

**Rockwall EDC**  
**Corporate Office Site Studies - Site 6**  
Ridge Rd. & Yellow Jacket  
Rockwall, Texas 03.26.2021









**Site 6**  
3 Level Office  
108,000 SF  
372 PS



302'-0"

4'-9"

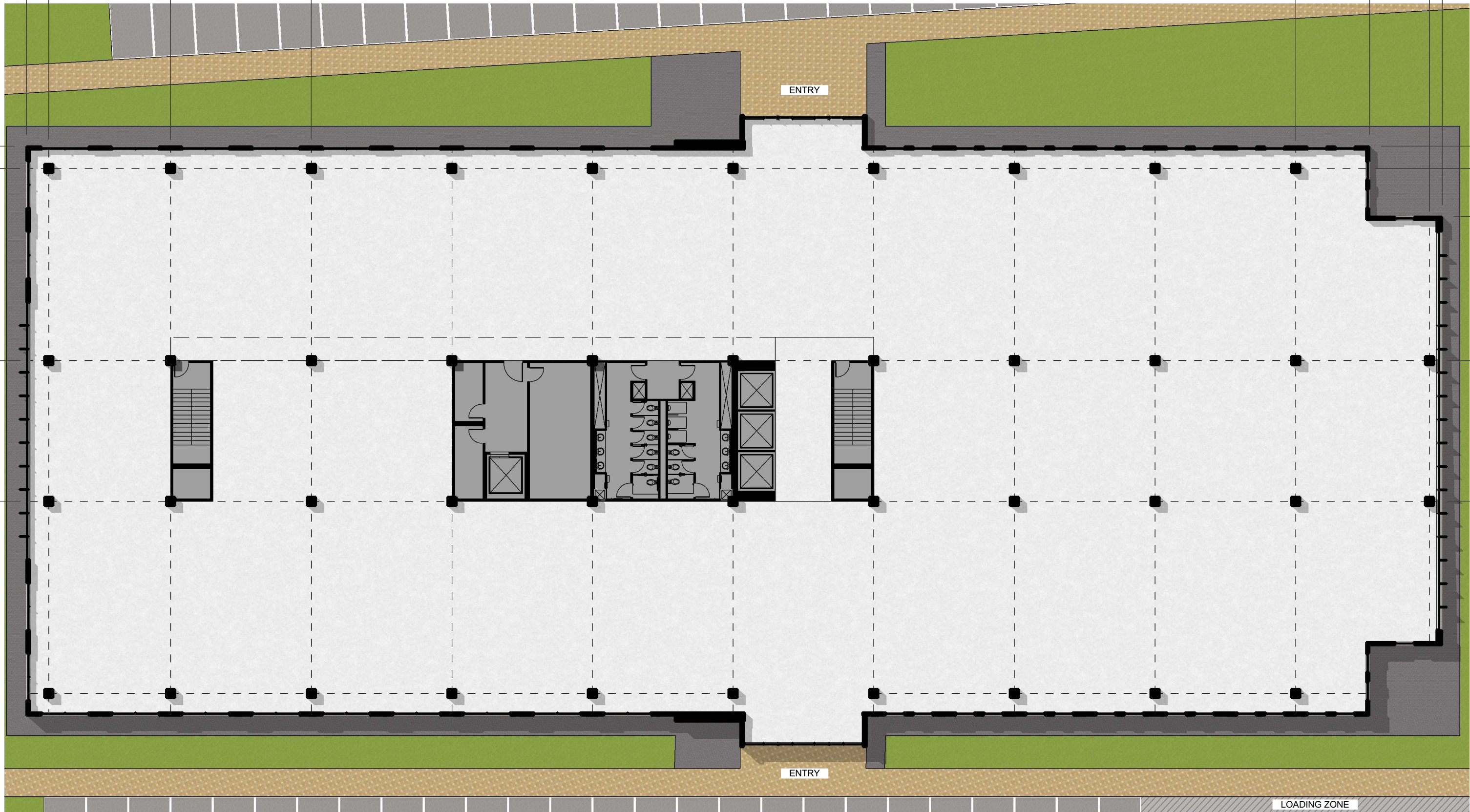
26'-0"

30'-0" TYP.

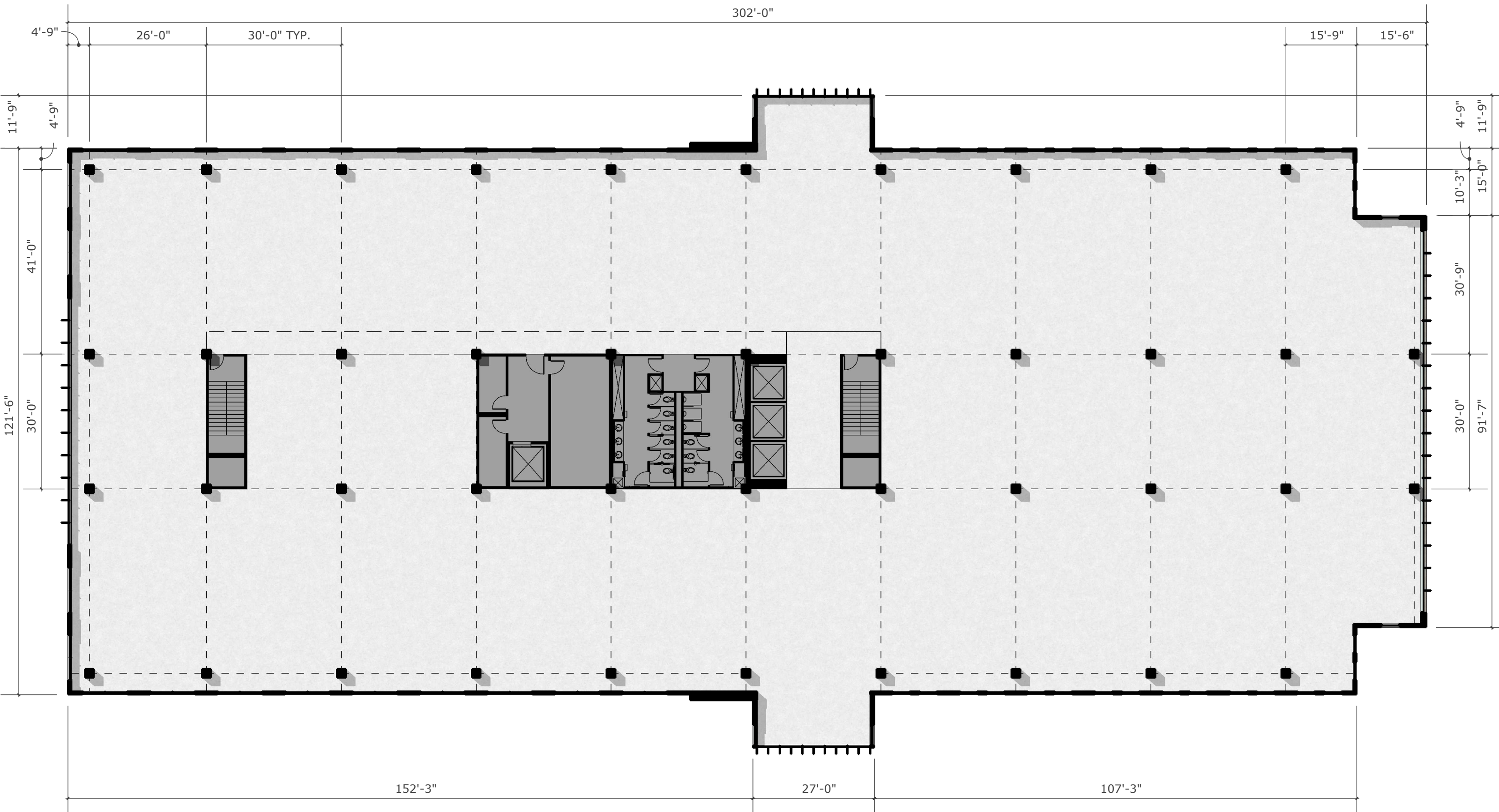
15'-9"

12'-9"

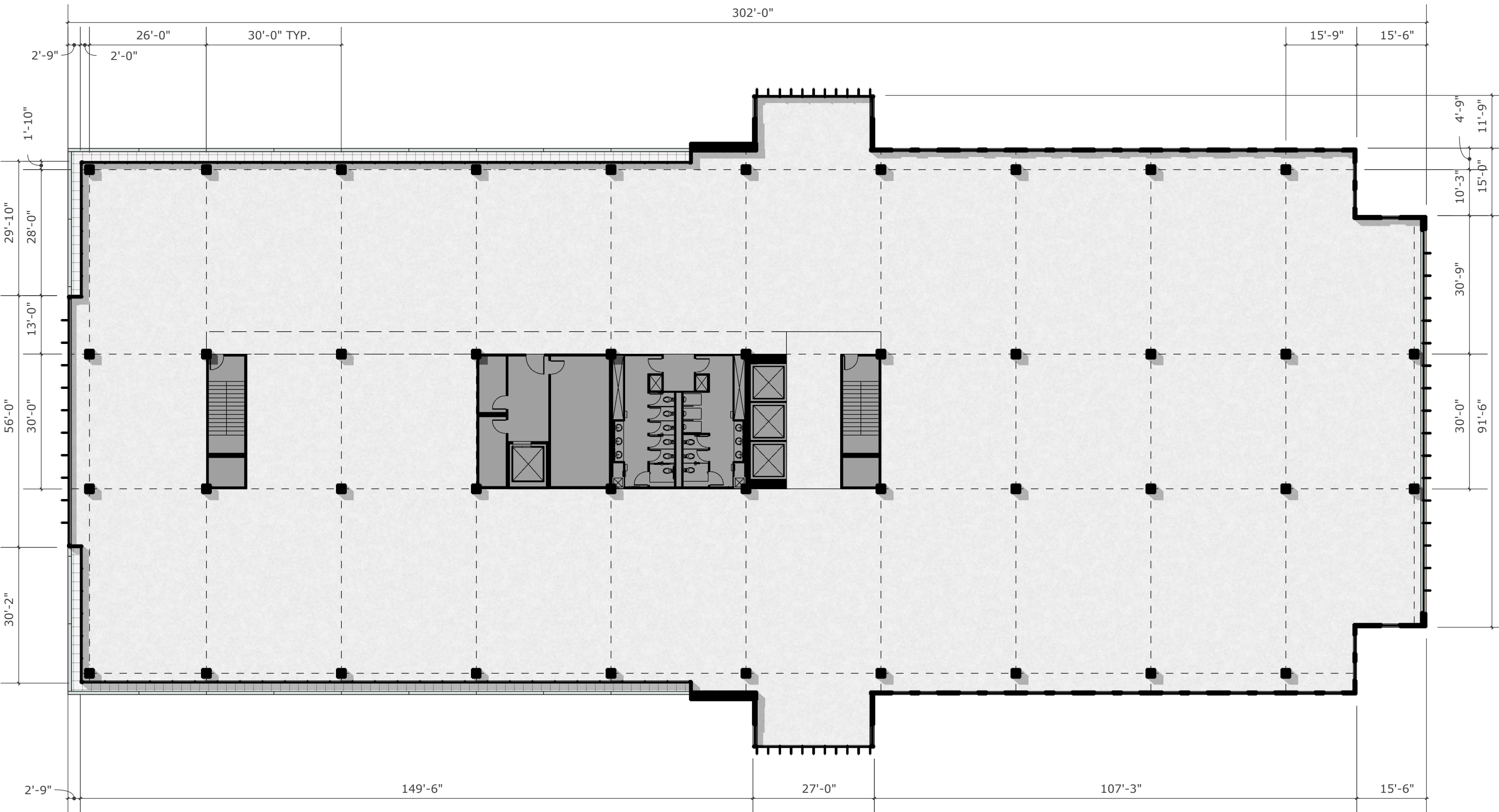
2'-9"

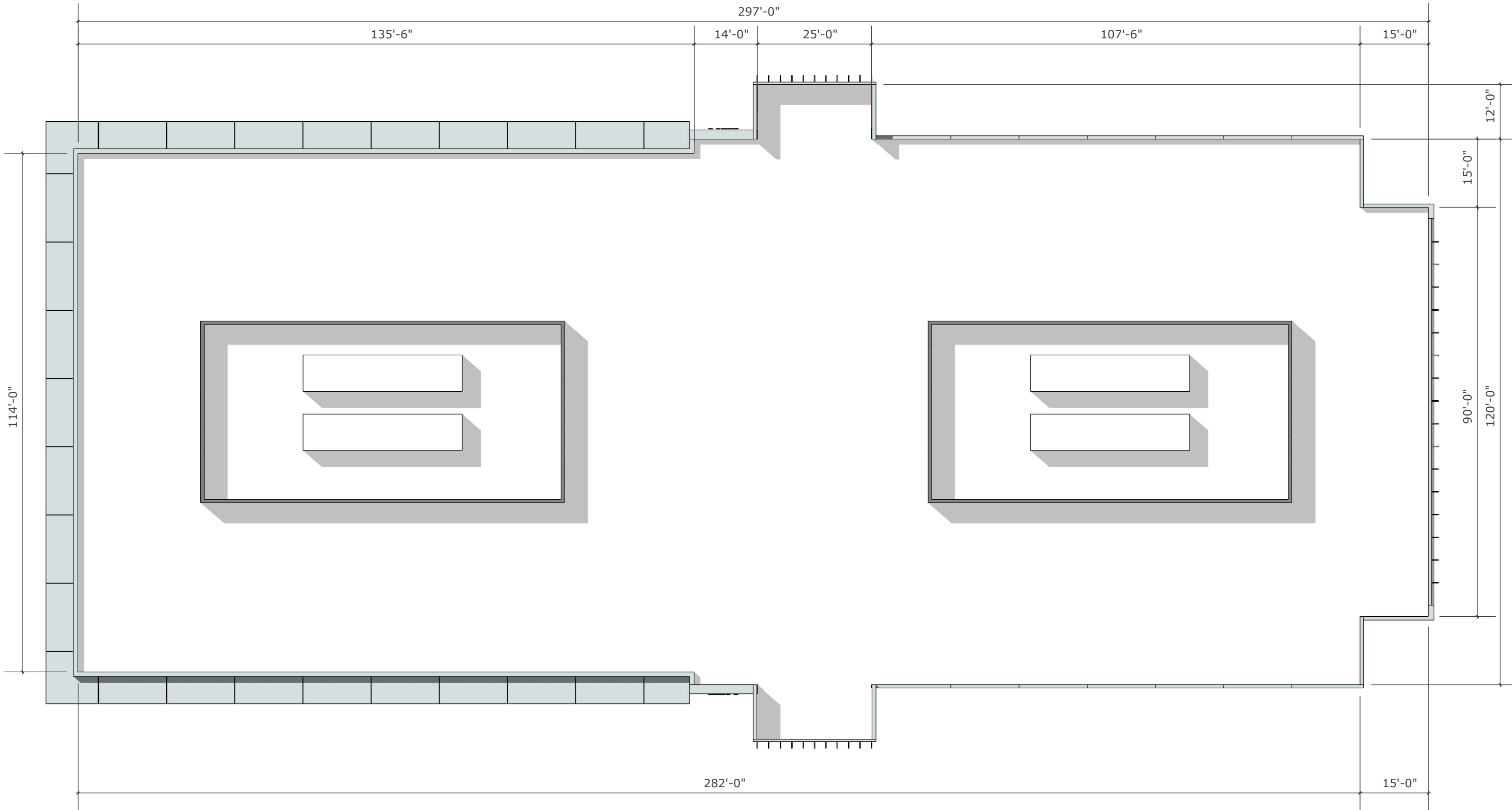


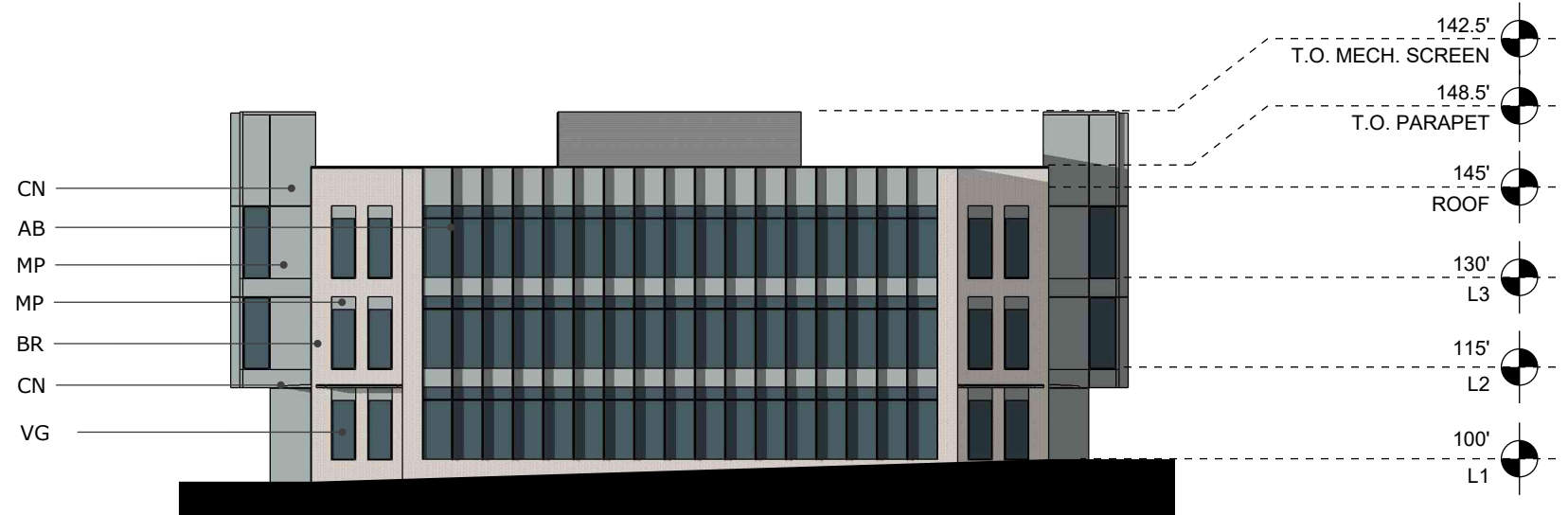




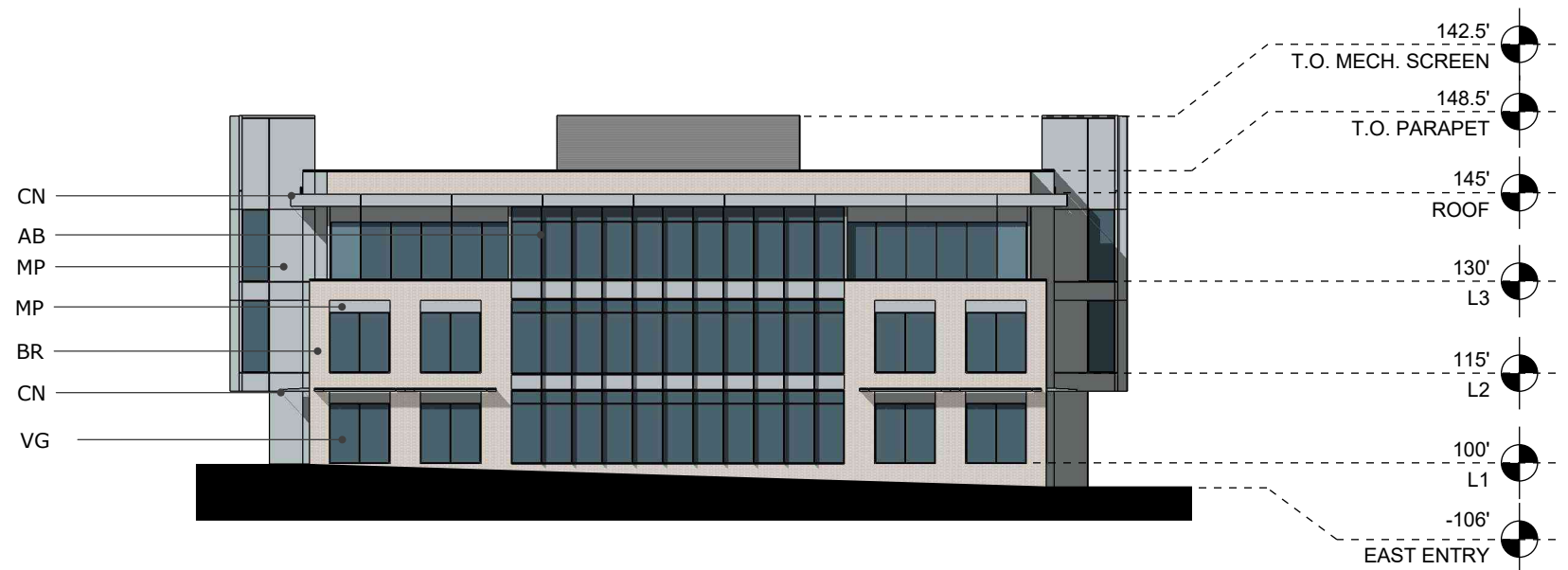








**02** North Elevation  
Scale: 1" : 30'



**01** South Elevation  
Scale: 1" : 30'

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





04 East Elevation  
Scale: 1" : 30'



03 West Elevation  
Scale: 1" : 30'

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





TEXAS' PREMIER BUILDER

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***Rockwall EDC***

Site 6 - 3 Level Office Building

**Project name**      211016 - Rockwall EDC Template  
**Job size**            108000 sqft  
**Duration**            11 mos





Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<b>01 Sitework</b>				
	<b>Dampproofing and Waterproofing</b>			
	Site joint sealants	133,095.00 sf	0.12 /sf	16,217
	<b>Dampproofing and Waterproofing</b>			<b>16,217</b>
	<b>Signage</b>			
	Monument Sign Allowance	1.00 ls	36,554.22 /ls	36,554
	<b>Signage</b>			<b>36,554</b>
	<b>Medium.Voltage Electrical Distribution</b>			
	Site & parking electrical/lighting	1.00 ls	91,385.60 /ls	91,386
	<b>Medium.Voltage Electrical Distribution</b>			<b>91,386</b>
	<b>Earth Moving</b>			
	Mass Excavation	12.75 acre	36,554.24 /acre	466,067
	Erosion Control / SWPPP Maintenance	1.00 ls	12,184.77 /ls	12,185
	<b>Earth Moving</b>			<b>478,251</b>
	<b>Soil Treatment</b>			
	Termite Control	36,000.00 sf	0.10 /sf	3,509
	<b>Soil Treatment</b>			<b>3,509</b>
	<b>Unit Paving</b>			
	Handicap Ramp Pavers	200.00 sf	12.18 /sf	2,437
	Sidewalk Pavers	3,500.00 sf	12.18 /sf	42,647
	<b>Unit Paving</b>			<b>45,084</b>
	<b>Paving Specialties</b>			
	Pavement Markings	133,095.00 sf	0.18 /sf	24,326
	<b>Paving Specialties</b>			<b>24,326</b>
	<b>Retaining Walls</b>			
	Segmental Retaining Walls	7,193.00 sf	36.55 /sf	262,935
	<b>Retaining Walls</b>			<b>262,935</b>
	<b>Planting</b>			
	Landscaping	12.75 acre	60,923.73 /acre	776,778
	Hardscape Allowance	12.75 acre	9,138.56 /acre	116,517
	<b>Planting</b>			<b>893,294</b>
	<b>Site Concrete Turnkey Items</b>			
	Light Pole Bases	17.00 ea	1,218.47 /ea	20,714
	5" Concrete Paving	89,151.00 sf	4.57 /sf	407,356
	6" Concrete Paving	37,114.00 sf	5.18 /sf	192,195
	7" Concrete Paving	970.00 sf	5.79 /sf	5,614
	Drive Approaches	1,700.00 sf	7.31 /sf	12,428
	Sidewalks / Paver Subbase	6,830.00 sf	4.26 /sf	29,128
	Transformer Pads	1.00 ls	6,092.38 /ls	6,092
	Dumpster Enclosure Allowance	1.00 ls	30,461.87 /ls	30,462
	<b>Site Concrete Turnkey Items</b>			<b>703,990</b>
	<b>Common Work Results for Utilities</b>			
	Site Utilities	12.75 acre	60,923.73 /acre	776,778
	<b>Common Work Results for Utilities</b>			<b>776,778</b>
	<b>01 Sitework</b>			<b>3,332,323</b>
<b>02 Building C&amp;S</b>				
	<b>Concrete Turnkey Items</b>			
	Foundations	36,000.00 sf	21.93 /sf	789,571
	Grade Beams - A few tall Foundations	847.00 lf	274.16 /lf	232,211
	Slab on Grade	36,000.00 sf	6.09 /sf	219,325
	Elevator Pits	2.00 ea	18,277.13 /ea	36,554
	Slab on Metal Deck	72,000.00 sf	4.26 /sf	307,056
	Slab on Metal Deck at Roof Mechanical Area	5,000.00 sf	6.09 /sf	30,462
	Concrete filled stair pans and landings	1,890.00 sf	7.31 /sf	13,818
	<b>Concrete Turnkey Items</b>			<b>1,628,997</b>
	<b>Unit Masonry</b>			
	Masonry	17,828.00 sf	31.68 /sf	564,797
	<b>Unit Masonry</b>			<b>564,797</b>
	<b>Structural Steel Framing</b>			
	2nd floor structural steel - 10 #/SF	207.00 tns	4,873.90 /tns	1,008,897





Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	<b>Structural Steel Framing</b>			
	3rd floor structural steel - 10#/SF	207.00 tns	4,873.90 /tns	1,008,897
	Roof Bar Joists and Deck	124.00 tns	3,046.19 /tns	377,727
	<b>Structural Steel Framing</b>			<b>2,395,521</b>
	<b>Metal Fabrications</b>			
	Canopy Steel	2,467.00 sf	42.65 /sf	105,209
	<b>Metal Fabrications</b>			<b>105,209</b>
	<b>Dampproofing and Waterproofing</b>			
	Elevator pit waterproofing	2.00 ea	6,092.37 /ea	12,185
	Cold fluid-applied at balconies	653.00 sf	14.62 /sf	9,548
	Fluid-applied air barrier behind stone, tile, & metal panels	36,682.00 sf	4.26 /sf	156,436
	Rigid insulation behind stone, tile, & metal panels	36,682.00 sf	2.13 /sf	78,218
	Flashing	108,000.00 sf	1.22 /sf	131,595
	Building joint sealants	108,000.00 sf	0.91 /sf	98,696
	Masonry sealer	17,828.00 sf	0.61 /sf	10,861
	<b>Dampproofing and Waterproofing</b>			<b>497,540</b>
	<b>Roofing and Siding Panels</b>			
	60 Mil R-20 TPO Roofing	36,000.00 sf	12.18 /sf	438,651
	Roof Hatches	1.00 ls	4,873.90 /ls	4,874
	<b>Roofing and Siding Panels</b>			<b>443,525</b>
	<b>Wall Panels</b>			
	Canopy ACM	12,582.00 sf	48.74 /sf	613,234
	Metal Flush Panel - Mech. Screen	4,765.00 sf	30.46 /sf	145,151
	Metal Flush Panels	10,168.00 sf	30.46 /sf	309,736
	Extruded Aluminum Batten Screen	8,686.00 sf	36.55 /sf	317,510
	<b>Wall Panels</b>			<b>1,385,631</b>
	<b>Roof Pavers</b>			
	Roof Pavers	653.00 sf	42.65 /sf	27,848
	<b>Roof Pavers</b>			<b>27,848</b>
	<b>Fire and Smoke Protection</b>			
	Fireproofing	108,000.00 sf	2.13 /sf	230,292
	<b>Fire and Smoke Protection</b>			<b>230,292</b>
	<b>Doors and Frames</b>			
	Doors and Hardware	27.00 ea	2,132.33 /ea	57,573
	<b>Doors and Frames</b>			<b>57,573</b>
	<b>Entrances, Storefronts, and Curtain Walls</b>			
	Storefront	16,495.00 sf	60.92 /sf	1,004,937
	Curtain Wall	3,048.00 sf	85.29 /sf	259,974
	Main Entry Glass Doors	4.00 ea	5,483.14 /ea	21,933
	Single Door Entrances	4.00 ea	3,655.42 /ea	14,622
	<b>Entrances, Storefronts, and Curtain Walls</b>		<b>/sf</b>	<b>1,301,465</b>
	<b>Interior Finish Allowances</b>			
	Main Lobby Finish Allowance	2,500.00 sf	121.85 /sf	304,619
	<b>Interior Finish Allowances</b>			<b>304,619</b>
	<b>Plaster and Gypsum Board</b>			
	Drywall	108,000.00 sf	7.92 /sf	855,369
	<b>Plaster and Gypsum Board</b>			<b>855,369</b>
	<b>Tiling</b>			
	Wall Tile at Wet Walls Only (\$10/SF Material Only)	4,726.00 sf	18.28 /sf	86,378
	Wall Mosaic Tile at Vanity Walls Only (\$20/SF Material Only)	300.00 sf	36.55 /sf	10,966
	Flooring Tile (\$10/SF for Material Only)	1,942.00 sf	18.28 /sf	35,494
	Crack Isolation / Waterproofing Membrane	1,946.00 sf	1.83 /sf	3,557
	Vanity Tops	60.00 sf	79.20 /sf	4,752





TEXAS' PREMIER BUILDER

Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	<b>Tiling</b>			<b>141,147</b>
	<b>Flooring Treatment</b>			
	Concrete Floor Sealing	2,259.00 sf	1.40 /sf	3,165
	<b>Flooring Treatment</b>			<b>3,165</b>
	<b>Resilient Flooring</b>			
	Rubber Base	1,200.00 lf	1.52 /lf	1,828
	<b>Resilient Flooring</b>			<b>1,828</b>
	<b>Carpeting</b>			
	Stairwells Carpet and Resilient Risers	1,200.00 sf	9.75 /sf	11,697
	<b>Carpeting</b>			<b>11,697</b>
	<b>Painting and Coating</b>			
	Painting C&S	108,000.00 sf	0.97 /sf	105,276
	Lobby Accent Wall (\$35/SF for Material Only)	1,250.00 sf	54.83 /sf	68,539
	<b>Painting and Coating</b>			<b>173,815</b>
	<b>Signage</b>			
	Code Minimum Interior Signage	1.00 ls	18,277.12 /ls	18,277
	Building Signage	1.00 ls	48,739.00 /ls	48,739
	<b>Signage</b>			<b>67,016</b>
	<b>Toilet, Bath, and Laundry Accessories</b>			
	Toilet Accessories - Sets per Toilet	24.00 ea	2,132.33 /ea	51,176
	<b>Toilet, Bath, and Laundry Accessories</b>			<b>51,176</b>
	<b>Fire Protection Specialties</b>			
	Fire Extinguisher Cabinets	8.00 ea	426.47 /ea	3,412
	Knox Boxes	1.00 ea	913.85 /ea	914
	<b>Fire Protection Specialties</b>			<b>4,326</b>
	<b>Rugs and Mats</b>			
	Entrance Floor Mats and Frames	775.00 sf	73.11 /sf	56,659
	<b>Rugs and Mats</b>			<b>56,659</b>
	<b>Elevators</b>			
	Elevators - Passenger	3.00 stop	43,865.07 /stop	131,595
	Elevators - Freight	3.00 stop	46,302.04 /stop	138,906
	Elevators - Cab Finish Allowance	2.00 cab s	24,369.49 /cabs	48,739
	<b>Elevators</b>			<b>319,240</b>
	<b>Fire Suppression Systems</b>			
	Fire Suppression	108,000.00 sf	2.13 /sf	230,292
	<b>Fire Suppression Systems</b>			<b>230,292</b>
	<b>Plumbing Piping</b>			
	Plumbing	108,000.00 sf	5.48 /sf	592,179
	<b>Plumbing Piping</b>			<b>592,179</b>
	<b>HVAC Piping and Pumps</b>			
	HVAC - RTUs - 335 SF/Ton	324.00 tns	4,630.20 /tns	1,500,186
	Test & Balance	1.00 ls	18,277.13 /ls	18,277
	<b>HVAC Piping and Pumps</b>			<b>1,518,463</b>
	<b>Medium.Voltage Electrical Distribution</b>			
	Electrical & Fire Alarm	108,000.00 sf	17.06 /sf	1,842,334
	<b>Medium.Voltage Electrical Distribution</b>			<b>1,842,334</b>
	<b>02 Building C&amp;S</b>			<b>14,811,722</b>





TEXAS' PREMIER BUILDER

### Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
Labor				
Material				
Subcontract	18,144,046			168.000 /sqft
Equipment				
Other				
	<u>18,144,046</u>	<u>18,144,046</u>		<u>168.000 /sqft</u>
<b>Total</b>		<b>18,144,046</b>		<b>168.000 /sqft</b>





TEXAS' PREMIER BUILDER

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## ***Rockwall EDC***

Site 6 - 3 Level Office Building

<b>Project name</b>	211016 - Rockwall EDC Template
<b>Job size</b>	108000 sqft
<b>Duration</b>	11 mos





TEXAS' PREMIER BUILDER

Location	Description	Total Amount
<b>01 Sitework</b>	Dampproofing and Waterproofing	16,217
	Signage	36,554
	Medium.Voltage Electrical	91,386
	Distribution	
	Earth Moving	478,251
	Soil Treatment	3,509
	Unit Paving	45,084
	Paving Specialties	24,326
	Retaining Walls	262,935
	Planting	893,294
	Site Concrete Turnkey Items	703,990
	Common Work Results for Utilities	776,778
	<b>01 Sitework</b>	<b>3,332,323</b>
<b>02 Building C&amp;S</b>	Concrete Turnkey Items	1,628,997
	Unit Masonry	564,797
	Structural Steel Framing	2,395,521
	Metal Fabrications	105,209
	Dampproofing and Waterproofing	497,540
	Roofing and Siding Panels	443,525
	Wall Panels	1,385,631
	Roof Pavers	27,848
	Fire and Smoke Protection	230,292
	Doors and Frames	57,573
	Entrances, Storefronts, and Curtain Walls	1,301,465
	Interior Finish Allowances	304,619
	Plaster and Gypsum Board	855,369
	Tiling	141,147
	Flooring Treatment	3,165
	Resilient Flooring	1,828
	Carpeting	11,697
	Painting and Coating	173,815
	Signage	67,016
	Toilet, Bath, and Laundry Accessories	51,176
	Fire Protection Specialties	4,326
	Rugs and Mats	56,659
	Elevators	319,240
	Fire Suppression Systems	230,292
	Plumbing Piping	592,179
	HVAC Piping and Pumps	1,518,463
	Medium.Voltage Electrical	1,842,334
	Distribution	



Location	Description	Total Amount
	<b>02 Building C&amp;S</b>	<b>14,811,722</b>

### Estimate Totals

Description	Amount	Totals Cost per Unit
Labor		
Material		
Subcontract	18,144,046	168.000 /sqft
Equipment		
Other		
	<u>18,144,046</u>	<u>168.000 /sqft</u>
<b>Total</b>	<b>18,144,046</b>	<b>168.000 /sqft</b>