

# World of Décor

Deerfield Beach, Florida

## Architect

Gallo Herbert Lebolo



Photos Courtesy of Miro Rosky

**W**orld of Décor, a home furnishings retailer headquartered in Orlando, Fla., was looking to expand into South Florida. As a result, a new ground-up retail and auction facility for the home furnishings company was designed and constructed in Deerfield Beach, Fla. The building consists of 47,500 square feet of retail and storage space, a large showroom, an auction area, and a furniture repair and refinishing space.

The goals of the project were to create an efficient and cost effective building that represents the products and services provided by World of Décor, and a building that is instantly recognizable as a high quality home furnishing and decoration destination. The single-story Mediterranean-style building was designed to display artistic outdoor products such as fountains, statues and sculptures, along the exterior wall that can be updated as the merchandise changes. Additionally, a wrought iron dome representing the branding concept of World of Décor was erected on top of the entryway, creating an instantly recognizable building feature from one of South Florida's busiest trafficways. The globe, featuring artistic longitude and latitude lines, was assembled in one piece and placement was critical: each of the dome's eight legs had to line-up and slide into a pocket on the roof of

the building. The dome weighed 3,661 lbs. and took six men to install.

The interior space was designed for maximum flexibility by utilizing an open floor plan concept that allowed for decoration displays and furniture groupings. The space was also designed with a large volumetric space to allow for the display of large chandeliers and art glass displays. Additionally, large impact-resistant windows along the front facade create prominent product displays with natural day lighting.

The design began in February of 2007 and construction lasted approximately one year. Costs for the project were kept to a minimum due to close collaboration between the design and construction team. Multiple building systems were analyzed from a cost, building time and durability standpoint during the schematic design and design development stages until an ultimate set of building systems were agreed upon. The building was ultimately constructed of tilt wall panels, steel bar joist, metal decking, light-weight concrete and a built-up roof system. This structural system achieved the goals of the design team to create a building that is cost effective, rapidly constructed and hurricane resistant. The site work included extensive right of way improvements, incorporating



a bus shelter, a turn lane and landscape improvements. The project was furthered by providing a right-of-way landscape design and coordinating with the City of Deerfield and the Florida Department of Transportation's Street Tree and Beautification Program by utilizing majestic royal palms along US-1.

Construction was completed in April of 2009 without any major issues, and was within the projected budget and time frame. The project was awarded two 2009 Craftsmanship Awards in the tilt wall and decorative metals categories.

**Architect**

Gallo Herbert Lebolo  
1311 W. Newport Center Drive, #A, Deerfield Beach, FL 33442  
www.ghlaia.com

**Construction Team**

**Structural Engineer:**

Bryntesen Structural Engineers  
3045 N. Federal Highway, Building 80, Ft. Lauderdale, FL 33306

**General Contractor & Cost Estimator:**

JWR Construction Services, Inc.  
1311 W. Newport Center Drive, #C, Deerfield Beach, FL 33442

**Electrical & Mechanical Engineer:**

KAMM Consulting  
1407 W. Newport Center Drive, Deerfield Beach, FL 33442

**Project General Description**

**Location:** Deerfield Beach, Florida

**Date Bid:** Aug 2007

**Construction Period:** Jan 2008 to Jan 2009

**Total Square Feet:** 47,622

**Site:** 3.3 acres.

**Number of Buildings:** One.

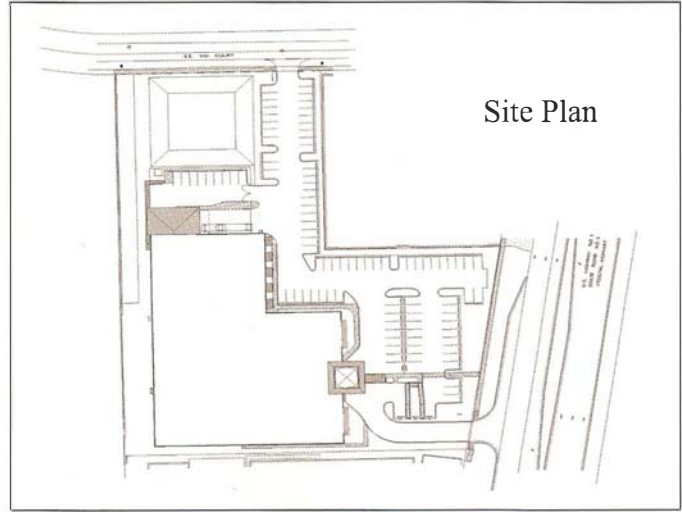
**Building Size:** First floor, 47,622; total, 47,622 square feet.

**Building Height:** First floor, 30'6"; total, 30'6".

**Basic Construction Type:** New/Tilt Up.

**Foundation:** Reinforced concrete. **Exterior Walls:** Tilt up.

**Roof:** Built up. **Floors:** Concrete. **Interior Walls:** Metal stud drywall.



DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQ.	66,420	2.16	1.40	—
GENERAL REQUIREMENTS	482,613	15.70	10.16	—
CONCRETE	741,983	24.14	15.62	Forming & accessories, reinforcing, cast-in-place, cast decks & underlayment, grouting, mass cutting & boring. (concrete breakdown: cubic yards foundation: 430; cubic yards walls: 959; cubic yards floors: 835).
METALS	441,530	14.36	9.30	Structural metal framing, metal trusses.
WOOD, PLASTICS & COMPOSITES	59,800	1.95	1.26	Rough carpentry, finish carpentry.
THERMAL & MOISTURE PROTECTION	257,580	8.38	5.42	Built up roofing, dampproofing & waterproofing. (Dome under separate contract by owner and not included in this case study.)
OPENINGS	119,747	3.90	2.52	Doors & frames, specialty doors & frames, entrances, storefronts & curtainwalls, hardware, glazing.
FINISHES	217,324	7.07	4.58	Plaster & gypsum board, tiling, ceilings, flooring, wall finishes, acoustic treatment, painting & coating.
SPECIALTIES	8,663	0.28	0.18	Toilet & bath accessories, fire extinguishers.
FIRE SUPPRESSON	114,130	3.71	2.40	Water-based fire-suppression systems, fire-extinguishing systems, fire pumps.
PLUMBING	105,500	3.43	2.22	Piping & pumps, equipment, fixtures.
HVAC	216,080	7.02	4.55	Piping & pumps, air distribution, HVAC air cleaning devices, central heating equipment, central cooling equipment, central HVAC, decentralized HVAC equipment.
ELECTRICAL	242,880	7.90	5.11	Medium-voltage distribution, low-voltage transmission, electrical & cathodic protection, lighting.
<b>TOTAL BUILDING COSTS</b>	<b>3,074,250</b>	<b>100%</b>	<b>\$64.72</b>	
EARTHWORK	131,962			—
EXTERIOR IMPROVEMENTS	427,303			—
UTILITIES	177,085			—
<b>TOTAL</b>	<b>3,810,600</b>			(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO JUNE 2010: \$72.05 PER SQUARE FOOT**

**Regional Cost Trends**

*This project, updated to June 2010 in the selected cities of the United States.*

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$72.05	\$3,422,418	Dallas TX	\$72.05	\$3,422,418	Los Angeles CA	\$92.39	\$4,388,748
Pittsburgh PA	\$78.83	\$3,744,528	Kansas City KS	\$74.59	\$3,543,209	Los Vegas NV	\$83.92	\$3,986,110
New York NY	\$101.72	\$4,831,649	Chicago IL	\$90.70	\$4,308,220	Seattle WA	\$89.85	\$4,267,957

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