

Rockwall EDC
Corporate Office Site Studies - Site 1
Ridge Rd. & Yellow Jacket
Rockwall, Texas 03.26.2021

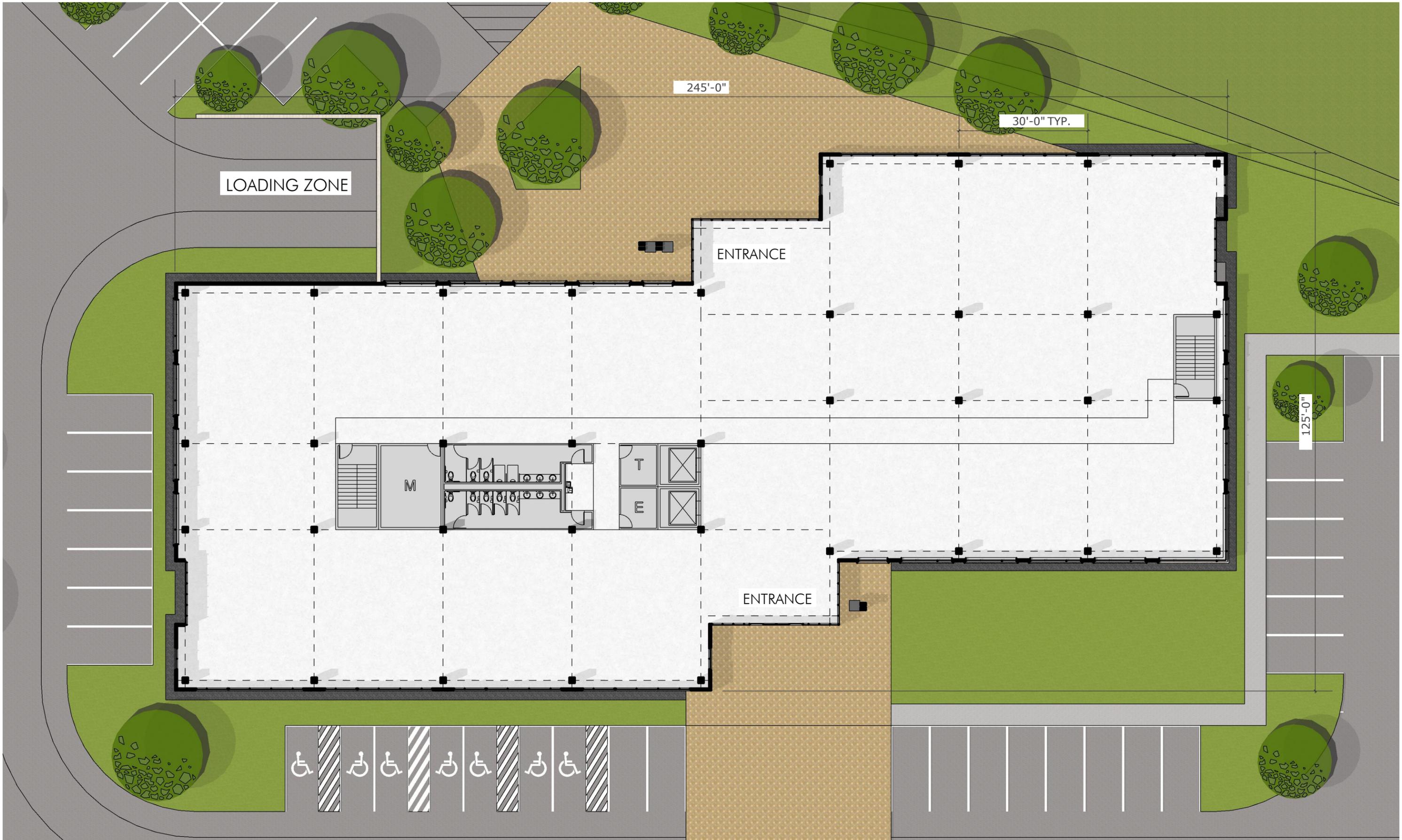


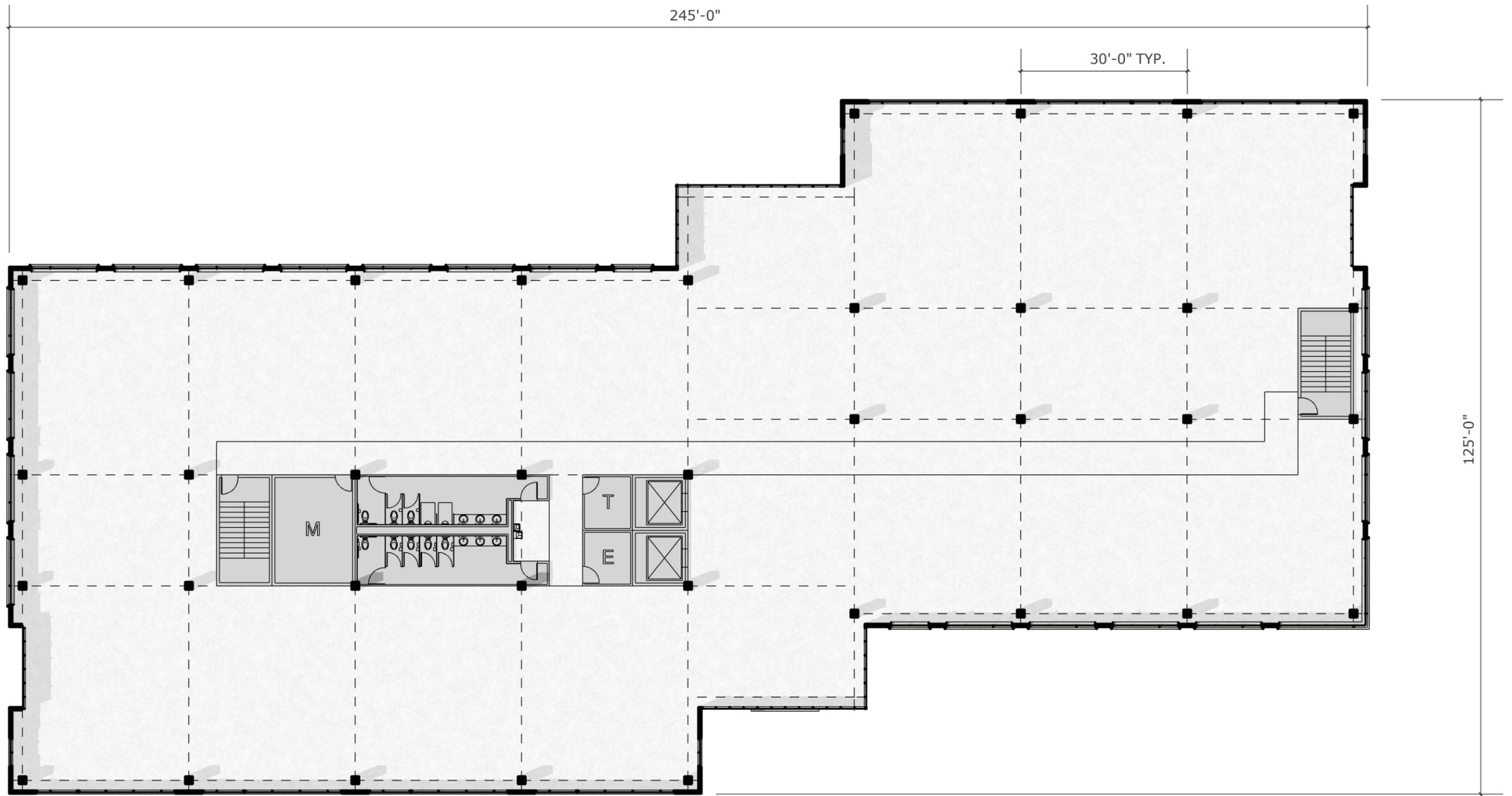


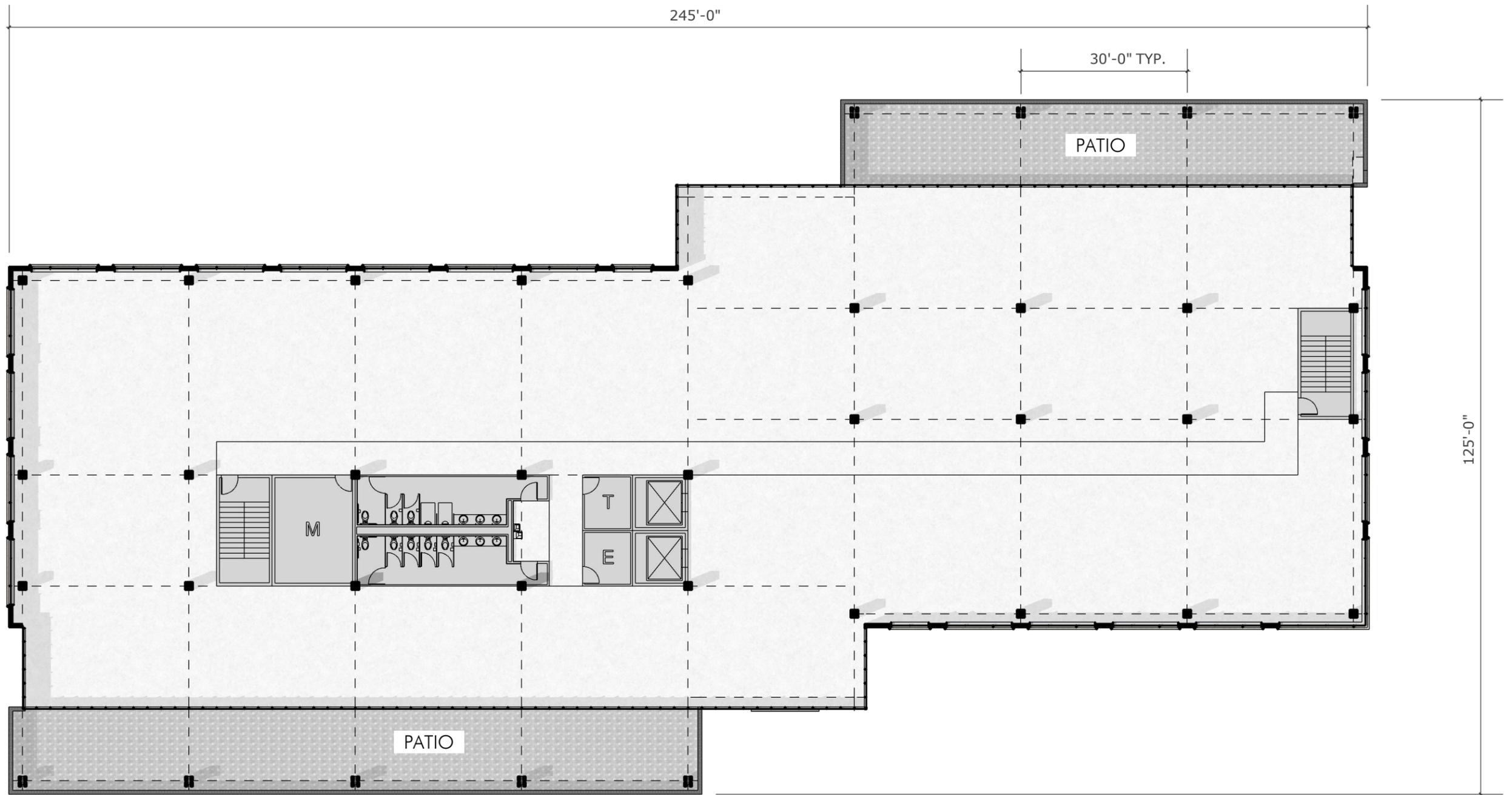
RIDGE RD.

YELLOW JACKET RD.

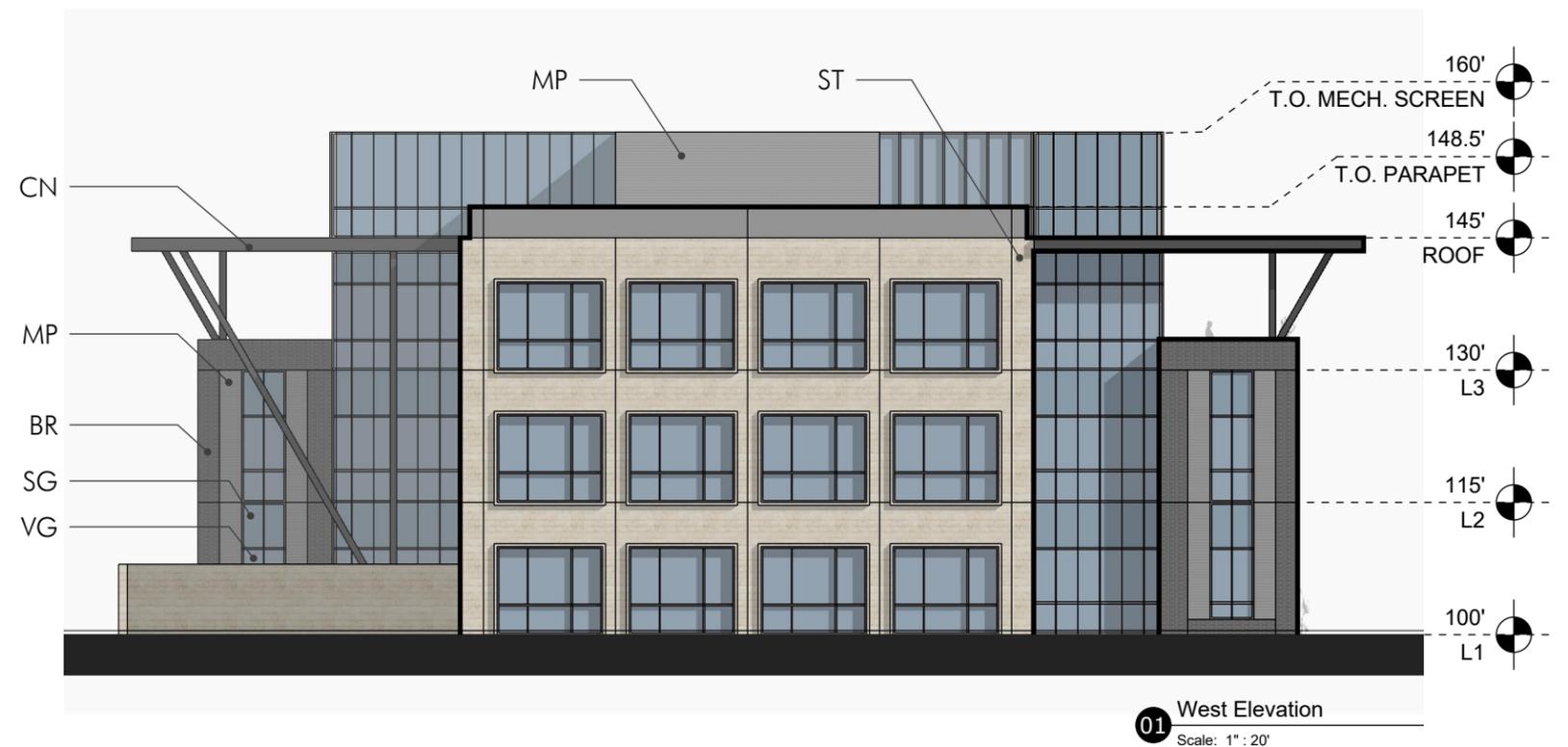
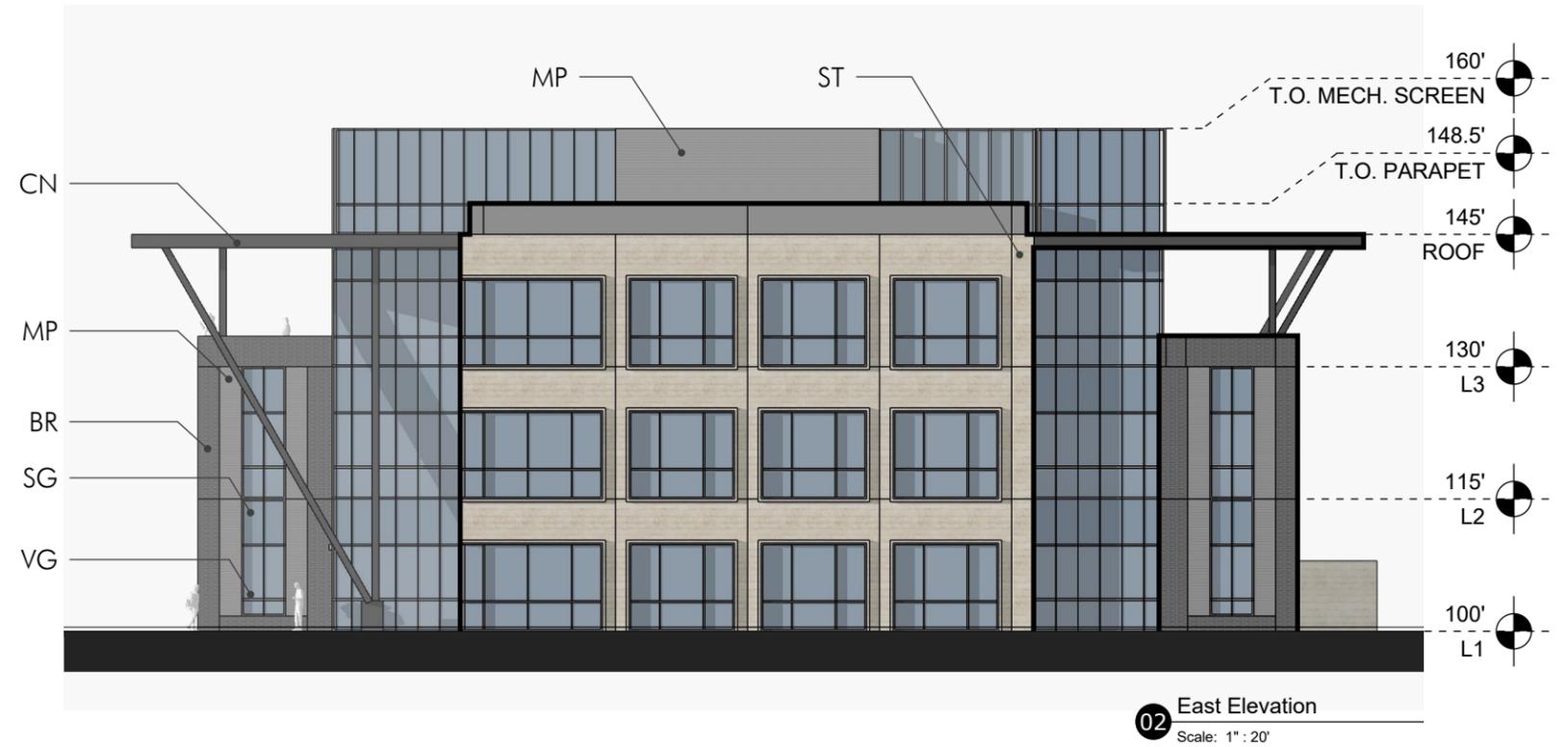
3 Level Office
69,150 SF
242 PS











LEGEND	
BR :	BRICK
CN :	CANOPY, ACM INFILL
MP :	METAL PANEL
SG :	SPANDREL GLASS, 1" INSULATED GLAZING UNITS
ST :	LIMESTONE
VG :	VISION GLASS, 1" INSULATED GLAZING UNITS



TEXAS' PREMIER BUILDER

Rockwall EDC

Site 1 - 3 Level Office

Project name 211016 - Rockwall EDC Site 1
Job size 69150 sqft
Duration 11 mos



Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
01 Sitework				
	Dampproofing and Waterproofing			
	Site joint sealants	106,000.00 sf	0.12 /sf	13,104
	Dampproofing and Waterproofing			13,104
	Signage			
	Monument Sign Allowance	1.00 ls	37,086.33 /ls	37,086
	Signage			37,086
	Medium.Voltage Electrical Distribution			
	Site & parking electrical/lighting	1.00 ls	92,715.82 /ls	92,716
	Medium.Voltage Electrical Distribution			92,716
	Earth Moving			
	Mass Excavation	8.60 acre	43,267.38 /acre	372,099
	Erosion Control / SWPPP Maintenance	1.00 ls	12,362.10 /ls	12,362
	Earth Moving			384,462
	Soil Treatment			
	Termite Control	24,000.00 sf	0.10 /sf	2,374
	Soil Treatment			2,374
	Unit Paving			
	Handicap Ramp Pavers	200.00 sf	12.36 /sf	2,472
	Sidewalk Pavers	4,500.00 sf	12.36 /sf	55,629
	Unit Paving			58,102
	Paving Specialties			
	Pavement Markings	106,000.00 sf	0.19 /sf	19,656
	Paving Specialties			19,656
	Retaining Walls			
	Segmental Retaining Walls	2,785.00 sf	37.09 /sf	103,285
	Retaining Walls			103,285
	Planting			
	Landscaping	8.60 acre	61,810.54 /acre	531,571
	Hardscape Allowance	8.60 acre	9,271.58 /acre	79,736
	Planting			611,306
	Site Concrete Turnkey Items			
	Light Pole Bases	13.00 ea	1,236.21 /ea	16,071
	5" Concrete Paving	86,650.00 sf	4.64 /sf	401,691
	6" Concrete Paving	18,511.00 sf	5.25 /sf	97,255
	7" Concrete Paving	970.00 sf	5.87 /sf	5,696
	Drive Approaches	1,700.00 sf	7.42 /sf	12,609
	Sidewalks / Paver Subbase	12,000.00 sf	4.33 /sf	51,921
	Transformer Pads	1.00 ls	6,181.05 /ls	6,181
	Dumpster Enclosure Allowance	1.00 ls	37,086.31 /ls	37,086
	Site Concrete Turnkey Items			628,510
	Common Work Results for Utilities			
	Site Utilities	8.60 acre	80,353.71 /acre	691,042
	Common Work Results for Utilities			691,042
	01 Sitework			2,641,643
02 Building C&S				
	Concrete Turnkey Items			
	Foundations	23,346.00 sf	22.25 /sf	519,490
	Grade Beams - A few tall Foundations	751.00 lf	278.15 /lf	208,889
	Slab on Grade	23,346.00 sf	6.18 /sf	144,303
	Elevator Pits	2.00 ea	18,543.16 /ea	37,086
	Slab on Metal Deck	46,692.00 sf	4.33 /sf	202,024
	Slab on Metal Deck at Roof Mechanical Area	5,000.00 sf	6.18 /sf	30,905
	Concrete filled stair pans and landings	1,890.00 sf	7.42 /sf	14,019
	Concrete Turnkey Items			1,156,716
	Unit Masonry			
	Masonry	2,859.00 sf	32.14 /sf	91,893
	Unit Masonry			91,893
	Stone Masonry			
	Limestone Veneer	9,011.00 sf	43.27 /sf	389,882



Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	Stone Masonry			389,882
	Structural Steel Framing			
	2nd floor structural steel - 10 #/SF	134.00 tns	4,944.84 /tns	662,609
	3rd floor structural steel - 10#/SF	134.00 tns	4,944.84 /tns	662,609
	Roof Bar Joists and Deck	81.00 tns	3,090.53 /tns	250,333
	Structural Steel Framing			1,575,551
	Metal Fabrications			
	Canopy Steel	7,617.00 sf	74.17 /sf	564,973
	Metal Fabrications			564,973
	Dampproofing and Waterproofing			
	Elevator pit waterproofing	2.00 ea	6,181.06 /ea	12,362
	Cold fluid-applied at balconies	3,405.00 sf	14.83 /sf	50,512
	Fluid-applied air barrier behind stone, tile, & metal panels	12,956.00 sf	4.33 /sf	56,057
	Rigid insulation behind stone, tile, & metal panels	12,956.00 sf	2.16 /sf	28,029
	Flashing	69,150.00 sf	1.24 /sf	85,484
	Building joint sealants	69,150.00 sf	0.93 /sf	64,113
	Masonry sealer	11,870.00 sf	0.62 /sf	7,337
	Dampproofing and Waterproofing			303,893
	Roofing and Siding Panels			
	60 Mil R-20 TPO Roofing	23,405.00 sf	12.36 /sf	289,335
	60 Mil R-20 TPO Roofing - Canopies	7,617.00 sf	12.36 /sf	94,162
	Roof Hatches	1.00 ls	4,944.86 /ls	4,945
	Roofing and Siding Panels			388,442
	Wall Panels			
	Canopy ACM	7,617.00 sf	49.45 /sf	376,649
	ACM Wall Panels	5,339.00 sf	43.27 /sf	231,005
	Metal Flush Panel - Mech. Screen	5,400.00 sf	30.91 /sf	166,888
	Wall Panels			774,542
	Roof Pavers			
	Roof Pavers	3,405.00 sf	43.27 /sf	147,325
	Roof Pavers			147,325
	Fire and Smoke Protection			
	Fireproofing	69,150.00 sf	1.85 /sf	128,226
	Fire and Smoke Protection			128,226
	Doors and Frames			
	Doors and Hardware	21.00 ea	2,163.37 /ea	45,431
	Doors and Frames			45,431
	Entrances, Storefronts, and Curtain Walls			
	Window Wall	9,769.00 sf	67.99 /sf	664,210
	Curtain Wall	21,574.00 sf	86.53 /sf	1,866,901
	Main Entry Glass Doors	8.00 ea	5,562.95 /ea	44,504
	Entrances, Storefronts, and Curtain Walls			2,575,614
	Interior Finish Allowances			
	Main Lobby Finish Allowance	2,500.00 sf	123.62 /sf	309,053
	Interior Finish Allowances			309,053
	Plaster and Gypsum Board			
	Drywall	69,150.00 sf	8.04 /sf	555,646
	Plaster and Gypsum Board			555,646
	Tiling			
	Wall Tile at Wet Walls Only (\$10/SF Material Only)	4,698.00 sf	18.54 /sf	87,116
	Wall Mosaic Tile at Vanity Walls Only (\$20/SF Material Only)	300.00 sf	37.09 /sf	11,126
	Flooring Tile (\$10/SF for Material Only)	1,615.00 sf	18.54 /sf	29,947
	Crack Isolation / Waterproofing Membrane	1,615.00 sf	1.85 /sf	2,995
	Vanity Tops	60.00 sf	80.35 /sf	4,821
	Tiling			136,005
	Flooring Treatment			



TEXAS' PREMIER BUILDER

Location	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	Flooring Treatment			
	Concrete Floor Sealing	1,315.00 sf	1.42 /sf	1,869
	Flooring Treatment			1,869
	Resilient Flooring			
	Rubber Base	1,200.00 lf	1.55 /lf	1,854
	Resilient Flooring			1,854
	Carpeting			
	Stairwells Carpet and Resilient Risers	1,200.00 sf	9.89 /sf	11,868
	Carpeting			11,868
	Painting and Coating			
	Painting C&S	69,150.00 sf	0.99 /sf	68,387
	Lobby Accent Wall (\$35/SF for Material Only)	1,250.00 sf	55.63 /sf	69,537
	Painting and Coating			137,924
	Signage			
	Code Minimum Interior Signage	1.00 ls	9,271.58 /ls	9,272
	Building Signage	1.00 ls	49,448.42 /ls	49,448
	Signage			58,720
	Toilet, Bath, and Laundry Accessories			
	Toilet Accessories - Sets per Toilet	24.00 ea	2,163.37 /ea	51,921
	Toilet, Bath, and Laundry Accessories			51,921
	Fire Protection Specialties			
	Fire Extinguisher Cabinets	8.00 ea	432.68 /ea	3,461
	Knox Boxes	1.00 ea	927.17 /ea	927
	Fire Protection Specialties			4,389
	Rugs and Mats			
	Entrance Floor Mats and Frames	775.00 sf	74.17 /sf	57,484
	Rugs and Mats			57,484
	Elevators			
	Elevators - Passenger	3.00 stop	44,503.59 /stop	133,511
	Elevators - Freight	3.00 stop	46,976.01 /stop	140,928
	Elevators - Cab Finish Allowance	3.00 cab s	24,724.22 /cabs	74,173
	Elevators			348,611
	Fire Suppression Systems			
	Fire Suppression	69,150.00 sf	2.16 /sf	149,597
	Fire Suppression Systems			149,597
	Plumbing Piping			
	Plumbing	69,150.00 sf	5.56 /sf	384,678
	Plumbing Piping			384,678
	HVAC Piping and Pumps			
	HVAC - RTUs - 335 SF/Ton	206.00 tns	4,697.60 /tns	967,706
	Test & Balance	1.00 ls	18,543.19 /ls	18,543
	HVAC Piping and Pumps			986,249
	Medium.Voltage Electrical Distribution			
	Electrical & Fire Alarm	69,150.00 sf	17.31 /sf	1,196,776
	Medium.Voltage Electrical Distribution			1,196,776
	02 Building C&S			12,535,132

Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
Labor				
Material				
Subcontract	15,176,775			219.476 /sqft
Equipment				
Other				
	<u>15,176,775</u>	<u>15,176,775</u>		<u>219.476 /sqft</u>
Total		15,176,775		219.476 /sqft



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01 Sitework	Dampproofing and Waterproofing	13,104
	Signage	37,086
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	Earth Moving	384,462
	Soil Treatment	2,374
	Unit Paving	58,102
	Paving Specialties	19,656
	Retaining Walls	103,285
	Planting	611,306
	Site Concrete Turnkey Items	628,510
	Common Work Results for Utilities	691,042
	01 Sitework	2,641,643
02 Building C&S	Concrete Turnkey Items	1,156,716
	Unit Masonry	91,893
	Stone Masonry	389,882
	Structural Steel Framing	1,575,551
	Metal Fabrications	564,973
	Dampproofing and Waterproofing	303,893
	Roofing and Siding Panels	388,442
	Wall Panels	774,542
	Roof Pavers	147,325
	Fire and Smoke Protection	128,226
	Doors and Frames	45,431
	Entrances, Storefronts, and Curtain Walls	2,575,614
	Interior Finish Allowances	309,053
	Plaster and Gypsum Board	555,646
	Tiling	136,005
	Flooring Treatment	1,869
	Resilient Flooring	1,854
	Carpeting	11,868
	Painting and Coating	137,924
	Signage	58,720
	Toilet, Bath, and Laundry Accessories	51,921
	Fire Protection Specialties	4,389
	Rugs and Mats	57,484
	Elevators	348,611
	Fire Suppression Systems	149,597
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