete filled stair pans and landings	6,930.00 sf	7.02 /sf	48,626
	Concrete Tilt Wall	57,247.00 sf	25.73 /sf	1,472,839
	Concrete Turnkey Items			5,735,442
	Structural Steel Framing			
	2nd floor structural steel - 10 #/SF	557.00 tns	4,677.78 /tns	2,605,523
	3rd floor structural steel - 10#/SF	557.00 tns	4,677.78 /tns	2,605,523
	4th floor structural steel - 10#/SF	1,402.00 tns	4,677.78 /tns	6,558,247
	Roof Bar Joists and Deck	334.00 tns	2,923.61 /tns	976,487



Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	Structural Steel Framing			12,745,781
	Metal Fabrications			
	Canopy Steel	4,050.00 sf	40.93 /sf	165,769
	Trellis Canopy Steel	6,688.00 sf	58.47 /sf	391,062
	Roof Area Canopies	13,000.00 sf	58.47 /sf	760,139
	Metal Fabrications			1,316,970
	Decorative Metal Railings			
	Monument Stair Glass & SS Railing	1,464.00 lf	350.83 /lf	513,620
	Decorative Metal Railings			513,620
	Dampproofing and Waterproofing			
	Elevator pit waterproofing	9.00 ea	5,847.23 /ea	52,625
	Cold fluid-applied at balconies	21,415.00 sf	14.03 /sf	300,524
	Fluid-applied air barrier behind stone, tile, & metal panels	17,270.00 sf	4.09 /sf	70,687
	Rigid insulation behind stone, tile, & metal panels	17,270.00 sf	2.05 /sf	35,344
	Flashing	333,800.00 sf	1.17 /sf	390,361
	Building joint sealants	333,800.00 sf	0.88 /sf	292,771
	Masonry sealer	11,870.00 sf	0.58 /sf	6,941
	Dampproofing and Waterproofing			1,149,252
	Roofing and Siding Panels			
	60 Mil R-20 TPO Roofing	78,040.00 sf	11.69 /sf	912,635
	Roof Hatches	1.00 ls	4,677.78 /ls	4,678
	Roofing and Siding Panels			917,313
	Wall Panels			
	Canopy ACM	34,235.00 sf	46.78 /sf	1,601,438
	ACM Wall Panels	5,339.00 sf	40.93 /sf	218,528
	Metal Flush Panel - Mech. Screen	15,045.00 sf	29.24 /sf	439,858
	Fiber Cement Panels	22,850.00 sf	21.05 /sf	480,993
	Metal Flush Panels	11,624.00 sf	29.24 /sf	339,841
	ACM Column Wraps	8.00 ea	5,847.23 /ea	46,778
	Extruded Aluminum Batten Screen	6,856.00 sf	35.08 /sf	240,531
	Live Wall	2,229.00 sf	17.54 /sf	39,100
	Wall Panels			3,407,067
	Roof Pavers			
	Roof Pavers	21,415.00 sf	40.93 /sf	876,528
	Roof Pavers			876,528
	Fire and Smoke Protection			
	Fireproofing	333,800.00 sf	2.05 /sf	683,131
	Fire and Smoke Protection			683,131
	Doors and Frames			
	Doors and Hardware	88.00 ea	2,046.53 /ea	180,095
	Doors and Frames			180,095
	Entrances, Storefronts, and Curtain Walls			
	Curtain Wall	8,411.00 sf	81.86 /sf	688,534
	Storefront	57,302.00 sf	58.47 /sf	3,350,577
	Main Entry Glass Doors	6.00 ea	5,262.51 /ea	31,575
	Glass Single Door Entries	24.00 sf	3,508.34 /sf	84,200
	Exterior Aluminum Eyebrow	2,949.00 sf	87.71 /sf	258,652
	Glass Railings	1,464.00 sf	409.31 /sf	599,224
	Entrances, Storefronts, and Curtain Walls			5,012,762
	Interior Finish Allowances			
	Main Lobby Finish Allowance	7,500.00 sf	116.94 /sf	877,084
	Interior Finish Allowances			877,084
	Plaster and Gypsum Board			
	Drywall	333,800.00 sf	7.60 /sf	2,537,345
	Plaster and Gypsum Board			2,537,345
	Tiling			
	Wall Tile at Wet Walls Only (\$10/SF Material Only)	12,996.00 sf	17.54 /sf	227,972



Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	Tiling			
	Wall Mosaic Tile at Vanity Walls Only (\$20/SF Material Only)	900.00 sf	35.08 /sf	31,575
	Flooring Tile (\$10/SF for Material Only)	5,849.00 sf	17.54 /sf	102,601
	Crack Isolation / Waterproofing Membrane	5,849.00 sf	1.75 /sf	10,260
	Vanity Tops	198.00 sf	76.01 /sf	15,051
	Tiling			387,459
	Flooring Treatment			
	Concrete Floor Sealing	6,465.00 sf	1.34 /sf	8,695
	Flooring Treatment			8,695
	Resilient Flooring			
	Rubber Base	3,600.00 lf	1.46 /lf	5,262
	Resilient Flooring			5,262
	Carpeting			
	Stairwells Carpet and Resilient Risers	6,930.00 sf	9.36 /sf	64,834
	Carpeting			64,834
	Painting and Coating			
	Painting C&S	333,800.00 sf	0.94 /sf	312,289
	Lobby Accent Wall (\$35/SF for Material Only)	3,750.00 sf	52.63 /sf	197,344
	Painting and Coating			509,632
	Signage			
	Code Minimum Interior Signage	1.00 ls	17,541.68 /ls	17,542
	Building Signage	1.00 ls	46,777.80 /ls	46,778
	Signage			64,319
	Toilet, Bath, and Laundry Accessories			
	Toilet Accessories - Sets per Toilet	72.00 ea	2,046.53 /ea	147,350
	Toilet, Bath, and Laundry Accessories			147,350
	Fire Protection Specialties			
	Fire Extinguisher Cabinets	35.00 ea	409.31 /ea	14,326
	Knox Boxes	3.00 ea	877.08 /ea	2,631
	Fire Protection Specialties			16,957
	Rugs and Mats			
	Entrance Floor Mats and Frames	2,325.00 sf	70.17 /sf	163,138
	Rugs and Mats			163,138
	Elevators			
	Elevators - Passenger	22.00 stop	42,100.02 /stop	926,200
	Elevators - Freight	11.00 stop	44,438.91 /stop	488,828
	Elevators - Cab Finish Allowance	9.00 cabs	23,388.90 /cabs	210,500
	Elevators			1,625,529
	Fire Suppression Systems			
	Fire Suppression	333,800.00 sf	2.05 /sf	683,131
	Fire Suppression Systems			683,131
	Plumbing Piping			
	Plumbing	333,800.00 sf	5.26 /sf	1,756,623
	Plumbing Piping			1,756,623
	HVAC Piping and Pumps			
	HVAC - RTUs - 335 SF/Ton	996.00 tns	4,443.89 /tns	4,426,115
	Test & Balance	1.00 ls	35,083.33 /ls	35,083
	HVAC Piping and Pumps			4,461,199
	Medium.Voltage Electrical Distribution			
	Electrical & Fire Alarm	333,800.00 sf	14.03 /sf	4,684,329
	Medium.Voltage Electrical Distribution			4,684,329
	02 Building C&S			50,530,846



TEXAS' PREMIER BUILDER

Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
Labor				
Material				
Subcontract	57,555,472			172.425 /sqft
Equipment				
Other				
	<u>57,555,472</u>	<u>57,555,472</u>		<u>172.425 /sqft</u>
Total		57,555,472		172.425 /sqft



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Location	Description	Total Amount
01 Sitework	Dampproofing and Waterproofing	46,123
	Signage	35,083
	Medium.Voltage Electrical Distribution	233,889
	Earth Moving	953,098
	Soil Treatment	9,056
	Unit Paving	288,935
	Paving Specialties	69,185
	Retaining Walls	458,364
	Planting	1,681,077
	Site Concrete Turnkey Items	1,934,190
	Common Work Results for Utilities	1,315,626
	01 Sitework	7,024,626
02 Building C&S	Concrete Turnkey Items	5,735,442
	Structural Steel Framing	12,745,781
	Metal Fabrications	1,316,970
	Decorative Metal Railings	513,620
	Dampproofing and Waterproofing	1,149,252
	Roofing and Siding Panels	917,313
	Wall Panels	3,407,067
	Roof Pavers	876,528
	Fire and Smoke Protection	683,131
	Doors and Frames	180,095
	Entrances, Storefronts, and Curtain Walls	5,012,762
	Interior Finish Allowances	877,084
	Plaster and Gypsum Board	2,537,345
	Tiling	387,459
	Flooring Treatment	8,695
	Resilient Flooring	5,262
	Carpeting	64,834
	Painting and Coating	509,632
	Signage	64,319
	Toilet, Bath, and Laundry Accessories	147,350
	Fire Protection Specialties	16,957
	Rugs and Mats	163,138
	Elevators	1,625,529
	Fire Suppression Systems	683,131
	Plumbing Piping	1,756,623
	HVAC Piping and Pumps	4,461,199
	Medium.Voltage Electrical Distribution	4,684,329
	02 Building C&S	50,530,846



TEXAS' PREMIER BUILDER

Estimate Totals

Description	Amount	Totals Cost per Unit	
Labor			
Material			
Subcontract	57,555,472		172.425 /sqft
Equipment			
Other			
	<u>57,555,472</u>	<u>57,555,472</u>	<u>172.425 /sqft</u>
Total		57,555,472	172.425 /sqft