

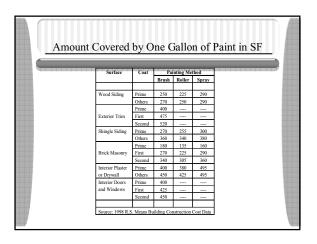


Division 9: Finishes

• Involves plaster, gypsum board, flooring systems, painting and wall coverings

Painting

- Estimate depends on: § Area, type of surface material, painting method used
- Eg: 2x paint required for brick masonry compared to interior dry walls



Life Cycle Costs

- \$20/ga paint : future application 1 in 5 yrs
- \$15/ga paint : future application 1 in 3 yrs
- The pov of the owner
- The pov of the contractor
- What about design-build-maintain?

Steps

- Decide on time window for life cycle analysis: time interval *t*
- Calculate future costs of maintenance § Use inflation rate
- Calculate comparable present costs
 - = Current cost of installation + present value of future maintenance over time period *t*
- § Use market rate of return
- Compare present costs