



THE NATIONAL
TERRAZZO
— & MOSAIC ASSOCIATION —

Calculating Terrazzo Costs

Qualitative & Quantitative Measures of Value



Lifetime Value

- A 100-year—and more—floor that can be repaired and reused.
- Lifecycle costs for a permanent, seamless, custom-designed, low-maintenance terrazzo floor are leveled with just one carpet or vinyl replacement.
- High-traffic environments may have to replace carpet or vinyl as often as every five years, triggering costly planning, disruption, and waste.
- A material that lasts and conserves resources long term.

“While the initial cost for installing terrazzo can be among the more expensive flooring options, look what you’re getting for the money. Hurricane Katrina just reemphasized what I already knew about terrazzo: when they tear down the building, it will still be there. If the building lasts hundreds of years, the terrazzo will last hundreds of years.”

**— Alton Davis of Richard C. Lambert
Consultants**

Leader of the architectural team on the post-Katrina renovation of Lakefront Airport.

Environmental Value

- Stays out of landfills with simple upkeep and minimal repairs.
- Resilient finish is impervious to moisture and microbial growth for healthy indoor air quality.
- Low VOC
- A composite material produced on-site
- Produced on-site with options for recycled content and local materials.
- Can be installed over different floor systems, including existing terrazzo, brick pavers, tile, or wood, with nominal substrate correction, thus avoiding the considerable costs, waste, and mess of demolition.
- Greenguard certified

“This kind of durability is inherent in the characteristics of the materials and how it’s installed. Most schools use terrazzo because 50-75 years later, it will still look the same as the day it was installed.”

– George Reigle of Green/Associates

Has completed over 500 school construction projects



Aesthetic Value

- Great designs in terrazzo create iconic spaces with branding and themes.
- Brings durable, grand-scale art to the public.
- Design flexibility allows for patterns that are impossible with any other medium.
- Infinite texture options with aggregate types and sizes.
- Unlimited epoxy resin color options.
- Ageless good looks.

“Beyond the obvious—cost-effectiveness, ease of maintenance, durability, low environmental impact, contribution to LEED certification with indoor air quality, sustainability, regional sourcing—as a designer, it’s the capacity for expression, from very dynamic to subtle. Terrazzo provides the opportunity for infinite flexibility for message-driven content that creates visual interaction between users and their environment.

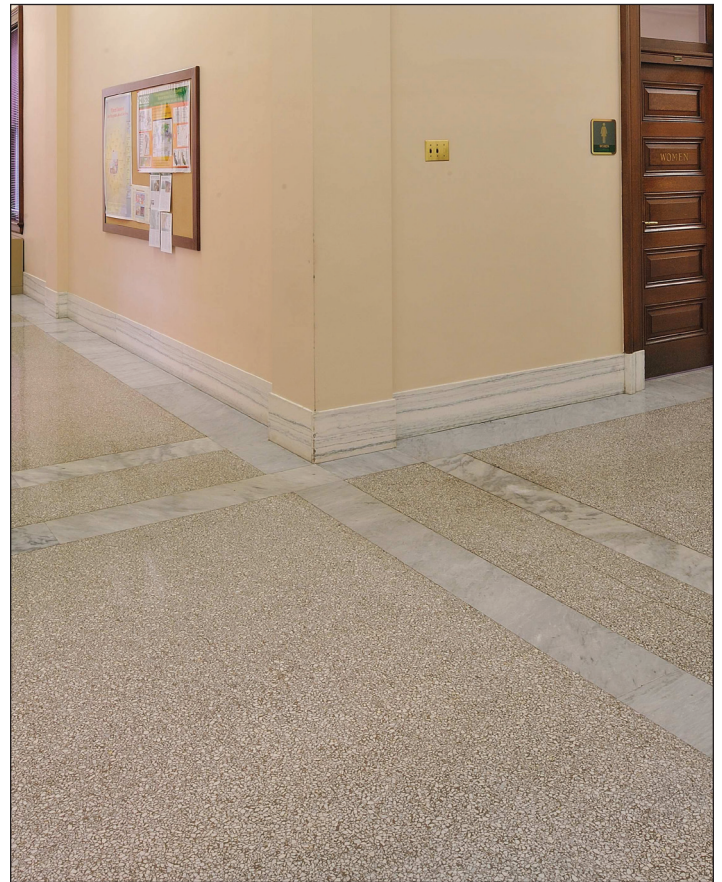
– Anita Ambriz, Ambriz Graphic Design



Historic Value

- When the grand entrance lobby of the University of Minnesota's Memorial Hall was renovated, 10,000 square feet of 85-year-old sand-cushion terrazzo was patched and polished to its original condition. New terrazzo was custom-matched to be indistinguishable from the old.
- Original terrazzo in four historic courthouses in the Pacific Northwest is still performing 110-plus years later with only minor repairs and routine maintenance. The floors were significant contributors to the structure's historic value.
- Over a century after terrazzo floors were installed in Pioneer Courthouse in Portland, the only signs of age were slightly worn-down spots where lines had formed at post office windows, and a couple of settlement cracks.
- These are among the countless examples of a floor with longevity and character.

"Terrazzo was obviously a good choice because over 100 years later, we are still using it. Overall, these floors are in great shape and look great. It takes a lot to damage them. We feature them and maintain them; we are proud of them."



– **Rebecca Nielsen,**
U.S. General Services Administration
Historic Preservation Program Specialist and LEED
Accredited Professional on historic courthouses



Practical Value

- A seamless, solid surface means a cleaner floor.
- Simple, cost-effective maintenance schedule saves on labor and chemicals.
- Resistant to abuse, heavy loads, and high traffic.
- Compatible with radiant floor and induction loop systems.
- Can be applied to floors, walls, ceilings, stairs, curbs, panels, countertops.
- Can be poured in place or precast.

“Ease of maintenance is a luxury that terrazzo always brings to a building. A clean and polished floor is also very satisfying to maintenance and housekeeping crews.”

– Steve Menconi of Menconi Terrazzo in Bensenville, IL.