

AN  
INDEPENDENT  
STUDY



# 2014-2015 COST COMPARISONS

FOR  
COMMON  
COMMERCIAL  
WALL  
SYSTEMS

BY  
**CAPITAL**  
BUILDING  
CONSULTANTS  
PROFESSIONAL  
CONSTRUCTION  
ESTIMATORS


CONDUCTED  
IN **ELEVEN CITIES**  
IN **NINE STATES**  
IN THE **SOUTHEAST**  
FOR THE  
COMMERCIAL  
CONSTRUCTION  
INDUSTRY



March 20, 2014

This is to advise that the cost information listed herein was obtained from the various regions indicated on the report and that they represent a medium cross section for labor and material. The cost model used for obtaining this information was considered as single to mid-rise commercial applications in excess of 10,000 SF floor area. The cost factors have been applied under the premise that the work indicated would be under a standard General Contract format.

Sincerely,



Eddie J. Brown, CPE  
President



**2014-2015 Wall Cost Study Methodology**

Costs per square foot were developed for each wall system by identifying all material, labor, equipment and 10% mark up for general conditions required to represent a complete cost. The items were priced by conducting an intense survey of contractors in each of the regions for the material and labor costs involved in each wall system.

Work on the project was performed independently by Capital Building Consultants, a recognized authority on estimating in the Southeast.

The information attached includes a summary of the results of the study comparing costs per square foot for each wall system in each region, a description of each wall system and graphic details of each wall system. For consistent comparison, each wall quoted as 10' x 10', with no openings.

The costs developed are initial construction costs only and do not include maintenance or operating costs associated with the different wall systems. Although the actual costs may vary with location, time, and contractors, the comparative relationships between wall systems and geographic regions should remain approximately the same. For more detailed information about wall costs and this study, please call 800.622.7425.

**Energy Code Note:** This study was developed considering the current energy code adopted by each of the 11 cities included in this document. It is important to note that, as jurisdictions adopt the 2012 IECC Code, wall costs may increase from those currently presented by 10% to 15%, as wall sections mandate additional insulation requirements.

**Sample Calculation**

Wall Type 1: Brick Veneer and Metal Stud

DESCRIPTION (10'HT X 10'WD)	QUANTITY	MATERIAL COST		LABOR COST		TOTAL
Modular Brick	733 ea	0.295	\$216.24	0.750	\$549.75	\$765.99
Sand	23.2 cf	1.05	24.36	—	0.00	24.36
Mortar	5.8 bg	7.65	44.37	—	0.00	44.37
Metal Ties	25 ea	0.075	1.88	0.025	0.63	2.50
Clean/Point Mortar	100 sf	0.065	6.50	0.25	25.00	31.50
15# Felt Paper	100 sf	0.035	3.50	0.03	3.00	6.50
Copper Flashing	10 lf	1.67	16.70	0.30	3.00	19.70
3 1/2" Batt Insulation	100 sf	0.58	58.00	0.15	15.00	73.00
1/2" Exterior Gyp. Sheathing	100 sf	0.52	52.00	0.27	27.00	79.00
18 Gauge Metal Stud	75 lf	0.89	66.75	0.46	34.50	101.25
Track for Studs	20 lf	0.75	15.00	0.39	7.80	22.80
5/8" Reg. Gyp.	100 sf	0.30	30.00	0.25	25.00	55.00
Fasteners/Tape/Bed Gyp.	100 sf	0.12	12.00	0.22	22.00	34.00
3 Coats Int. Paint	100 sf	0.27	27.00	0.42	42.00	69.00
4" Rubber Base	10 lf	1.02	10.20	0.41	4.10	14.30
<b>Subtotal</b>			<b>\$584.49</b>		<b>\$758.78</b>	<b>\$1343.27</b>
	N.C. Sales Tax @ 7.25% of Material					<b>42.38</b>
	W.C. & P.R. Tax @ 35% of Labor					<b>265.57</b>
	Subtotal					<b>\$1651.21</b>
	General Conditions @ 10%					<b>165.12</b>
	Subtotal					<b>\$1816.33</b>
	Overhead @ 5%					<b>90.82</b>
	Subtotal					<b>\$1907.15</b>
	Contractor's Fee @ 10%					<b>190.71</b>
	<b>Grand Total per 100 sf</b>					<b>\$2097.86</b>
	<b>Square Foot Cost</b>					<b>\$20.98</b>

*(Quantities and costs are presented in thousands except the Square Foot Cost)*

**Notes on interior finishes:**

1. Walls with exposed interior block surface are painted only. (Walls No. 4,6,7,8,9,10,11)
2. Walls with exposed interior brick surface are not finished. (Wall No. 5)
3. Walls with stud backup are finished with gypsum board and paint. (Walls No. 1,2,3,12,13,16,17)
4. Walls with exposed metal and glass systems are installed in finished condition. (Walls No. 14,15)
5. Walls with exposed interior concrete surface and single height panels are not finished or insulated. (Wall No. 18)

# SOUTHEAST COMMERCIAL WALL COSTS

FROM 11  
CITIES IN 9  
STATES



## WALL DESCRIPTION

## AVG. PER SQ. FT. SELECTED SOUTHEAST CITIES

	BIRMINGHAM AL	PENSACOLA FL	ATLANTA GA	LOUISVILLE KY	NEW ORLEANS LA
1. Brick Veneer & Metal Stud	21.38	20.58	22.37	20.61	20.54
2. Brick Veneer & Wood Stud	20.89	20.09	21.72	20.05	20.02
3. Block Veneer & Metal Stud	20.39	19.16	20.85	18.60	20.06
4. Brick & Block Barrier Wall	29.86	28.71	31.27	28.16	28.53
5. Utility Brick [Joint Reinforcing]	20.80	20.55	24.27	20.33	21.12
6. Utility Brick & Block Cavity Wall	24.98	24.43	26.97	23.74	24.67
7. Block & Block Cavity Wall	28.70	27.12	29.60	26.10	27.38
8. 12" Split Face Block	20.35	19.50	21.62	18.90	19.61
9. 8" Split Face [Colored]	18.17	17.73	20.06	17.17	18.15
10. Ground Face Block	25.01	24.08	25.68	23.01	24.18
11. Stucco on CMU	24.60	23.51	25.57	22.40	23.61
12. Hardcoat Simulated Stucco	14.90	14.59	15.76	14.50	14.25
13. Industrial Ribbed Metal Siding	17.30	17.02	18.12	16.70	17.10
14. Metal Curtain Wall	40.24	40.00	40.65	38.64	39.95
15. Glass Curtain Wall	54.25	53.89	54.89	53.28	52.89
16. Granite or Marble Panel	75.60	75.90	76.84	70.97	75.67
17. Hollow Structural Brick	22.16	21.50	23.70	20.62	21.68
18. Pre-Cast Concrete Tilt-Up Fluted Panels	18.18	17.01	18.44	16.14	16.66

**Note:** Individual per square foot unit cost represents an "over the counter" median cost; thus the unit cost could move 25% in either direction depending on circumstances; neither have we considered discounts or isolated economic factors which might affect individual unit cost.

WALL DESCRIPTION	AVG. PER SQ. FT. SELECTED SOUTHEAST CITIES					
	JACKSON MS	CHARLOTTE NC	TRIANGLE NC	CHARLESTON SC	GREENVILLE SC	NASHVILLE TN
1. Brick Veneer & Metal Stud	20.71	20.98	20.76	20.26	20.53	21.14
2. Brick Veneer & Wood Stud	20.21	20.49	20.26	19.81	20.08	20.59
3. Block Veneer & Metal Stud	19.36	19.45	19.33	18.81	19.02	19.30
4. Brick & Block Barrier Wall	28.81	29.63	29.29	28.25	28.75	29.36
5. Utility Brick [Joint Reinforcing]	21.02	20.68	20.54	20.59	20.40	20.74
6. Utility Brick & Block Cavity Wall	24.45	25.05	24.79	24.08	24.31	24.87
7. Block & Block Cavity Wall	27.30	28.00	27.65	26.68	27.09	27.85
8. 12" Split Face Block	19.59	20.00	19.73	19.17	19.58	20.01
9. 8" Split Face [Colored]	17.85	18.28	17.95	17.75	17.76	18.16
10. Ground Face Block	23.59	25.46	24.85	24.19	24.12	24.35
11. Stucco on CMU	23.85	23.56	23.62	22.90	23.11	24.33
12. Hardcoat Simulated Stucco	14.45	15.04	14.91	14.22	14.14	14.92
13. Industrial Ribbed Metal Siding	16.81	17.93	17.69	16.87	16.63	17.48
14. Metal Curtain Wall	38.83	40.56	40.03	39.82	39.49	39.96
15. Glass Curtain Wall	52.62	54.22	53.91	53.07	53.03	53.95
16. Granite or Marble Panel	72.21	77.55	76.06	75.40	73.79	73.20
17. Hollow Structural Brick	20.63	21.72	21.59	20.75	20.53	21.43
18. Pre-Cast Concrete Tilt-Up Fluted Panels	17.07	18.25	17.13	16.80	16.83	17.51

**Note:** Individual per square foot unit cost represents an "over the counter" median cost; thus the unit cost could move 25% in either direction depending on circumstances; neither have we considered discounts or isolated economic factors which might affect individual unit cost.

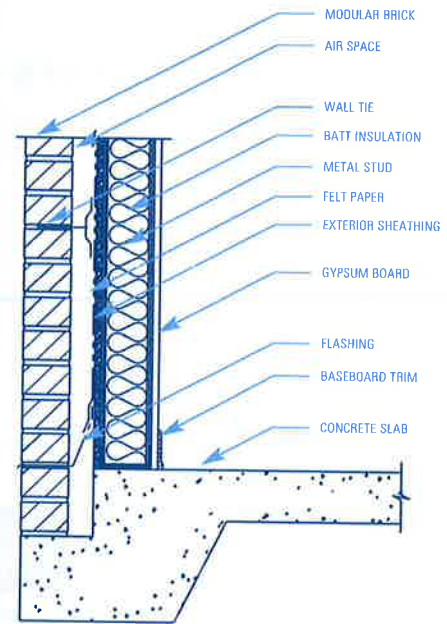
# COMPARISON SECTIONS & DETAILS OF COMMERCIAL WALL TYPES



WALL NO.

**1**

4

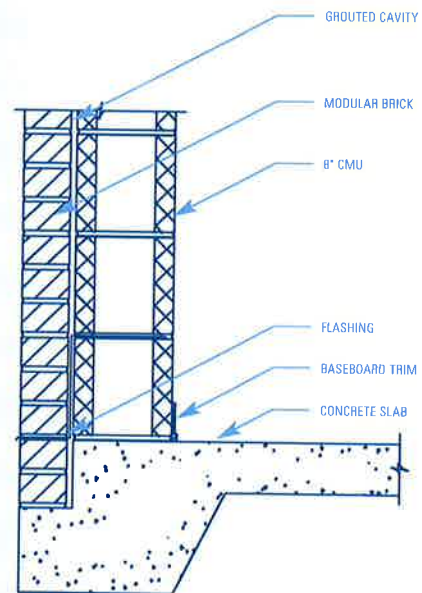


### Brick Veneer and Metal Stud

Standard modular brick facade, 2" air space, 15# felt paper, 1/2" exterior sheathing, metal stud backup, batt insulation, metal ties, flashing, 5/8" interior gypsum board, 3 coats interior paint.

WALL NO.

**4**

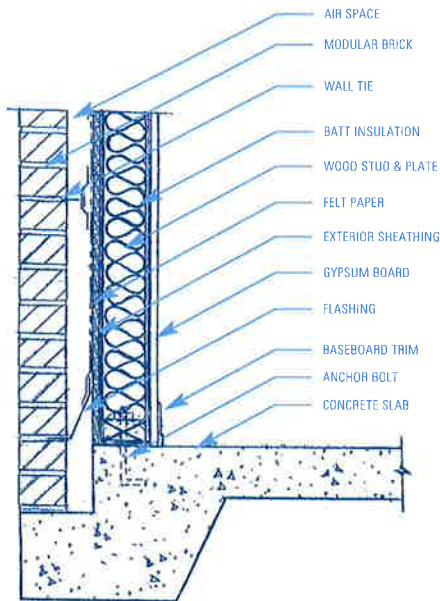


### Brick and Block Barrier Wall

Standard modular brick facade, grouted cavity, 8" CMU backup, 3 coats interior paint.

WALL NO.

**2**

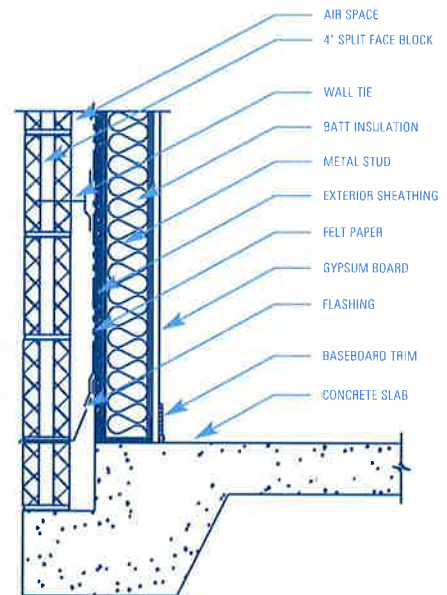


**Brick Veneer and Wood Stud**

Standard modular brick facade, 2" air space, 15# felt paper, 1/2" exterior sheathing, 2"x4" studs & top plate, 2"x4" P.T. bottom plate, batt insulation, metal ties, flashing, 5/8" interior gypsum, 3 coats interior paint.

WALL NO.

**3**

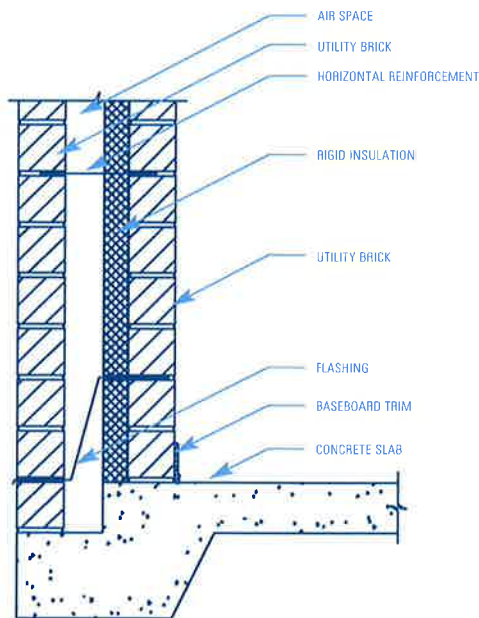


**Block Veneer and Metal Stud**

4" split face block facade, water repellent, 2" air space, 15# felt paper, 1/2" exterior sheathing, metal stud backup, batt insulation, metal ties, flashing, 5/8" interior gypsum board, 3 coats interior paint.

WALL NO.

**5**

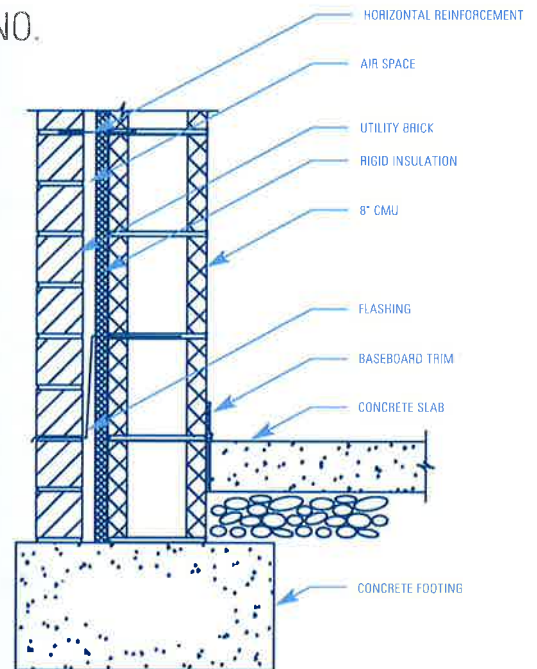


**Utility Brick (Horizontal Joint Reinforcing) Wall**

Utility Brick facade, utility brick backup, 4" air space, 2" Rigid Insulation, Horizontal joint reinforcing, flashing.

WALL NO.

**6**

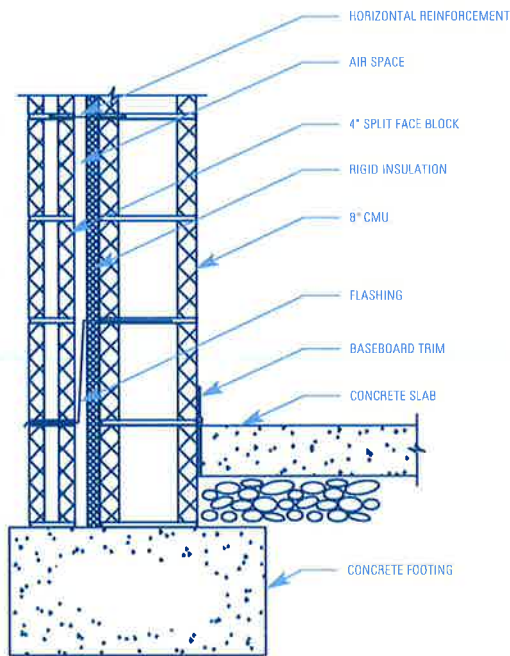


**Brick and Block Cavity Wall**

Utility brick facade, 2" air space, 8" CMU backup, 1" rigid insulation, horizontal joint reinforcing, flashing, dampproofing, 3 coats interior paint.

WALL NO.

7

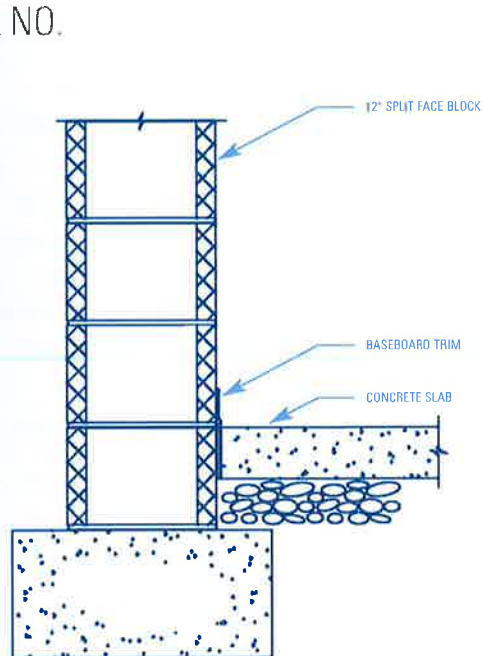


**Block and Block Cavity Wall**

4" split face block facade, 2" air space, 8" CMU backup, 1" rigid insulation, horizontal joint reinforcing, flashing, water repellent, damproofing, 3 coats interior paint.

WALL NO.

8

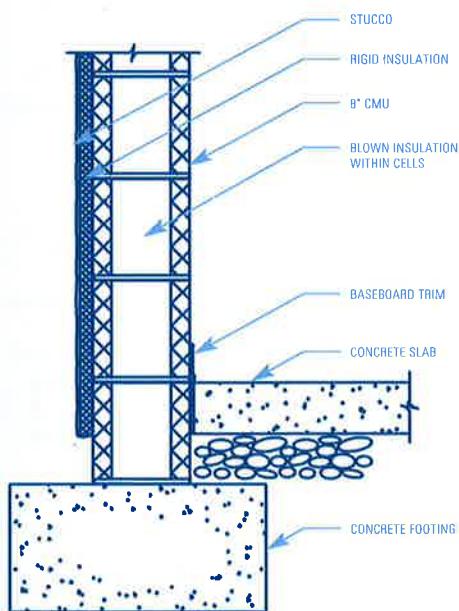


**12" Split Face Block Wall**

12" split face block, blown insulation, water repellent, 3 coats interior paint.

WALL NO.

11

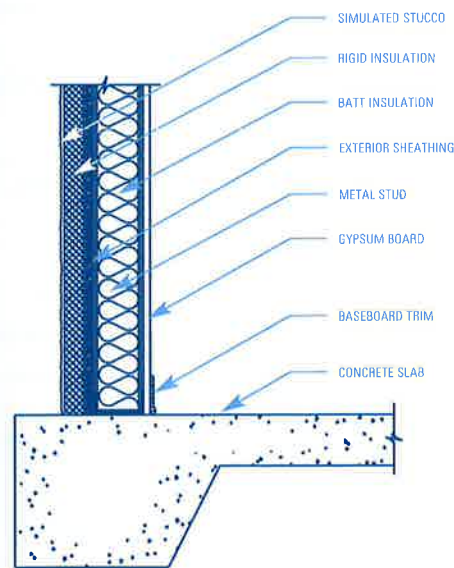


**Stucco on CMU Wall**

Exterior stucco facade, 8" CMU backup, blown insulation, 1" rigid insulation, 3 coats interior paint.

WALL NO.

12



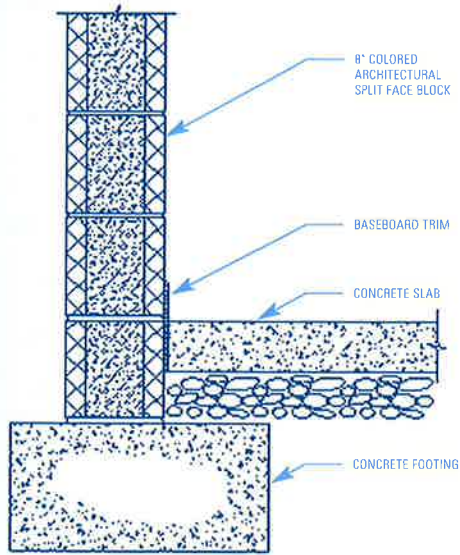
**Hardcoat Simulated Stucco Wall**

Hardcoat simulated stucco facade, 1/2" exterior sheathing, 1" rigid insulation, 18 gauge metal stud backup, batt insulation, 5/8" interior gypsum board, 3 coats interior paint.



WALL NO.

9

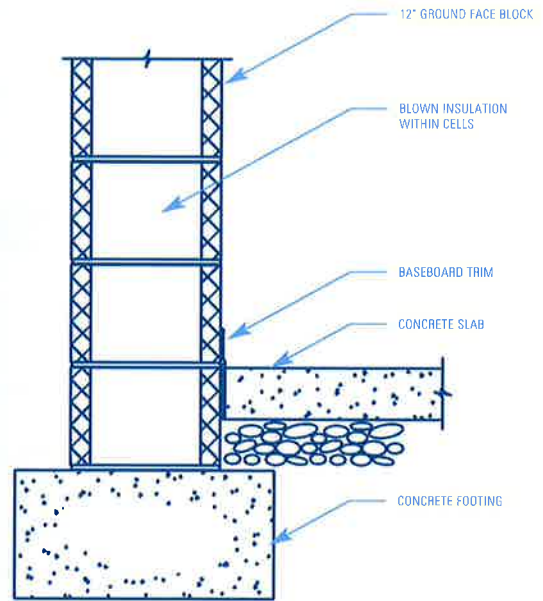


**8" Split Face [Colored]**

8" colored architectural split face block [colored mortar], blown insulation, water repellent, 3 coats interior paint.

WALL NO.

10

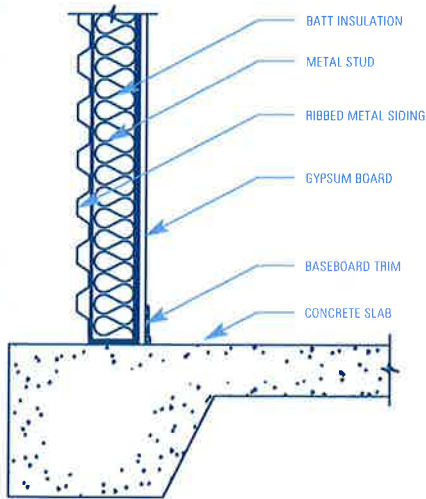


**12" Ground Face Block Wall**

12" ground face block, blown insulation, water repellent, 3 coats interior paint.

WALL NO.

13

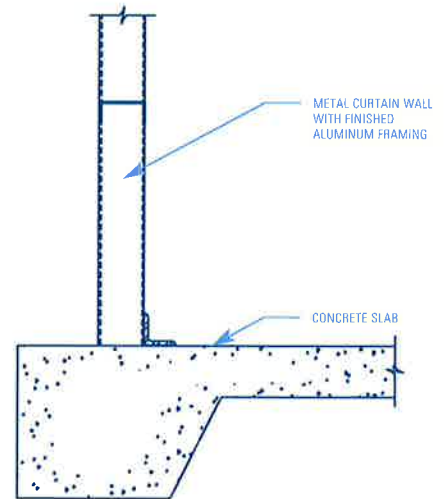


**Industrial Ribbed Metal Siding Wall**

26 gauge ribbed industrial metal siding facade, 16 gauge metal studs, 5/8" interior gypsum board, batt insulation, 3 coats interior paint.

WALL NO.

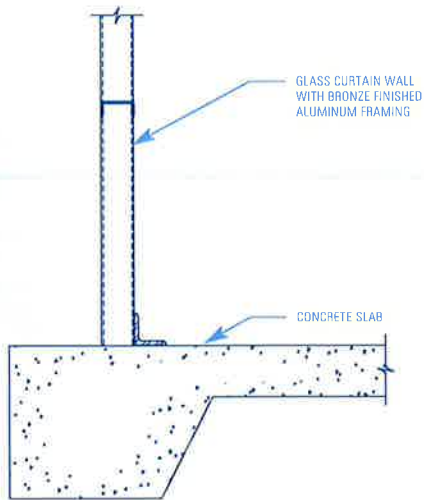
14



**Metal Curtain Wall**

Aluminum framing, 70% double insulating glass, 30% insulated enameled metal panel.

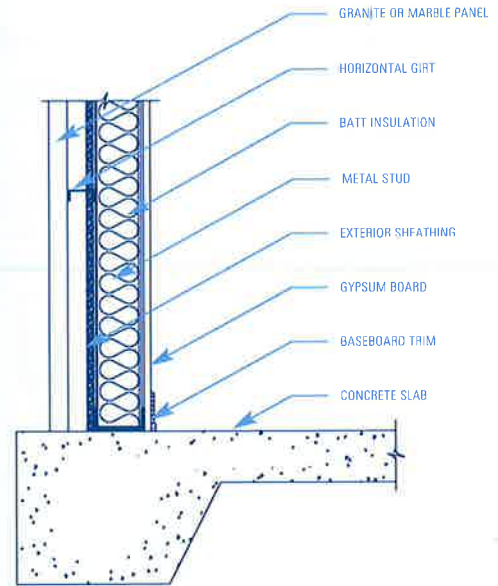
WALL NO.  
**15**



**Glass Curtain Wall**

Bronze finished aluminum framing, 70% insulating glass, 30% insulating spandrel glass.

WALL NO.  
**16**

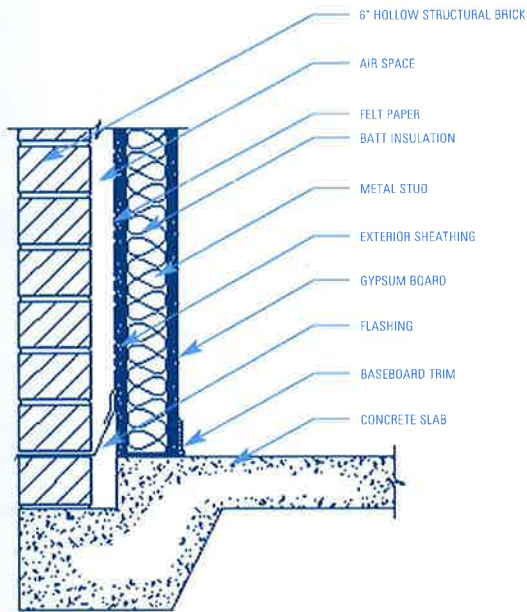


**Granite or Marble Panel Wall**

1 1/2" to 2" granite or marble panel facade, 1/2" exterior sheathing, 16 gauge metal stud backup, batt insulation, 5/8" interior gypsum board, 3 coats interior paint.



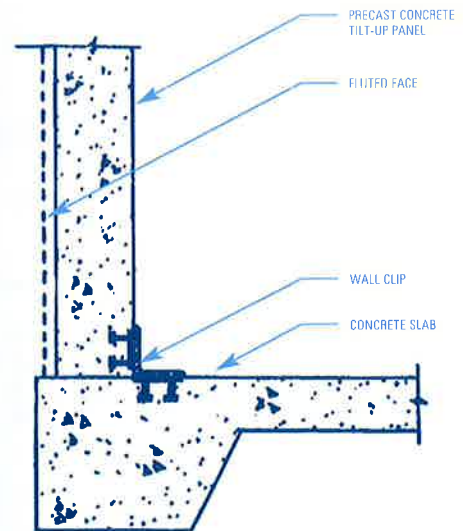
WALL NO.  
**17**



**Hollow Structural Brick**

6" hollow structural brick, 2" air space, 15# felt paper, 1/2" exterior sheathing, metal stud backup, batt insulation, flashing, 5/8" interior gypsum board, 3 coats interior paint.

WALL NO.  
**18**



**Pre-Cast Concrete Tilt-Up Fluted Panel Wall**

6" tilt-up concrete panel with "fluted finish" face.

Brick Industry  
Southeast Region  
commissioned  
Capital Building Consultants  
to conduct this study  
to develop comparative  
costs of the common  
wall systems used in  
commercial construction  
in the Southeast.



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