

Rockwall EDC
Corporate Office Site Studies - Site 7
La Jolla & Ridge Rd.

Rockwall, Texas 03.26.2021

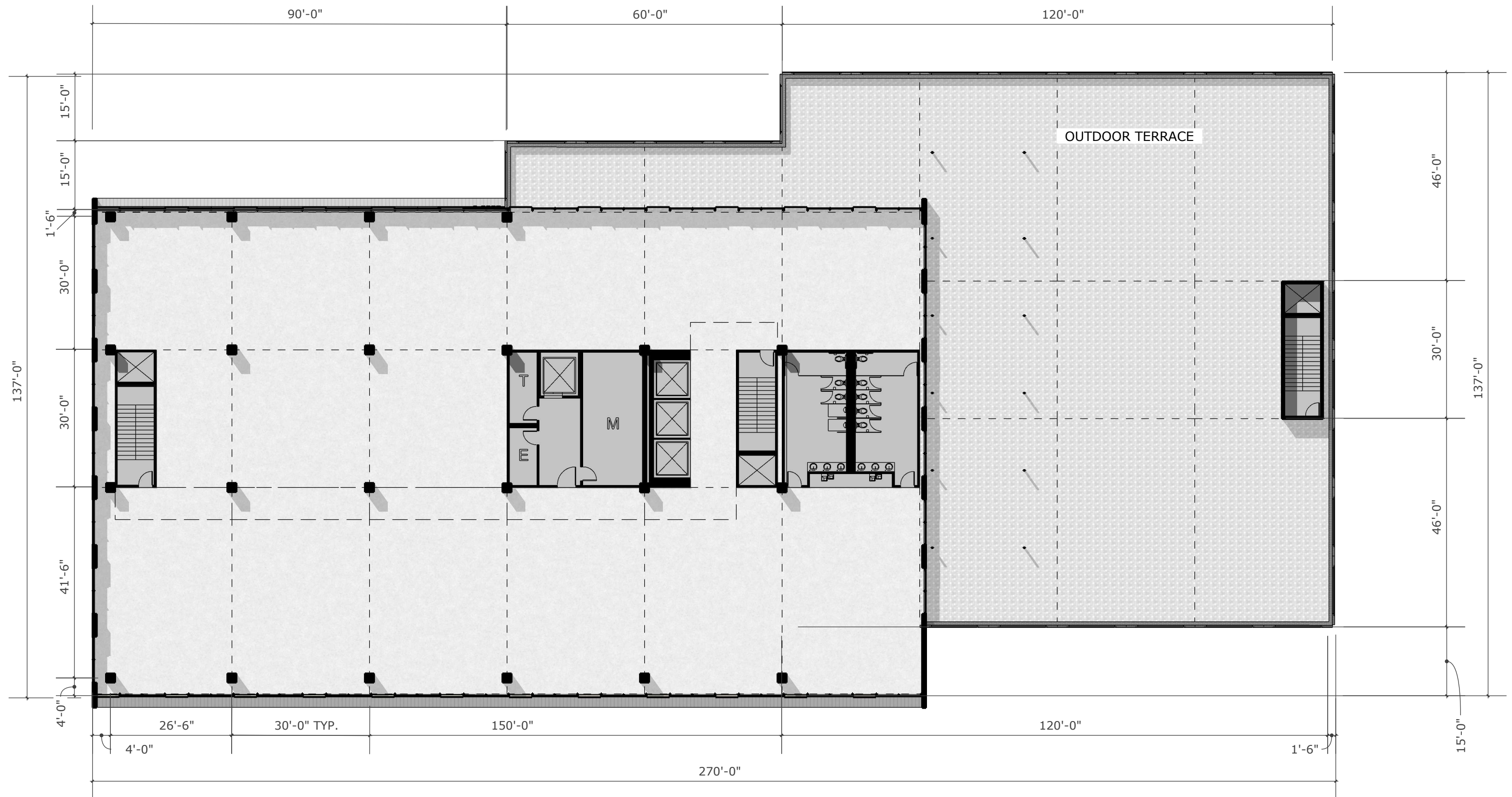
R. Andrew Bennett
Reg. No. 18129

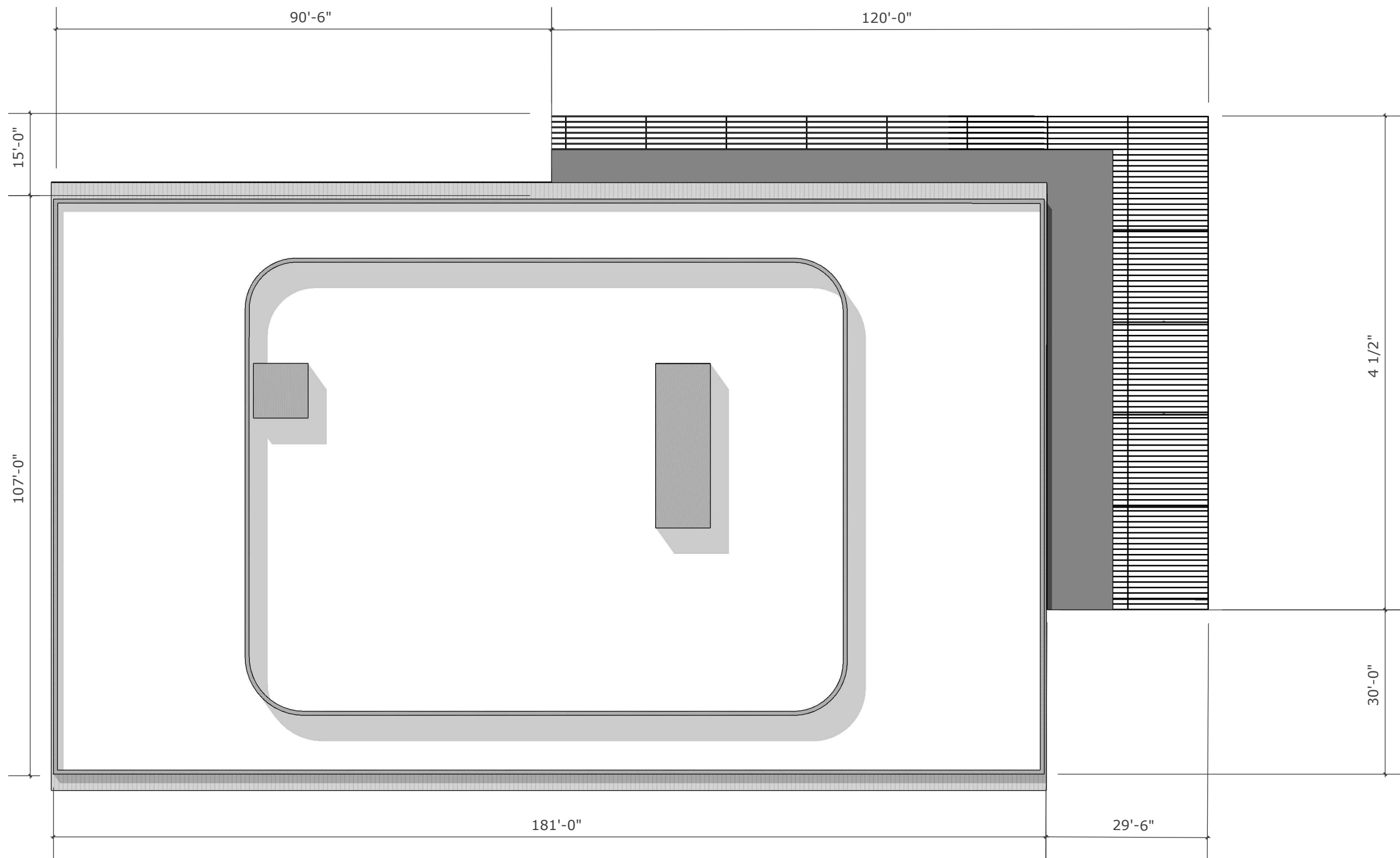
BOKAPowell

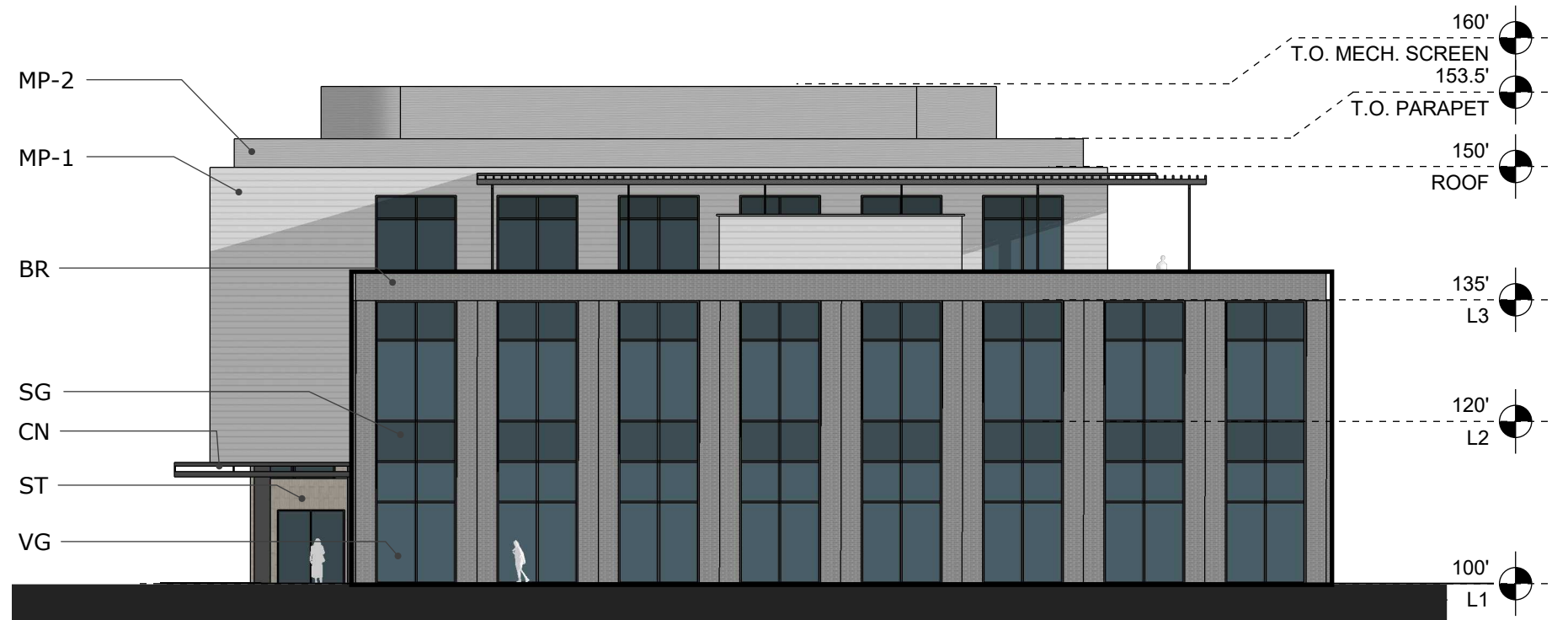












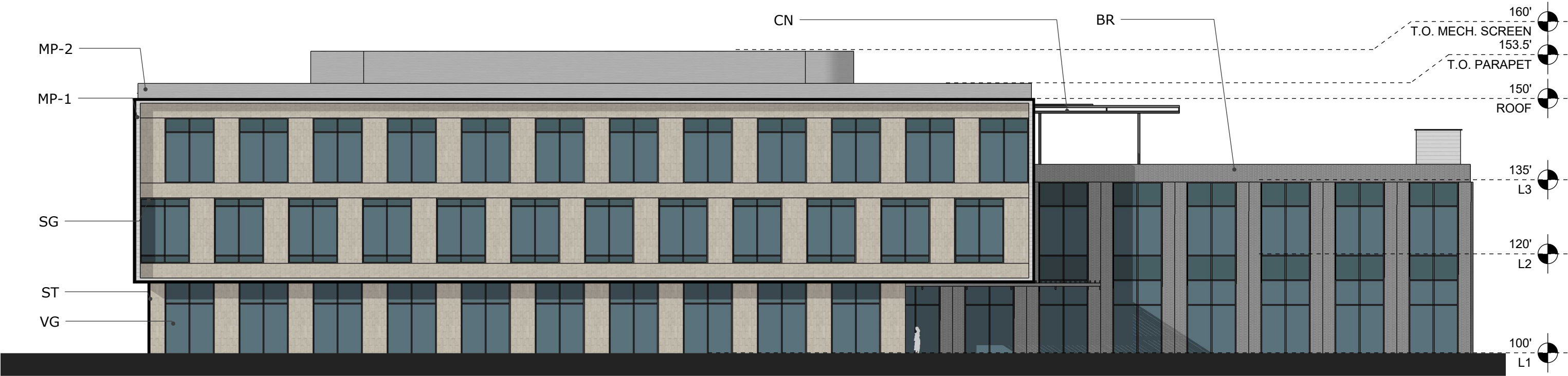
02 North Elevation
Scale: 1" : 20'



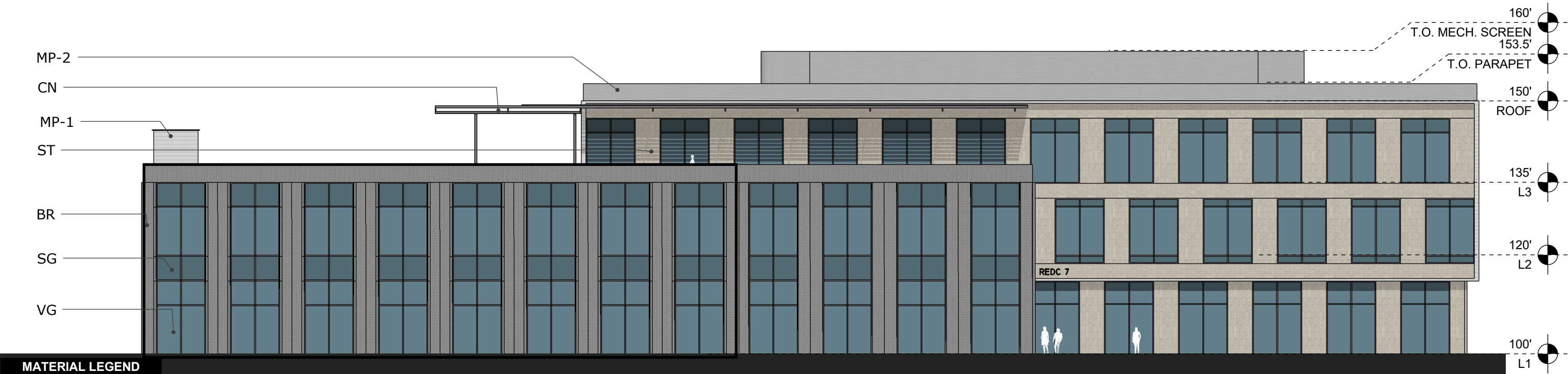
01 South Elevation
Scale: 1" : 20'

MATERIAL LEGEND

BR : BRICK CN : CANOPY, ALUMINUM BLADES MP-1 : METAL PANEL, COLOR 1 MP-2 : METAL PANEL, COLOR 2 SG : SPANDREL GLASS, 1" INSULATED GLAZING UNITS VG : VISION GLASS, 1" INSULATED GLAZING UNITS



02 East Elevation
Scale: 1" : 20'



01 West Elevation
Scale: 1" : 20'

MATERIAL LEGEND						
BR	CN	MP-1	MP-2	SG	VG	
BRICK	CANOPY, ALUMINUM BLADES	METAL PANEL, COLOR 1	METAL PANEL, COLOR 2	SPANDREL GLASS, 1" INSULATED GLAZING UNITS	VISION GLASS, 1" INSULATED GLAZING UNITS	



TEXAS' PREMIER BUILDER

Rockwall EDC

Site 7 - 2.5 Level Office Building

Project name	211016 - Rockwall EDC Template
Job size	80860 sqft
Duration	12 mos



TEXAS' PREMIER BUILDER

Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
01 Sitework				
	Dampproofing and Waterproofing			
	Site joint sealants	207,814.00 sf	0.12 /sf	25,769
	Dampproofing and Waterproofing			25,769
	Signage			
	Monument Sign Allowance	1.00 ls	37,200.16 /ls	37,200
	Signage			37,200
	Medium.Voltage Electrical Distribution			
	Site & parking electrical/lighting	1.00 ls	186,000.95 /ls	186,001
	Medium.Voltage Electrical Distribution			186,001
	Earth Moving			
	Mass Excavation	8.50 acre	43,400.22 /acre	368,902
	Erosion Control / SWPPP Maintenance	1.00 ls	18,600.09 /ls	18,600
	Earth Moving			387,502
	Soil Treatment			
	Termite Control	30,500.00 sf	0.10 /sf	3,026
	Soil Treatment			3,026
	Unit Paving			
	Handicap Ramp Pavers	200.00 sf	12.40 /sf	2,480
	Sidewalk Pavers	9,653.00 sf	12.40 /sf	119,698
	Unit Paving			122,178
	Paving Specialties			
	Pavement Markings	207,814.00 sf	0.19 /sf	38,654
	Paving Specialties			38,654
	Retaining Walls			
	Segmental Retaining Walls	4,517.00 sf	37.20 /sf	168,033
	Retaining Walls			168,033
	Planting			
	Landscaping	8.50 acre	62,000.31 /acre	527,003
	Hardscape Allowance	8.50 sf	9,300.05 /sf	79,050
	Planting			606,053
	Site Concrete Turnkey Items			
	Light Pole Bases	26.00 ea	1,240.01 /ea	32,240
	5" Concrete Paving	124,955.00 sf	4.65 /sf	581,044
	6" Concrete Paving	73,206.00 sf	5.27 /sf	385,798
	Drive Approaches	1,700.00 sf	7.44 /sf	12,648
	Sidewalks / Paver Subbase	9,653.00 sf	4.34 /sf	41,894
	Transformer Pads	1.00 ls	6,200.05 /ls	6,200
	Dumpster Enclosure Allowance	1.00 ls	31,000.14 /ls	31,000
	Site Concrete Turnkey Items			1,090,824
	Common Work Results for Utilities			
	Site Utilities	8.50 acre	74,400.37 /acre	632,403
	Common Work Results for Utilities			632,403
	01 Sitework			3,297,642
02 Building C&S				
	Concrete Turnkey Items			
	Foundations	30,500.00 sf	22.32 /sf	680,763
	Grade Beams - A few tall Foundations	802.00 lf	279.00 /lf	223,759
	Slab on Grade	30,500.00 sf	6.20 /sf	189,101
	Elevator Pits	3.00 ea	18,600.09 /ea	55,800
	Slab on Metal Deck	50,360.00 sf	4.34 /sf	218,564
	Slab on Metal Deck at Roof Mechanical Area	5,000.00 sf	6.20 /sf	31,000
	Concrete filled stair pans and landings	2,205.00 sf	7.44 /sf	16,405
	Concrete Turnkey Items			1,415,393
	Unit Masonry			
	Masonry	6,583.00 sf	32.24 /sf	212,237
	Unit Masonry			212,237
	Stone Masonry			
	Limestone Veneer	7,484.00 sf	43.40 /sf	324,807
	Stone Masonry			324,807
	Structural Steel Framing			



TEXAS' PREMIER BUILDER

Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	Structural Steel Framing			
	2nd floor structural steel - 10 #/SF	186.00 tns	4,960.02 /tns	922,565
	3rd floor structural steel - 6#/SF	104.00 tns	4,960.02 /tns	515,843
	Roof Bar Joists and Deck	105.00 tns	3,100.02 /tns	325,502
	Structural Steel Framing			1,763,909
	Metal Fabrications			
	Canopy with Aluminum Blades	4,260.00 sf	43.40 /sf	184,885
	Metal Fabrications			184,885
	Decorative Metal Railings			
	Monument Stair Glass & SS Railing	75.00 lf	372.00 /lf	27,900
	Decorative Metal Railings			27,900
	Dampproofing and Waterproofing			
	Elevator pit waterproofing	2.00 ea	6,200.04 /ea	12,400
	Cold fluid-applied at balconies	11,811.00 sf	14.88 /sf	175,749
	Fluid-applied air barrier behind stone, tile, & metal panels	19,027.00 sf	4.34 /sf	82,578
	Rigid insulation behind stone, tile, & metal panels	19,027.00 sf	2.17 /sf	41,289
	Flashing	80,860.00 sf	1.24 /sf	100,267
	Building joint sealants	80,860.00 sf	0.93 /sf	75,200
	Masonry sealer	14,067.00 sf	0.62 /sf	8,722
	Dampproofing and Waterproofing			496,204
	Roofing and Siding Panels			
	60 Mil R-20 TPO Roofing	19,367.00 sf	12.40 /sf	240,152
	Roof Hatches	1.00 ls	4,960.01 /ls	4,960
	Roofing and Siding Panels			245,112
	Wall Panels			
	Canopy ACM	5,430.00 sf	49.60 /sf	269,329
	Metal Flush Panel - Mech. Screen	3,706.00 sf	31.00 /sf	114,887
	ACM Soffits at Entries	465.00 sf	43.40 /sf	20,181
	Metal Flush Panels	4,960.00 sf	31.00 /sf	153,761
	ACM Column Wraps	12.00 ea	6,200.03 /ea	74,400
	Wall Panels			632,558
	Roof Pavers			
	Roof Pavers	11,811.00 sf	43.40 /sf	512,600
	Roof Pavers			512,600
	Fire and Smoke Protection			
	Fireproofing	80,860.00 sf	2.17 /sf	175,467
	Fire and Smoke Protection			175,467
	Doors and Frames			
	Doors and Hardware	21.00 ea	2,170.01 /ea	45,570
	Doors and Frames			45,570
	Entrances, Storefronts, and Curtain Walls			
	Window Wall	9,376.00 sf	68.20 /sf	639,446
	Curtain Wall	11,966.00 sf	86.80 /sf	1,038,654
	Main Entry Glass Doors	3.00 ea	5,580.03 /ea	16,740
	Entrances, Storefronts, and Curtain Walls		/sf	1,694,840
	Interior Finish Allowances			
	Main Lobby Finish Allowance	2,500.00 sf	124.00 /sf	310,002
	Interior Finish Allowances			310,002
	Plaster and Gypsum Board			
	Drywall	80,860.00 sf	8.06 /sf	651,735
	Plaster and Gypsum Board			651,735
	Tiling			
	Wall Tile at Wet Walls Only (\$10/SF Material Only)	4,505.00 sf	18.60 /sf	83,793
	Wall Mosaic Tile at Vanity Walls Only (\$20/SF Material Only)	300.00 sf	37.20 /sf	11,160
	Flooring Tile (\$10/SF for Material Only)	2,266.00 sf	18.60 /sf	42,148
	Crack Isolation / Waterproofing Membrane	2,266.00 sf	1.86 /sf	4,215



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Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	Tiling			
	Vanity Tops	50.00 sf	80.60 /sf	4,030
	Tiling			145,346
	Flooring Treatment			
	Concrete Floor Sealing	2,262.00 sf	1.43 /sf	3,226
	Flooring Treatment			3,226
	Resilient Flooring			
	Rubber Base	1,200.00 lf	1.55 /lf	1,860
	Resilient Flooring			1,860
	Carpeting			
	Stairwells Carpet and Resilient Risers	1,200.00 sf	9.92 /sf	11,904
	Carpeting			11,904
	Painting and Coating			
	Painting C&S	80,860.00 sf	0.99 /sf	80,213
	Lobby Accent Wall (\$35/SF for Material Only)	1,250.00 sf	55.80 /sf	69,750
	Painting and Coating			149,964
	Signage			
	Code Minimum Interior Signage	1.00 ls	18,600.11 /ls	18,600
	Building Signage	1.00 ls	49,600.24 /ls	49,600
	Signage			68,200
	Toilet, Bath, and Laundry Accessories			
	Toilet Accessories - Sets per Toilet	24.00 ea	2,170.01 /ea	52,080
	Toilet, Bath, and Laundry Accessories			52,080
	Fire Protection Specialties			
	Fire Extinguisher Cabinets	8.00 ea	434.00 /ea	3,472
	Knox Boxes	1.00 ea	930.01 /ea	930
	Fire Protection Specialties			4,402
	Rugs and Mats			
	Entrance Floor Mats and Frames	775.00 sf	74.40 /sf	57,660
	Rugs and Mats			57,660
	Elevators			
	Elevators - Passenger	3.00 stop	44,640.22 /stop	133,921
	Elevators - Freight	3.00 stop	47,120.23 /stop	141,361
	Elevators - Cab Finish Allowance	2.00 cabs	24,800.13 /cab s	49,600
	Elevators			324,882
	Fire Suppression Systems			
	Fire Suppression	80,860.00 sf	2.17 /sf	175,467
	Fire Suppression Systems			175,467
	Plumbing Piping			
	Plumbing	80,860.00 sf	5.58 /sf	451,201
	Plumbing Piping			451,201
	HVAC Piping and Pumps			
	HVAC - RTUs - 335 SF/Ton	241.00 tns	4,712.02 /tns	1,135,598
	Test & Balance	1.00 ls	18,600.08 /ls	18,600
	HVAC Piping and Pumps			1,154,198
	Medium.Voltage Electrical Distribution			
	Electrical & Fire Alarm	80,860.00 sf	17.36 /sf	1,403,737
	Medium.Voltage Electrical Distribution			1,403,737
	02 Building C&S			12,697,346



TEXAS' PREMIER BUILDER

Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
Labor				
Material				
Subcontract	15,994,988			197.811 /sqft
Equipment				
Other				
	<u>15,994,988</u>	<u>15,994,988</u>		<u>197.811 /sqft</u>
Total		15,994,988		197.811 /sqft



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	Earth Moving	387,502
	Soil Treatment	3,026
	Unit Paving	122,178
	Paving Specialties	38,654
	Retaining Walls	168,033
	Planting	606,053
	Site Concrete Turnkey Items	1,090,824
	Common Work Results for Utilities	632,403
	01 Sitework	3,297,642
02 Building C&S	Concrete Turnkey Items	1,415,393
	Unit Masonry	212,237
	Stone Masonry	324,807
	Structural Steel Framing	1,763,909
	Metal Fabrications	184,885
	Decorative Metal Railings	27,900
	Dampproofing and Waterproofing	496,204
	Roofing and Siding Panels	245,112
	Wall Panels	632,558
	Roof Pavers	512,600
	Fire and Smoke Protection	175,467
	Doors and Frames	45,570
	Entrances, Storefronts, and Curtain Walls	1,694,840
	Interior Finish Allowances	310,002
	Plaster and Gypsum Board	651,735
	Tiling	145,346
	Flooring Treatment	3,226
	Resilient Flooring	1,860
	Carpeting	11,904
	Painting and Coating	149,964
	Signage	68,200
	Toilet, Bath, and Laundry Accessories	52,080
	Fire Protection Specialties	4,402
	Rugs and Mats	57,660
	Elevators	324,882
	Fire Suppression Systems	175,467
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Other			
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