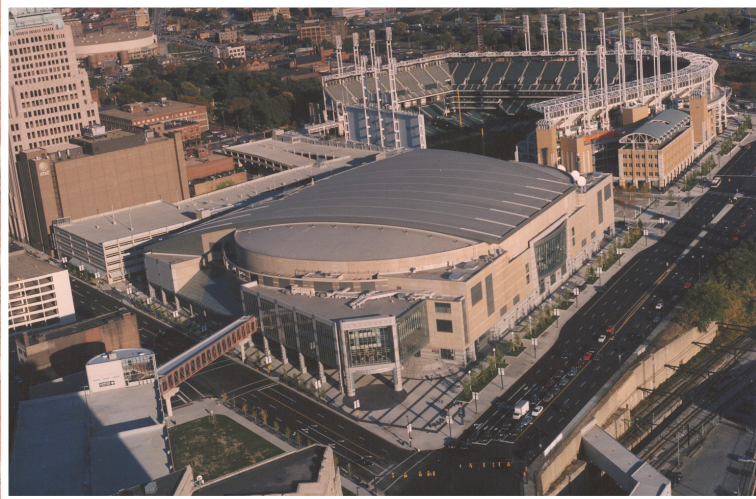


2020 MASONRY WALL COST GUIDE



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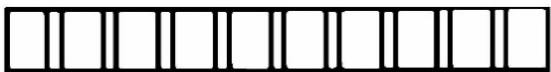
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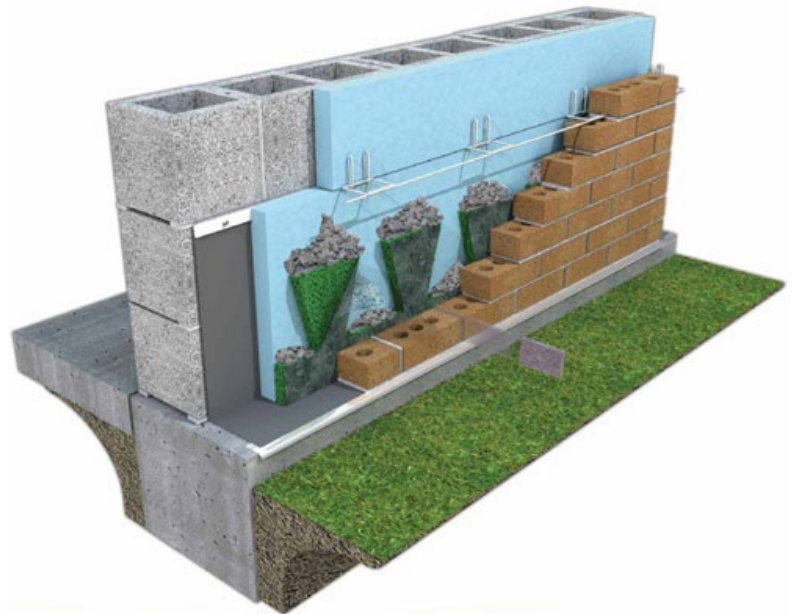
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INTRODUCTION

The following is an updated version of past masonry wall cost guides. It is published in collaboration with the members of the Masonry Contractors Association of Northeast Ohio and the Association of Union Mason Contractors.

Cost figures are in dollars per square foot and are prepared for a wide range of architectural projects based on prevailing wages. Costs can and will vary depending on the difficulty of the project or if prevailing wages are in effect.

We encourage the user to contact a member for free costing analysis of specific projects.

Guidelines used in compiling these costs are:

- a) Building heights that do not exceed three stories
- b) An average amount of built-in items, concealed piping, saw cuts, pilasters, bullnose corners, embedding of plates, bolts, etc.
- c) An average combination of interior and exterior masonry
- d) Colored masonry
- e) Moisture repellent in mortar for CMU veneers

The square foot prices include material costs, labor costs, equipment, taxes, overhead, and a mason contractor yield. We are proud to offer a wider range of masonry wall construction. In both aesthetics, engineering, and economics, we feel that masonry construction offers a distinct value to new building construction. In addition, to the obvious attributes of:

- Fire Resistance
- Low Life-Cycle Costs
- Speed of Erection
- Structural Integrity
- Thermal Mass
- Sound Absorbency
- Reflectivity
- Flexibility of Design

The designer must consider lower insurance costs, higher resale value and positive image of masonry construction.

This version of the wall cost guide shows comparisons utilizing lightweight high-performance concrete masonry units. This includes the attributes of the cost effectiveness, higher R-values and fire ratings, the lightweight units provide as an excellent alternative with greater flexibility for the designer, the mason and the building owner alike.

Thank you for considering the use of masonry for your next project.



Masonry Contractors Association of Northeast Ohio



MASONRY SPECIFICATION NOTES

ASTM C-90-96

Hollow load bearing units. Does not specify aggregate.

ASTM C-55

Concrete building brick.

ASTM C-145

Solid load bearing units—units with 75% or more of gross area. 2 grades N-1 1800 PSI, S-1 1200 PSI, average on gross area. Does not specify aggregate.

ASTM C-33

Sand and gravel aggregates, ASTM C-331. Expanded shale aggregate.

ASTM C-476

Mortar and Grout for reinforced masonry.

ASTM C-270

Mortar for Unit Masonry. Covers 5 grades of mixed mortar. The 3 grades most commonly used are:

- N-750 PSA Standard mortar most commonly used.
- S-1800 PSI Extra strength mortar required for bearing.
- M-2500 psi High strength mortar—used with high strength masonry units.

ASTM C-216

Refers to specifications for face brick which are solid masonry units 75% solid or more. If brick is to be 10% solid, this should be defined by the specifier.

- Grades: SW-Severe Weather, MW-Moderate Weather, NW-No Weather
- Type FBS-Rough-Wide color range
- Type FBS-Smooth-Wide color range
- Type FBX-Very close color and tolerances
- Type FBA-Covers specifications that are determined by the Architect and differ from standards for above groups

ASTM C-652

Refers to specifications for Hollow Clay masonry units of less than 60% solid bearing surface. Any special coring should be indicated by the specifier or the coring will be at the discretion of the manufacturer.

Grades SW-Severe Weather, MW-Moderate Weather, Type HBS-Wide color range and texture Type HBX-Narrow color range and tolerance. Type HBA-Covers specifications that are determined by the Architect and differ from standards for above groups. Type HBB-Where color and texture are not a consideration.

The desired size should be referred to by specific dimensions, i.e., depth, height, and length, rather than by using generic terms. The general color range and texture of the brick should be indicated in the specifications; this can affect the labor costs.

If a specific brick is not specified, an allowance should be written in the specifications so that all the contractors will be bidding on an equal basis.

ASTM C-902

Pedestrian and light traffic paying brick.

NOMENCLATURE AND DEFINITIONS

HOLLOW BRICK:

One whose net cross-sectional area in any plane parallel to the bearing surface is less than 75% of the gross area.

SOLID BRICK:

One whose net cross-sectional area in any plane parallel to the bearing surface is 75% or more of the gross area.

STANDARD BRICK:

Brick whose actual dimensions are 3-3/4" x 2-1/4" X 8".

MODULAR BRICK:

Brick whose nominal dimensions are based on the 4" module

HOLLOW CONCRETE MASONRY UNIT:

A masonry unit whose net cross-sectional area in any plane parallel to the bearing surface is less than 75% of the gross area.

SOLID CONCRETE MASONRY UNIT:

A masonry unit whose net cross-sectional area in any plane parallel to the bearing surface is 75% or more of the gross area.

GROSS AREA:

Width times length of unit in the bearing plane.

NET AREA:

Gross area times % of Solid.

Example:

8" x 8" x 16" 53% Solid

Gross Area = 7-5/8" x 15-5/8" = 119.14 sq. inches

Net Area = 7-5/8" x 15-5/8" x .53 = 63.14 sq. inches

CAVITY WALL:

A wall built of masonry units arranged to provide a continuous air space between facing and backing wythes and connected with rigid metal ties.

COMPOSITE WALL:

A multiple wythe wall in which at least one of the wythes is dissimilar to the other wythe or wythes with respect to type or grade of masonry unit or mortar.

WYTHE:

Each continuous vertical section of masonry one unit in thickness.

REINFORCED MASONRY:

Masonry units, reinforced with steel, grout and/or mortar, combined to resist forces.

EQUIVALENT THICKNESS:

Average thickness of Solid material in wall or partition.

M FACTOR:

Heat transfer calculations accounting for thermal storage due to mass.

R VALUE:

The amount of resistance of heat flow between the warm side and the cold side of a building section.

U FACTOR:

The calculated thermal conductance between the warm side and the cold side of a building section. (expressed in BTU's)

SOUND TRANSMISSION CLASS:

The ability of a wall to stop the transmission of sound from one of its sides to the other, expressed in decibels.



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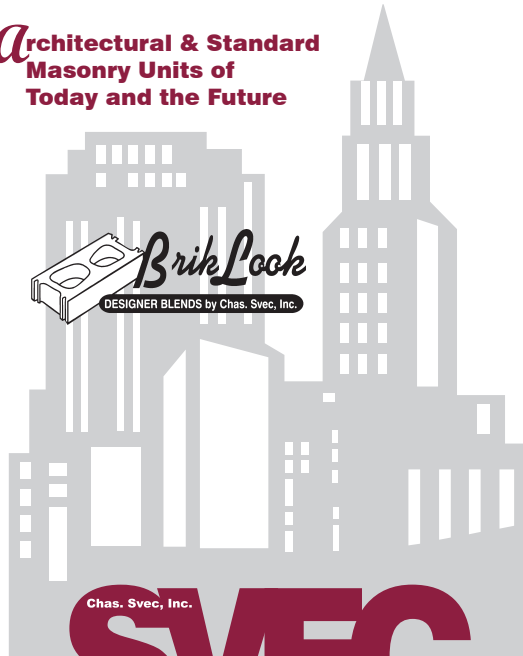
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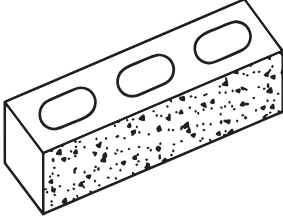
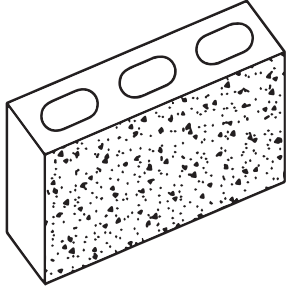
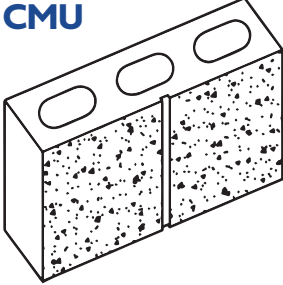
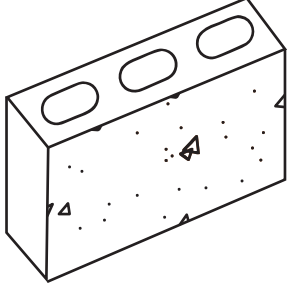
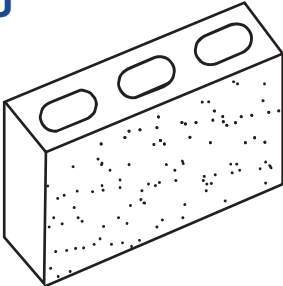
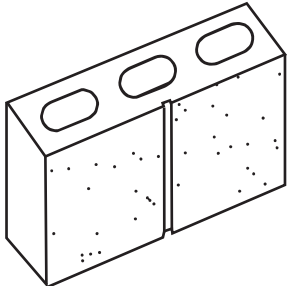
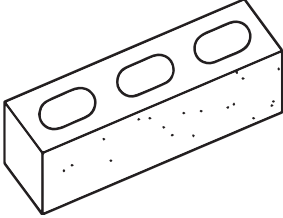
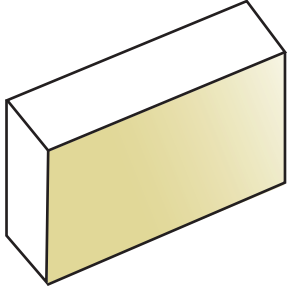
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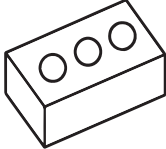
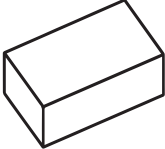
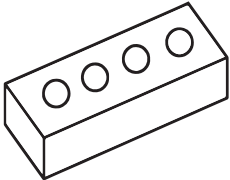
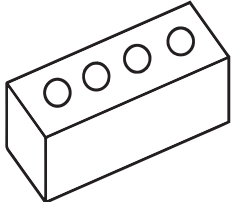
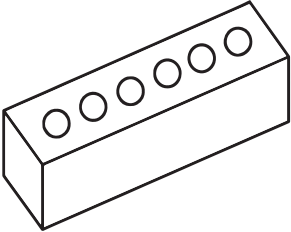
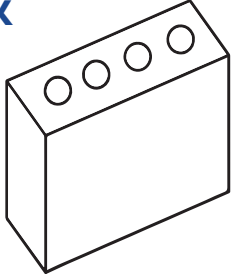
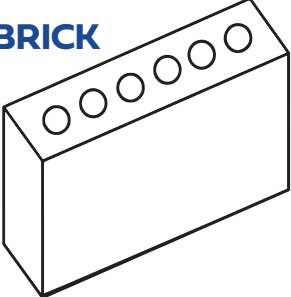
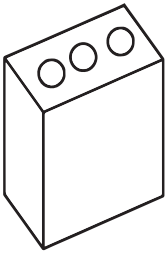
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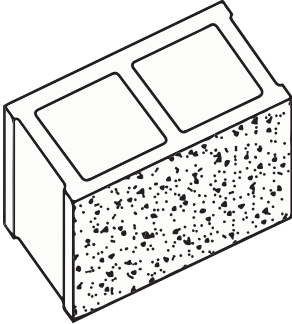
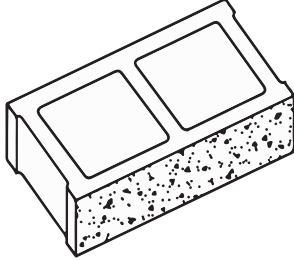
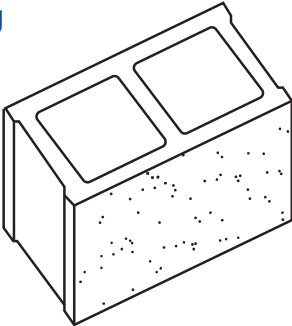
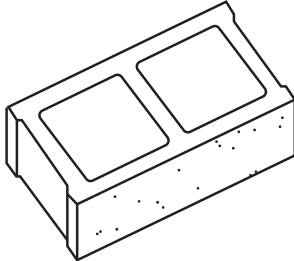
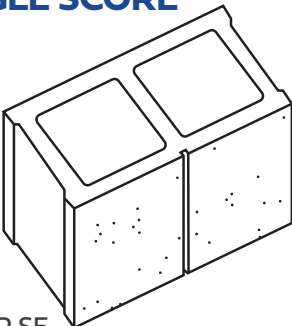
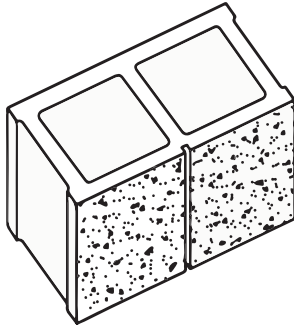
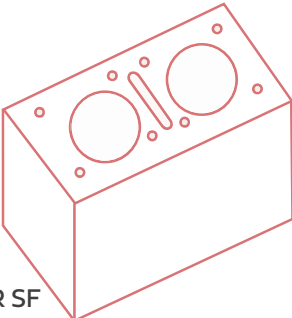
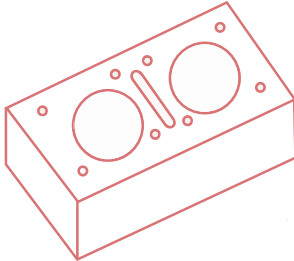
VENEERS INCLUDE: TIES, COLOR MORTAR AND WASH DOWN

<p>SPLIT FACE CMU</p> <p>3 5/8" x 3 5/8" x 15 5/8" Weight: 18 # U Value: .82 Fire Rating: 1.7 HR Cost: \$18.91 PER SF</p>  <p>Allowance: \$1.90 EA 2.25 PER SF</p>	<p>SPLIT FACE CMU</p> <p>3 5/8" x 7 5/8" x 15 5/8" Weight: 36 # U Value: .82 Fire Rating: 1.75 HR Cost: \$15.71 PER SF</p>  <p>Allowance: \$2.95 EA 1.125 PER SF</p>
<p>SINGLE SCORE SPLIT CMU</p> <p>3 5/8" x 7 5/8" x 15 5/8" Weight: 36 # U Value: .76 Fire Rating: 1.70 HR Cost: \$16.25 PER SF</p>  <p>Allowance: \$3.15 EA 1.125 PER SF</p>	<p>GROUND FACE CMU</p> <p>3 5/8" x 7 5/8" x 15 5/8" Weight: 35 # U Value: .39 Fire Rating: 1 HR Cost: \$32.00 PER SF</p>  <p>Allowance: \$13.40 EA 1.125 PER SF</p>
<p>SMOOTH COLOR CMU</p> <p>3 5/8" x 7 5/8" x 15 5/8" Weight: 34 # U Value: .76 Fire Rating: 1 HR Cost: \$15.10 PER SF</p>  <p>Allowance: \$2.55 EA 1.125 PER SF</p>	<p>SMOOTH COLOR SINGLE SCORE CMU</p> <p>3 5/8" x 7 5/8" x 15 5/8" Weight: 24 # U Value: .76 Fire Rating: 1 HR Cost: \$15.65 PER SF</p>  <p>Allowance: \$2.75 EA 1.125 PER SF</p>
<p>SMOOTH COLOR HALF HIGH CMU</p> <p>3 5/8" x 3 5/8" x 15 5/8" Weight: 12 # U Value: .76 Fire Rating: 1 HR Cost: \$17.65 PER SF</p>  <p>Allowance: \$1.50 EA 2.25 PER SF</p>	<p>GLAZED CMU</p> <p>3 5/8" x 7 5/8" x 15 5/8" Weight: 30 # U Value: .39 Fire Rating: 1 HR Cost: \$26.97 PER SF</p>  <p>Allowance: \$10.00 EA 1.125 PER SF</p>

VENEERS INCLUDE: TIES, COLOR MORTAR AND WASH DOWN

<p>MODULAR BRICK</p> <p>3 5/8" x 2 1/4" x 7 5/8" Weight: 4.2 # U Value: .82 Fire Rating: 1 HR Cost: \$24.82 PER SF</p>  <p>Allowance: \$.60 EA 6.75 PER SF</p>	<p>JUMBO BRICK</p> <p>3 5/8" x 2 5/8" x 7 5/8" Weight: 5.9 # U Value: .82 Fire Rating: 1 HR Cost: \$22.35 PER SF</p>  <p>Allowance: \$.68 EA 5.5 PER SF</p>
<p>NORMAN BRICK</p> <p>3 5/8" x 2 1/4" x 11 5/8" Weight: 6.4 # U Value: .82 Fire Rating: 1 HR Cost: \$21.90 PER SF</p>  <p>Allowance: \$.95 EA 4.57 PER SF</p>	<p>UTILITY BRICK</p> <p>3 5/8" x 3 5/8" x 11 5/8" Weight: 10.2 # U Value: .82 Fire Rating: 1 HR Cost: \$19.43 PER SF</p>  <p>Allowance: \$1.35 EA 3 PER SF</p>
<p>MONARCH BRICK</p> <p>3 5/8" x 3 5/8" x 15 5/8" Weight: 12.5 # U Value: .82 Fire Rating: 1 HR Cost: \$17.23 PER SF</p>  <p>Allowance: \$1.90 EA 2.25 PER SF</p>	<p>DOUBLE UTILITY BRICK</p> <p>3 5/8" x 7 5/8" x 11 5/8" Weight: 21 # U Value: .82 Fire Rating: 1 HR Cost: \$20.20 PER SF</p>  <p>Allowance: \$3.75 EA 1.5 PER SF</p>
<p>DOUBLE MONARCH BRICK</p> <p>3 5/8" x 7 5/8" x 15 5/8" Weight: 25.5 # U Value: .82 Fire Rating: 1 HR Cost: \$19.15 PER SF</p>  <p>Allowance: \$4.85 EA 1.125 PER SF</p>	<p>QUAD BRICK</p> <p>3 5/8" x 7 5/8" x 7 5/8" Weight: 14.1 # U Value: .82 Fire Rating: 1 HR Cost: \$18.90 PER SF</p>  <p>Allowance: \$2.20 EA 2.25 PER SF</p>

VENEERS INCLUDE: TIES, COLOR MORTAR AND WASH DOWN

<p>SPLIT FACE CMU</p> <p>7 5/8" x 7 5/8" x 15 5/8" Weight: 39 # Fire Rating: 2 HR Cost: \$15.95 PER SF</p>  <p>Allowance: \$4.05 EA 1.125 PER SF</p>	<p>SPLIT FACE HALF HIGH CMU</p> <p>7 5/8" x 3 5/8" x 15 5/8" Weight: 18 # Fire Rating: 1 HR Cost: \$20.38 PER SF</p>  <p>Allowance: \$2.95 EA 2.25 PER SF</p>
<p>SMOOTH COLOR CMU</p> <p>7 5/8" x 7 5/8" x 15 5/8" Weight: 34 # Fire Rating: 2 HR Cost: \$15.70 PER SF</p>  <p>Allowance: \$4.05 EA 1.125 PER SF</p>	<p>SMOOTH COLOR HALF HIGH</p> <p>7 5/8" x 3 5/8" x 15 5/8" Weight: 24 # Fire Rating: 2 HR Cost: \$18.00 PER SF</p>  <p>Allowance: \$2.25 EA 2.25 PER SF</p>
<p>SMOOTH COLOR SINGLE SCORE</p> <p>7 5/8" x 7 5/8" x 15 5/8" Weight: 34 # Fire Rating: 1.9 HR Cost: \$16.20 PER SF</p>  <p>Allowance: \$3.85 EA 1.125 PER SF</p>	<p>SPLIT FACE CMU</p> <p>7 5/8" x 7 5/8" x 15 5/8" Weight: 39 # Fire Rating: 2 HR Cost: \$16.70 PER SF</p>  <p>Allowance: \$4.35 EA 1.125 PER SF</p>
<p>DOUBLE THRU WALL MONARCH BRICK</p> <p>7 5/8" x 7 5/8" x 15 5/8" Weight: 42 # Fire Rating: 2 HR Cost: \$25.48 PER SF</p>  <p>Allowance: \$9.50 EA 1.125 PER SF</p>	<p>THRU WALL MONARCH</p> <p>7 5/8" x 3 5/8" x 15 5/8" Weight: 21.8 # Fire Rating: 2 HR Cost: \$27.00 PER SF</p>  <p>Allowance: \$4.75 EA 2.25 PER SF</p>

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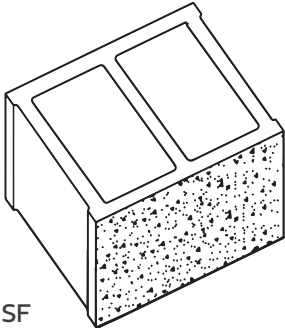
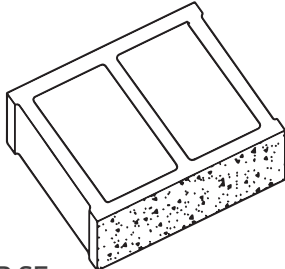
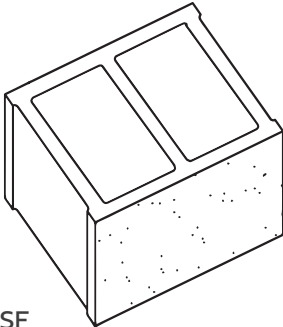
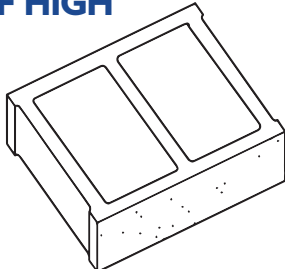
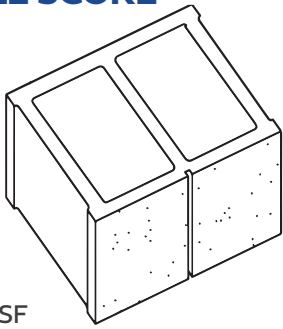
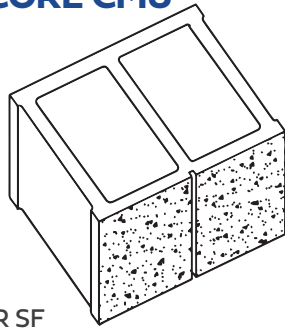
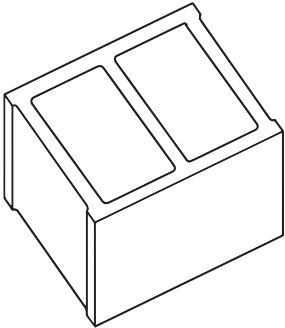
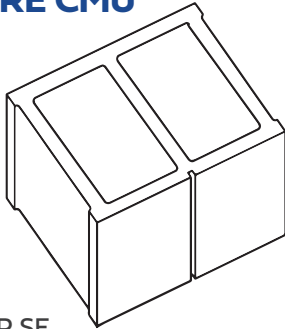
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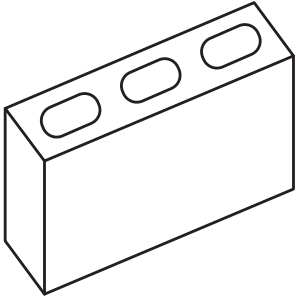
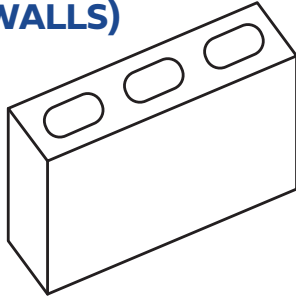
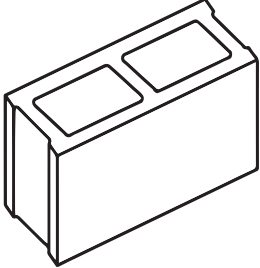
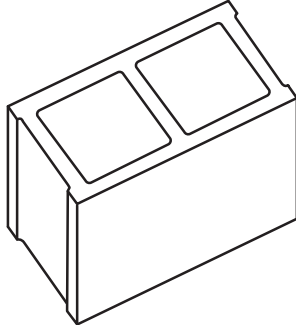
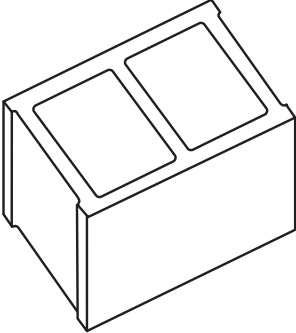
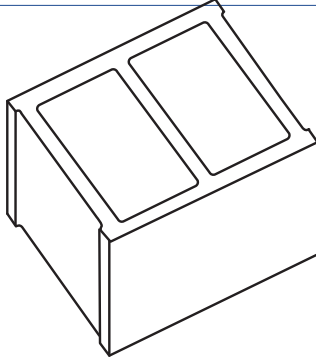
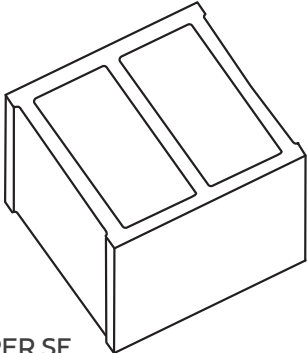
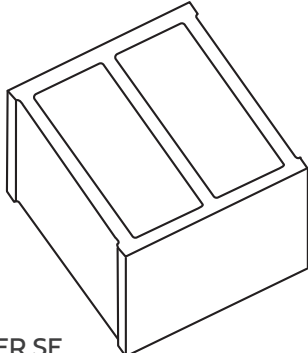
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THRU-WALL UNITS INCLUDE: DUROWALL, COLOR MORTAR, DRY BLOCK AND WASH DOWN

<p>SPLIT FACE CMU</p> <p>11 5/8" x 7 5/8" x 15 5/8" Weight: 56 # U Value: .50 Fire Rating: 3.5 HR Cost: \$18.40 PER SF</p>  <p>Allowance: \$5.25 EA 1.125 PER SF</p>	<p>SPLIT FACE HALF HIGH CMU</p> <p>11 5/8" x 3 5/8" x 15 5/8" Weight: 27 # U Value: .50 Fire Rating: 3.4 HR Cost: \$25.94 PER SF</p>  <p>Allowance: \$3.90 EA 2.25 PER SF</p>
<p>SMOOTH COLOR CMU</p> <p>11 5/8" x 7 5/8" x 15 5/8" Weight: 50 # U Value: .31 Fire Rating: 3.5 HR Cost: \$18.48 PER SF</p>  <p>Allowance: \$5.00 EA 1.125 PER SF</p>	<p>SMOOTH COLOR HALF HIGH</p> <p>11 5/8" x 3 5/8" x 15 5/8" Weight: 25 # U Value: .31 Fire Rating: 3.4 HR Cost: \$23.73 PER SF</p>  <p>Allowance: \$3.65 EA 2.25 PER SF</p>
<p>SMOOTH COLOR SINGLE SCORE</p> <p>11 5/8" x 7 5/8" x 15 5/8" Weight: 50 # U Value: .31 Fire Rating: 3.5 HR Cost: \$18.48 PER SF</p>  <p>Allowance: \$5.30 EA 1.125 PER SF</p>	<p>SPLIT FACE SINGLE SCORE CMU</p> <p>11 5/8" x 7 5/8" x 15 5/8" Weight: 56 # U Value: .50 Fire Rating: 3.5 HR Cost: \$19.20 PER SF</p>  <p>Allowance: \$5.55 EA 1.125 PER SF</p>
<p>HAYDITE CMU</p> <p>11 5/8" x 7 5/8" x 15 5/8" Weight: 42 # U Value: .32 Fire Rating: 3.4 HR Cost: \$13.40 PER SF To Be Painted</p>  <p>Allowance: \$3.10 EA 1.125 PER SF</p>	<p>HAYDITE SINGLE SCORE CMU</p> <p>11 5/8" x 7 5/8" x 15 5/8" Weight: 42 # U Value: .32 Fire Rating: 3.4 HR Cost: \$14.00 PER SF To Be Painted</p>  <p>Allowance: \$3.30 EA 1.125 PER SF</p>

INTERIOR GRAY CMU INCLUDES: DUROWALL 16" O.C. TO BE PAINTED

<p>4" CMU</p> <p>3 5/8" x 7 5/8" x 15 5/8" Weight: 25 # U Value: .76 Fire Rating: 1 HR Cost: \$10.85 PER SF</p>  <p>Allowance: \$1.25 EA 1.125 PER SF</p>	<p>4" CMU (PLUMBING WALLS)</p> <p>3 5/8" x 7 5/8" x 15 5/8" Weight: 25 # U Value: .76 Fire Rating: 1 HR Cost: \$15.20 PER SF</p>  <p>Allowance: \$1.25 EA 1.125 PER SF</p>
<p>6" CMU</p> <p>5 5/8" x 7 5/8" x 15 5/8" Weight: 28 # U Value: .43 Fire Rating: 1.25 HR Cost: \$10.90 PER SF</p>  <p>Allowance: \$1.50 EA 1.125 PER SF</p>	<p>8" CMU</p> <p>7 5/8" x 7 5/8" x 15 5/8" Weight: 38 # U Value: .38 Fire Rating: 1.9 HR Cost: \$10.75 PER SF</p>  <p>Allowance: \$1.55 EA 1.125 PER SF</p>
<p>10" CMU</p> <p>9 5/8" x 7 5/8" x 15 5/8" Weight: 46 # U Value: .31 Fire Rating: 2.4 HR Cost: \$12.28 PER SF</p>  <p>Allowance: \$2.10 EA 1.125 PER SF</p>	<p>12" CMU</p> <p>11 5/8" x 7 5/8" x 15 5/8" Weight: 49 # U Value: .31 Fire Rating: 3.5 HR Cost: \$12.68 PER SF</p>  <p>Allowance: \$2.25 EA 1.125 PER SF</p>
<p>14" CMU</p> <p>13 5/8" x 7 5/8" x 15 5/8" Weight: 45 # U Value: .31 Fire Rating: 4 HR Cost: \$17.00 PER SF</p>  <p>Allowance: \$4.85 EA 1.125 PER SF</p>	<p>16" CMU</p> <p>15 5/8" x 7 5/8" x 15 5/8" Weight: 50 # U Value: .31 Fire Rating: 4 HR Cost: \$17.42 PER SF</p>  <p>Allowance: \$5.10 EA 1.125 PER SF</p>

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ADD FOR GROUT IN BLOCK

5 Rebar @ 48" O.C. with Bond Beam W / 2 # 4 at Top

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8" CMU ADD \$2.40 PER SF

10" CMU ADD \$2.50 PER SF

12" CMU ADD \$2.60 PER SF

14" CMU ADD \$3.00 PER SF

16" CMU ADD \$3.70 PER SF

ADD FOR BRICK ON BLOCK

Modular Brick ADD \$20.55 PER SF

Jumbo Brick ADD \$18.40 PER SF

Norman Brick ADD \$19.15 PER SF

Utility Brick ADD \$15.90 PER SF

Monarch Brick ADD \$14.65 PER SF

Double Utility Brick \$16.20 PER SF

Double Morach Brick \$15.20 PER SF

Quad Brick \$15.75 PER SF

CAVITY WALL INSULATION

1" Poly ADD \$2.38 PER SF

2" Poly ADD \$2.62 PER SF

3" Poly ADD \$3.08 PER SF

2 1/2" Foil Faced Urethane ADD \$3.50 PER SF

3" Mineral Wool ADD \$3.70 PER SF

Foam in Place 8" CMU Fill Insulation ADD \$1.16 PER SF

Foam in Place 12" CMU Fill Insulation ADD \$1.34 PER SF

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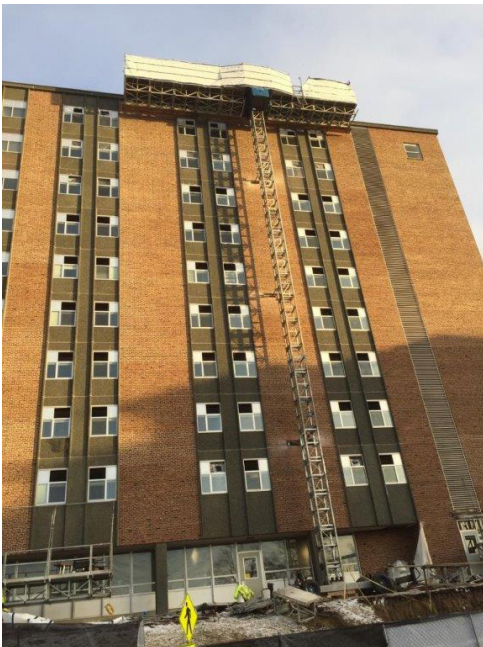
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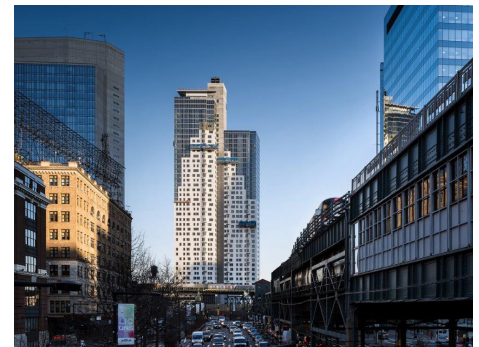


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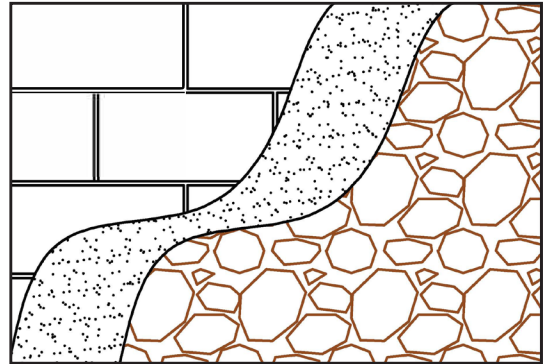
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ARTIFICIAL STONE AND BRICK

CULTURED STONE ON CMU CEMENT SCRATCH COAT

Stone Allowance: \$6.24 PER SF

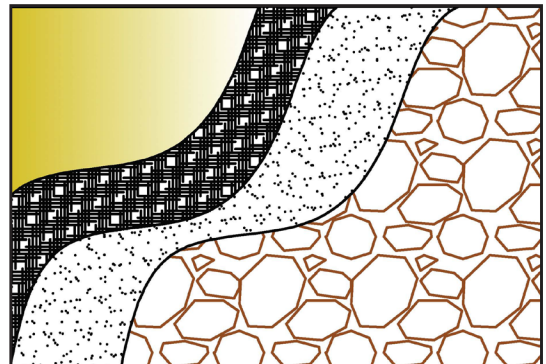
Est. Cost: \$23.72 PER SF



CULTURED STONE YELLOW BOARD TWO LAYERS VAPOR BARRIER CEMENT SCRATCH COAT

Stone Allowance: \$6.24 PER SF

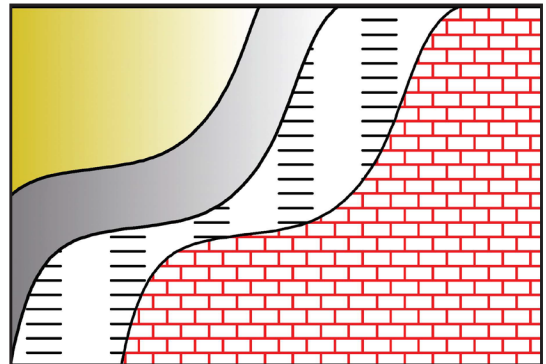
Est. Cost: \$24.90 PER SF



THIN BRICK YELLOW BOARD TWO LAYERS VAPOR BARRIER METAL PANEL

Brick Allowance: \$1.40 EA \$6.75 PER SF

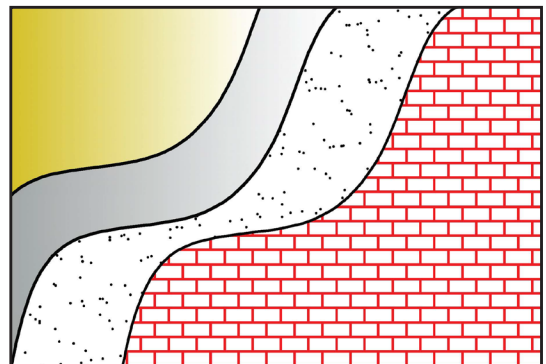
Est. Cost: \$30.00 PER SF



INTERIOR THIN BRICK YELLOW BOARD OR DRYWALL VAPOR BARRIERS CEMENT SCRATCH COAT

Brick Allowance: \$1.40 EA \$6.75 PER SF

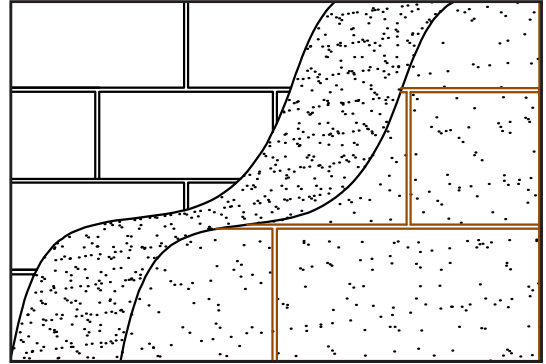
Est. Cost: \$36.00 PER SF



ARTIFICIAL STONE AND BRICK

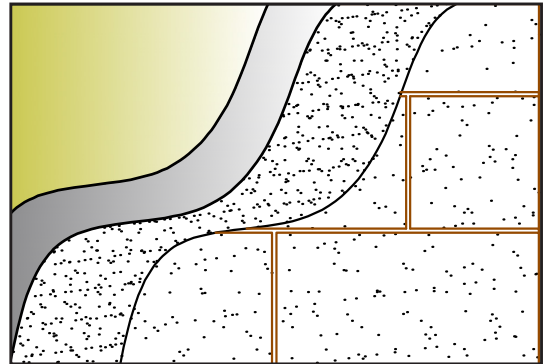
THIN CAST STONE

1" x 1'-0" x 2'-0" ON
CMU Add \$10.68 SF for New
Cement Scratch Coat
Stone Allowance: \$9.24 PER SF
Est. Cost: \$32.00 PER SF



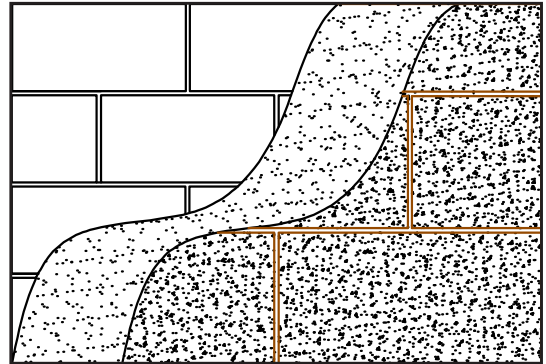
THIN CAST STONE

1" x 1'-0" x 2'-0" ON
Yellow Board with 2 Vapor Barriers
Cement Scratch Coat with Gel Mesh
Stone Allowance: \$9.24 PER SF
Est. Cost: \$37.00 PER SF



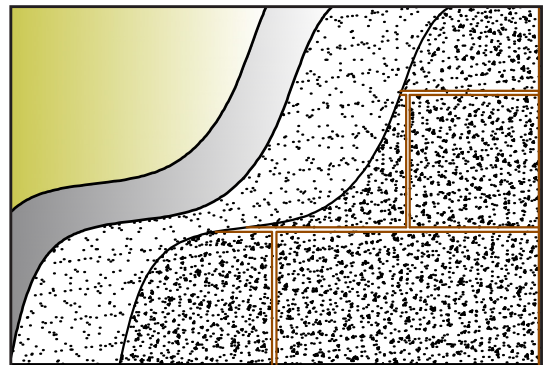
THIN CAST STONE CHISELED FACE

1" x 1'-0" x 2'-0" ON
CMU Add \$10.68 SF for New
Cement Scratch Coat
Stone Allowance: \$9.24 PER SF
Est. Cost: \$37.75 PER SF



THIN CAST STONE CHISELED FACE

1" x 1'-0" x 2'-0" ON
Yellow Board with 2 Vapor Barriers
Cement Scratch Coat
Stone Allowance: \$9.24 PER SF
Est. Cost: \$32.67 PER SF



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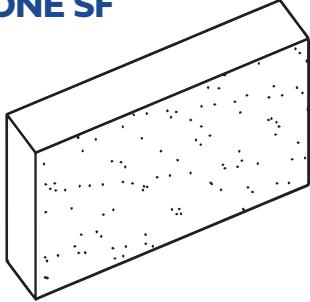
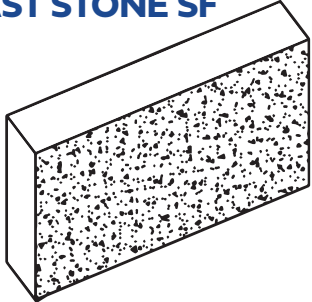
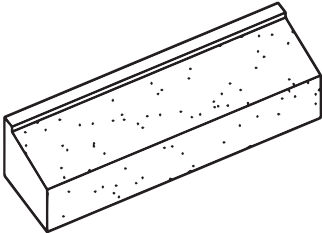
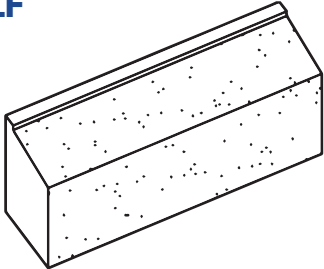
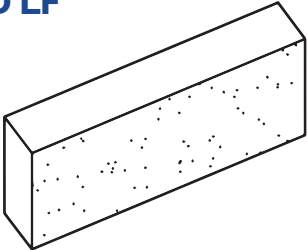
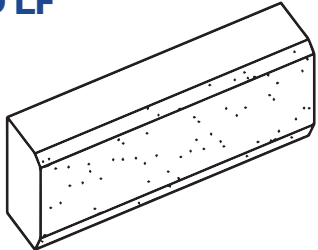
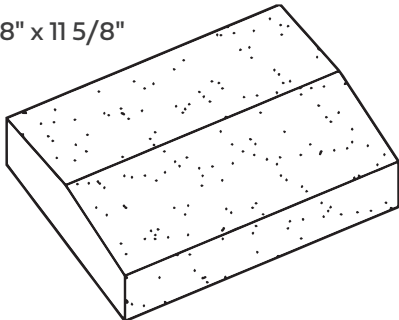
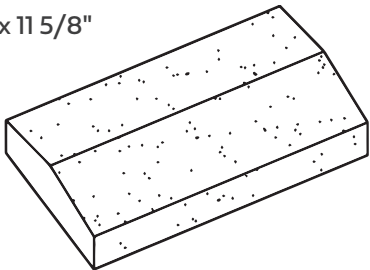
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<p>CAST STONE SILL LF</p> <p>5 5/8" x 5 5/8" x 11 5/8" Weight: 26 # Cost: \$31.14 PER LF</p>  <p>Allowance: \$14.98 LF</p>	<p>CAST STONE SILL LF</p> <p>5 5/8" x 7 5/8" x 11 5/8" Weight: 42 # Cost: \$49.78 PER LF</p>  <p>Allowance: \$23.92 LF</p>
<p>CAST STONE BAND LF</p> <p>3 5/8" x 7 5/8" x 11 5/8" Weight: 33 # Cost: \$35.07 PER LF</p>  <p>Allowance: \$15.95 LF</p>	<p>CAST STONE BAND LF</p> <p>4 5/8" x 7 5/8" x 11 5/8" Weight: 42 # Cost: \$44.31 PER LF</p>  <p>Allowance: \$19.96 LF</p>
<p>CAST STONE COPING LF</p> <p>15 5/8" x 3 5/8" TO 2 5/8" x 11 5/8" Weight: 66 # Cost: \$72.45 PER LF</p>  <p>Allowance: \$31.95 LF</p>	<p>CAST STONE COPING LF</p> <p>11 5/8" x 2 5/8" TO 3 5/8" x 11 5/8" Weight: 50 # Cost: \$32.26 PER LF</p>  <p>Allowance: \$29.96 LF</p>

COMPARABLE WALL COST

ASSUMPTIONS:

The square foot cost represented here are based upon the following assumptions:

- A. Labor cost as of June 1, 2019
- B. Material cost as of June 1, 2019
- C. Unit cost as shown

Wall Economics

For far too many years this question has been asked, and the answer has served as a basis for selecting masonry walls. Whether being answered by the mason contractor or material supplier, the "old standard" per thousand prices are no longer appropriate. Certainly, as the rest of the construction industry has found, it is appropriate to think of masonry walls in terms of COST PER SQUARE FOOT.

In this day of "industrialized systems", "packaged systems", and a maze of other "wonder methods" of construction, those who would design, or build are being fed a never-ending supply of claims and counterclaims that result in confusion, or many questions at best.

Today's designer is faced with an increasingly more difficult job of evaluating and sifting through these "wonder systems" and rightfully adopting or utilizing those with merit. The proficiency of the evaluator is based upon his ability to properly compare what is available. This being completed, the final selection becomes rather academic.

There are three basic factors necessary to achieve successful construction; namely, aesthetics, engineering, and economics. We recognize the professional approach to aesthetics by the architect, and engineering as a well-documented science in most instances; however, economics remain rather difficult and often frustrating to evaluate. From the publication "Brick the Competitive Edge" by the Brick Institute of American, the following factors should be considered to arrive at a fair economic evaluation:

Value of Money

This is another way of saying interest rate. To evaluate total wall cost, one must consider total initial cost plus "present worth" of all future costs. To know interest rates and future payment schedules enables one to compute present values of future costs.

Depreciation

This is of particular importance to taxable organizations, allowing them to recover a large portion of initial costs. It is usually computed on a straight-line basis and is influenced by time, nature of materials, and obsolescence.

Price Increases

Today we can assume that prices will continue to rise. The weighted average increase of building costs since 1939 until now is .105 per year. Not to consider this factor when evaluating walls with maintenance and operational expenses involved, results in bias toward these walls.

Income Taxes

May have an influence on wall selection. Since operational expenses can be charged off for tax purposes, walls with low initial cost and higher operational costs may be justified. This is not true, of course, for tax-exempt organizations (schools,

churches, and possibly other non-profits). Careful research should be given to these applications.

Initial Construction Costs

Usually a representative cost can be developed from various cost references such as this guide. It is important, however, that the developer or investor does not act as the architect or engineer. The only method of determining final costs is by competitive bidding. The wall costs presented in this guide are appropriate for masonry work in the Northeast Ohio area.

Cost of Supporting Walls

On extremely tall structures, the cost of supporting non load-bearing panel or curtain walls must be charged to the initial wall cost. The heavier the wall, the greater the foundation requirement. In load-bearing buildings, the use of bearing walls eliminates structural frame costs; therefore, in comparison, walls utilizing structural frames should be charged with frame costs.

Space Occupied by the Walls

This is of importance in rental properties or structure of limited space. Not all structures, of course, are concerned with this limited space factor.

Speed of Erection

This consideration may provide savings of initial construction costs as well as a faster return on investments for the owner. There are signs that prefabrication may provide an additional dividend, particularly on-site prefabrication of masonry walls. It must be kept in mind, however, that design and preparation time must be added into erection time.

Air-Conditioning Costs

In evaluating types of walls, this can be one of the most significant considerations. Exterior wall colors, weight, and transparency affect how much heat is gained. Lower costs favor heavier opaque walls and may vary from about 50 cents per square foot up to \$12.00 or more in transparent walls.

Heating Costs

Certainly, an important consideration affected by the heat transmission qualities of the walls. Costs of heating structures of insulated walls may be up to ten times less than those of uninsulated transparent walls.

Maintenance Expenditures

Of major importance are those costs which include painting, cleaning, caulking, and pointing. Since these are primarily labor costs, they become very significant.

Consider:

- The cost of window cleaning. This must be done every three months. Add to this the cost of maintaining drapes or blinds.

- Metal skin buildings must be washed about every eight years.
- Masonry is usually cleaned by sandblasting every 35 years.
- Caulking for windows or panels at eight-year intervals.
- Tuck-pointing masonry at 35-year intervals.

Illumination Costs

Since most buildings utilize artificial lighting, very little if any savings are affected through glass utilization.

Salvage Values

Of some consequence are metal panels that offer salvage values as opposed to completely depreciated walls of other materials, particularly at a normal 50-year life.

Insurance Rates

Rates are based upon type of structure, occupancy, degree of exposure, and fire protection provided. Costs vary greatly between masonry walls and other materials and become significant on larger structures.

Real Estate Taxes

Real estate values usually decline as a building matures, but real estate rates generally rise. These factors tend to nullify each other. It is wise to consult a local taxing agency and to remember the higher the initial cost, the higher the taxes.



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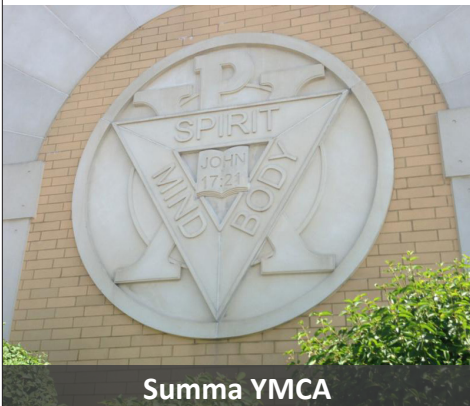
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