



TERRAZZO COST CALCULATOR



NTMA[®]

The National Terrazzo & Mosaic Association, Inc.

Flooring Costs Overview

During the life of a building, the total cost of flooring can cost 35 times the initial installed cost.

To help decision makers evaluate the performance and life cycle costs of various types of flooring, a survey was made of floor finish materials across the United States. From this survey and from a study of other data available, a model was developed illustrating the actual cost of flooring during the life span of a building.

Through analytical study on a number of buildings, costs varied greatly due to traffic volume, proximity to a street entrance and standards of excellence set by the building owners / managers.

However, the costs used in this brochure are typical for a corridor in a commercial building. Lobby areas, shopping centers, airports, or any area with heavier traffic will obviously require more maintenance and more frequent replacement of carpet or tile.

Developers investing in buildings for short-term resale, soon discover that inexpensive flooring on the front end of an investment may cost them much more than their initial savings. Depreciation of value and compromised building image typically occurs with bargain flooring. High quality flooring enhances a building's image, appreciates with the value of the investment and often allows for higher income generation by the building's owners.

Whether you are planning a new corporate headquarters or designing a new government facility, your main concern is with life cycle costs and the functionality of the new building. The information in this brochure will provide a valuable guideline in determining flooring cost and performance.



Overall Cost Savings of Terrazzo Versus Other Common Types of Commercial Flooring:

Zone 1



Commercial Flooring Types	Cost (Per Sq. Ft. Installed)	Annual Cost of Maintenance (Per Sq. Ft.)	Initial Cost + 10 Years Maintenance	Replacement Cost (Per Sq. Ft.)	Frequency of Replacement	Forty Year Cost*	Annual Cost (Per Sq. Ft.)
Sand Cushion Terrazzo	\$31.11	\$1.01	\$41.22	\$0.00	40 Years	\$71.55	\$1.79
Monolithic Terrazzo	\$24.89	\$1.18	\$36.71	\$0.00	40 Years	\$72.18	\$1.80
Epoxy Terrazzo	\$28.00	\$0.84	\$36.40	\$0.00	40 Years	\$61.60	\$1.54
Vinyl Sheet	\$6.92	\$3.36	\$40.56	\$6.92	10 Years	\$169.15	\$4.23
Carpet	\$6.46	\$3.70	\$43.48	\$6.46	10 Years	\$180.36	\$4.51
Vinyl Tile	\$2.33	\$2.29	\$25.20	\$2.33	10 Years	\$103.13	\$2.58
Porcelain Tile	\$15.56	\$1.90	\$34.53	\$0.00	40 Years	\$91.46	\$2.29
Quarry Tile	\$14.00	\$1.90	\$32.98	\$0.00	40 Years	\$89.91	\$2.25

Zone 1 B & 2 B



Commercial Flooring Types	Cost (Per Sq. Ft. Installed)	Annual Cost of Maintenance (Per Sq. Ft.)	Initial Cost + 10 Years Maintenance	Replacement Cost (Per Sq. Ft.)	Frequency of Replacement	Forty Year Cost*	Annual Cost (Per Sq. Ft.)
Sand Cushion Terrazzo	\$20.00	\$0.61	\$25.03	\$0.00	40 Years	\$43.44	\$1.09
Monolithic Terrazzo	\$14.00	\$0.72	\$22.29	\$0.00	40 Years	\$43.82	\$1.10
Epoxy Terrazzo	\$17.00	\$0.51	\$22.10	\$0.00	40 Years	\$37.40	\$0.93
Vinyl Sheet	\$4.20	\$1.31	\$17.33	\$4.20	10 Years	\$73.52	\$1.84
Carpet	\$3.92	\$1.44	\$18.37	\$3.92	10 Years	\$77.40	\$1.93
Vinyl Tile	\$1.42	\$1.39	\$15.30	\$1.42	10 Years	\$62.62	\$1.57
Porcelain Tile	\$9.44	\$1.15	\$20.97	\$0.00	40 Years	\$55.53	\$1.39
Quarry Tile	\$8.50	\$1.15	\$20.02	\$0.00	40 Years	\$54.59	\$1.36

*Includes initial cost, replacement and maintenance cost.

The National Terrazzo & Mosaic Association (NTMA) conducted an extensive study, compiling statistics from its own membership, the Institutional Research Associates, US Government Agencies, Sanitary Supply Organization and other agencies, to determine the national average for installation, maintenance and replacement costs of various typical finishes used in hospitals, schools and other institutional facilities.

NOTE: These figures were compiled and averaged based upon installation costs of interior finish products across the United States. Therefore, they are to be utilized as a guideline to compare average life cycle costs. The actual installed and maintenance costs can vary respectively, (either higher or lower), depending upon the design intricacy and location of the particular project.

Zone 2



Commercial Flooring Types	Cost (Per Sq. Ft. Installed)	Annual Cost of Maintenance (Per Sq. Ft.)	Initial Cost + 10 Years Maintenance	Replacement Cost (Per Sq. Ft.)	Frequency of Replacement	Forty Year Cost*	Annual Cost (Per Sq. Ft.)
Sand Cushion Terrazzo	\$16.11	\$0.52	\$21.35	\$0.00	40 Years	\$37.06	\$0.93
Monolithic Terrazzo	\$9.70	\$0.61	\$19.01	\$0.00	40 Years	\$37.38	\$0.93
Epoxy Terrazzo	\$14.50	\$0.43	\$18.85	\$0.00	40 Years	\$31.90	\$0.80
Vinyl Sheet	\$3.58	\$1.12	\$14.78	\$3.58	10 Years	\$62.71	\$1.57
Carpet	\$3.34	\$1.23	\$15.67	\$3.34	10 Years	\$66.02	\$1.65
Vinyl Tile	\$1.21	\$1.18	\$13.05	\$1.21	10 Years	\$53.41	\$1.34
Porcelain Tile	\$8.06	\$0.98	\$17.88	\$0.00	40 Years	\$47.37	\$1.18
Quarry Tile	\$7.25	\$0.98	\$17.08	\$0.00	40 Years	\$46.56	\$1.16

Zone 3



Commercial Flooring Types	Cost (Per Sq. Ft. Installed)	Annual Cost of Maintenance (Per Sq. Ft.)	Initial Cost + 10 Years Maintenance	Replacement Cost (Per Sq. Ft.)	Frequency of Replacement	Forty Year Cost*	Annual Cost (Per Sq. Ft.)
Sand Cushion Terrazzo	\$21.11	\$0.69	\$27.97	\$0.00	40 Years	\$48.56	\$1.21
Monolithic Terrazzo	\$16.89	\$0.80	\$24.91	\$0.00	40 Years	\$48.98	\$1.22
Epoxy Terrazzo	\$19.00	\$0.57	\$24.70	\$0.00	40 Years	\$41.80	\$1.04
Vinyl Sheet	\$4.70	\$1.47	\$19.37	\$4.70	10 Years	\$82.17	\$2.05
Carpet	\$4.38	\$1.61	\$20.53	\$4.38	10 Years	\$86.50	\$2.16
Vinyl Tile	\$1.58	\$1.55	\$17.10	\$1.58	10 Years	\$69.98	\$1.75
Porcelain Tile	\$10.56	\$1.29	\$23.43	\$0.00	40 Years	\$62.07	\$1.55
Quarry Tile	\$9.50	\$1.29	\$22.38	\$0.00	40 Years	\$61.01	\$1.53

Zone 4



Commercial Flooring Types	Cost (Per Sq. Ft. Installed)	Annual Cost of Maintenance (Per Sq. Ft.)	Initial Cost + 10 Years Maintenance	Replacement Cost (Per Sq. Ft.)	Frequency of Replacement	Forty Year Cost*	Annual Cost (Per Sq. Ft.)
Sand Cushion Terrazzo	\$18.06	\$0.59	\$23.92	\$0.00	40 Years	\$41.53	\$1.04
Monolithic Terrazzo	\$14.44	\$0.69	\$21.31	\$0.00	40 Years	\$41.89	\$1.05
Epoxy Terrazzo	\$16.50	\$0.49	\$21.12	\$0.00	40 Years	\$35.75	\$0.89
Vinyl Sheet	\$4.02	\$1.25	\$16.57	\$4.02	10 Years	\$70.28	\$1.76
Carpet	\$3.75	\$1.38	\$17.56	\$3.75	10 Years	\$73.98	\$1.85
Vinyl Tile	\$1.35	\$1.33	\$14.62	\$1.35	10 Years	\$59.85	\$1.50
Porcelain Tile	\$9.03	\$1.10	\$20.04	\$0.00	40 Years	\$53.08	\$1.33
Quarry Tile	\$8.12	\$1.10	\$19.14	\$0.00	40 Years	\$52.18	\$1.30

Zone 5



Commercial Flooring Types	Cost (Per Sq. Ft. Installed)	Annual Cost of Maintenance (Per Sq. Ft.)	Initial Cost + 10 Years Maintenance	Replacement Cost (Per Sq. Ft.)	Frequency of Replacement	Forty Year Cost*	Annual Cost (Per Sq. Ft.)
Sand Cushion Terrazzo	\$16.11	\$0.52	\$21.35	\$0.00	40 Years	\$37.06	\$0.93
Monolithic Terrazzo	\$12.89	\$0.61	\$19.01	\$0.00	40 Years	\$37.38	\$0.93
Epoxy Terrazzo	\$14.50	\$0.43	\$18.85	\$0.00	40 Years	\$31.90	\$0.80
Vinyl Sheet	\$3.58	\$1.12	\$14.78	\$3.58	10 Years	\$62.71	\$1.57
Carpet	\$3.34	\$1.23	\$15.67	\$3.34	10 Years	\$66.02	\$1.65
Vinyl Tile	\$1.21	\$1.18	\$13.05	\$1.21	10 Years	\$53.41	\$1.34
Porcelain Tile	\$8.06	\$0.98	\$17.88	\$0.00	40 Years	\$47.37	\$1.18
Quarry Tile	\$7.25	\$0.98	\$17.08	\$0.00	40 Years	\$46.56	\$1.16



Zone 6

Commercial Flooring Types	Cost (Per Sq. Ft. Installed)	Annual Cost of Maintenance (Per Sq. Ft.)	Initial Cost + 10 Years Maintenance	Replacement Cost (Per Sq. Ft.)	Frequency of Replacement	Forty Year Cost*	Annual Cost (Per Sq. Ft.)
Sand Cushion Terrazzo	\$24.17	\$0.79	\$32.02	\$0.00	40 Years	\$55.58	\$1.39
Monolithic Terrazzo	\$19.33	\$0.92	\$28.52	\$0.00	40 Years	\$56.07	\$1.40
Epoxy Terrazzo	\$21.75	\$0.65	\$28.27	\$0.00	40 Years	\$47.85	\$1.20
Vinyl Sheet	\$5.38	\$1.68	\$22.17	\$5.38	10 Years	\$94.07	\$2.35
Carpet	\$5.01	\$1.85	\$23.50	\$5.01	10 Years	\$99.02	\$2.48
Vinyl Tile	\$1.81	\$1.78	\$19.57	\$1.81	10 Years	\$80.11	\$2.00
Porcelain Tile	\$12.08	\$1.47	\$26.82	\$0.00	40 Years	\$71.05	\$1.78
Quarry Tile	\$10.87	\$1.47	\$25.62	\$0.00	40 Years	\$69.84	\$1.75



Zone 6 B

Commercial Flooring Types	Cost (Per Sq. Ft. Installed)	Annual Cost of Maintenance (Per Sq. Ft.)	Initial Cost + 10 Years Maintenance	Replacement Cost (Per Sq. Ft.)	Frequency of Replacement	Forty Year Cost*	Annual Cost (Per Sq. Ft.)
Sand Cushion Terrazzo	\$31.11	\$1.01	\$41.22	\$0.00	40 Years	\$71.55	\$1.79
Monolithic Terrazzo	\$24.89	\$1.18	\$36.71	\$0.00	40 Years	\$72.18	\$1.80
Epoxy Terrazzo	\$28.00	\$0.84	\$36.40	\$0.00	40 Years	\$61.60	\$1.54
Vinyl Sheet	\$6.92	\$3.36	\$40.56	\$6.92	10 Years	\$169.15	\$4.23
Carpet	\$6.46	\$3.70	\$43.48	\$6.46	10 Years	\$180.36	\$4.51
Vinyl Tile	\$2.33	\$2.29	\$25.20	\$2.33	10 Years	\$103.13	\$2.58
Porcelain Tile	\$15.56	\$1.90	\$34.53	\$0.00	40 Years	\$91.46	\$2.29
Quarry Tile	\$14.00	\$1.90	\$32.98	\$0.00	40 Years	\$89.91	\$2.25



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