

Texas Plumbing Supply

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Texas Plumbing Supply Schertz Facility Rough Order of Magnitude (ROM)

For One 35,000 Square Foot Tilt Wall Building

Attn: Ethan Flowers, Glenn Melton and the Texas Plumbing Supply Corporate Team,

The building construction is proposed to be 35,000 square feet located on the corner of Red Iron and Pipestone Roads in Schertz, Texas. The lot is approximately 3.19 acres in size. The proposed interior tenant improvements is to be 2,500 square feet in size for office area and 150 square feet in size for shipping office with restroom. The attached preliminary drawing has been utilized for the basis of this cost assessment.

Texas Plumbing Supply to provide all plumbing fixtures

The design is based upon the City of Schertz code enforcement criteria as of 10-1-2016 and inclusive of the following parameters:

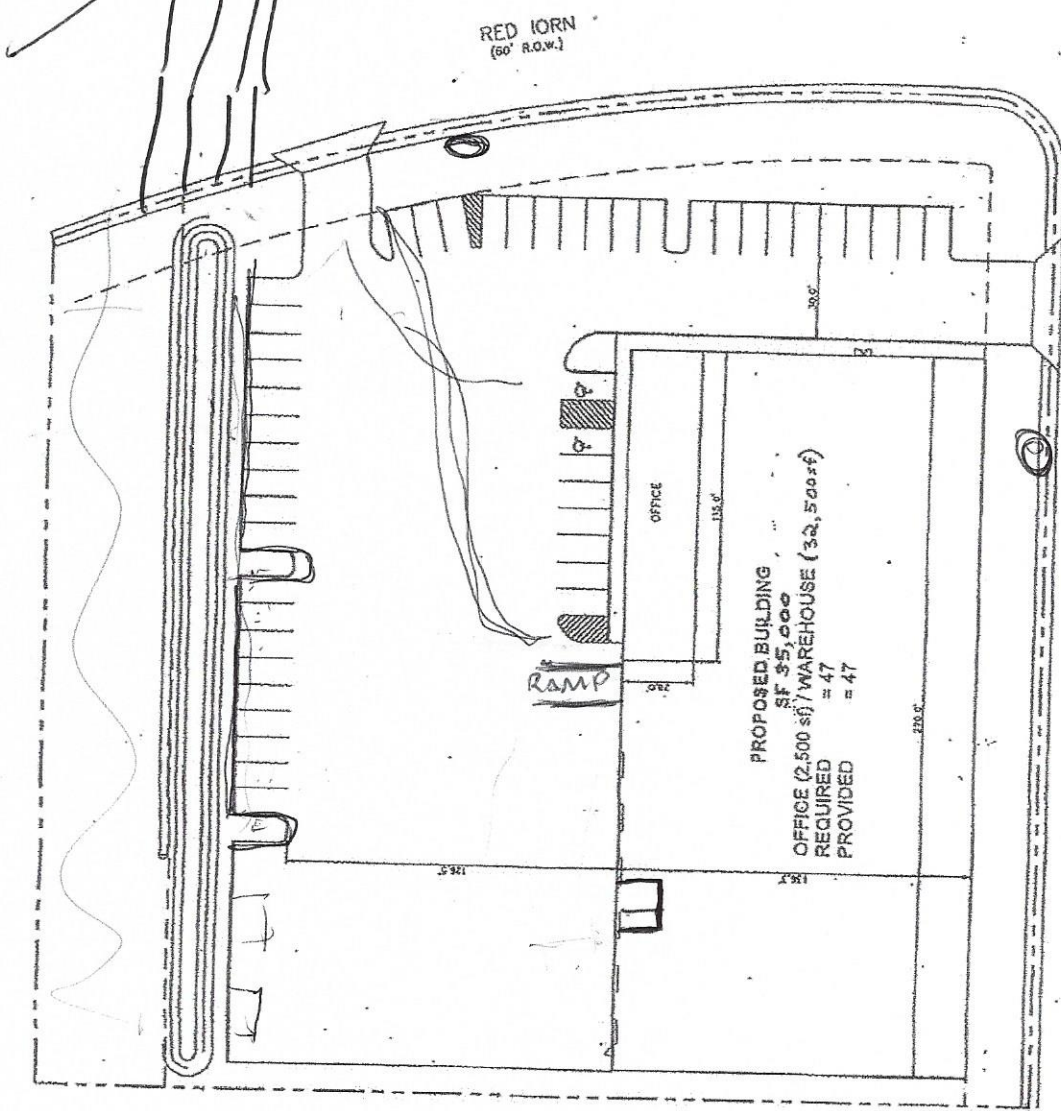
- ☐ Tilt wall construction
- ☐ Commercial use office/warehouse
- ☐ Occupancy group B & S-2
- ☐ Construction Type II-B

- ☐ Interior clear height 20'
- ☐ Site not to exceed (+/-) 3.19 acres in size
- ☐ Stamped approved engineered drawings, based upon 2012 IBC, inclusive of: Geotechnical, architectural design, structural, civil, MEP, irrigation and landscaping
 - Concrete truck court and yard area
 - o Curbs from existing completed street side
 - o Sidewalks
 - o Two (2) 30' Approaches
- ☐ Five (5) 10'x10' dock-high loading docks with protective bollards and manual overhead doors
- ☐ One (1) 12'x16' grade level manual overhead door
- ☐ Fire protection system to consist of sprinkled warehouse and basic alarm monitoring of floor and tamper, based upon 2012 IFC
- ☐ Landscaping and irrigation to be basic in design per base city requirements
- ☐ Building glazing per City of Schertz
- ☐ Based upon 2014 NEC, electrical service of 600-amp, 3-phase, 480/277-volt with one main distribution panel and one 75kva transformer feeding one 200-amp 120/208-volt panel. Panels to be located on the interior within the warehouse, directly behind the exterior service disconnect.
- ☐ Based upon 2009 IECC, lighting design will utilize T-5 high bay fixtures. Exterior lighting is to be from building mounted fixtures. Two (2) 2" underground phone conduits will be extended to the exterior service location to the nearest utility pole or nearest property line, whichever is closer.
- ☐ Based upon 2012 IPC, plumbing will consist of water and sewer service to the building. A plumbing leave out in the slab will be utilized for future tenant improvement.
- ☐ Proposal based upon sewer and water utility taps at curbside
- ☐ Building exterior will be painted two colors of the owner's choice
- ☐ Standard store front entrance door and additional exterior standard metal man-door per code
- ☐ Site work budget is based upon standard Geotechnical Reports revealing normal PI findings.
- ☐ Site utilities include extension from existing curb side taps
- ☐ Roofing to consist of 60-mil mechanical-fastened white TPO roof system

- ☐ Concrete slab, tilt walls, erection
- ☐ Miscellaneous metals and bar joists
- ☐ Gas fired Modine heater in warehouse to maintain ambient temperature above 38 degrees
- ☐ All applicable taxes
- ☐ Includes 2,500 square feet of basic tenant improvement, carpet, VCT flooring
- ☐ Basic 10'x10' warehouse office w/restroom
- ☐ Data boxes with conduit stub outs to ceiling and wiring for two (2) locations per office
- ☐ Power for one (1) forklift battery charger
- ☐ One (1) point external sign with 120-volt power stub out
- ☐ One (1) gated dumpster enclosure
- ☐ Two (2) dock levelers
- ☐ Fencing – including shielding as required by City of Schertz

Not included in ROM Proposal:

- A. Fire pump
- B. Cameras or security system, interior
- C. Skylights
- D. Supply of plumbing hardware, bathroom fixtures, etc.
- E. Framing for 2nd story storage above tenant improvement area
- F. Phone switch
- G. Point of sale wiring
- H. Dedicated receptacles for copiers or special use equipment
- I. Concrete floor sealing



PIPESTONE
(60' R.O.W.)