

SIERRA WEST GROUP

The Sierra West Group, LLC is a multi-disciplined firm of construction professionals providing independent, unbiased guidance on a wide variety of construction issues in both public and private sector projects throughout the Pacific North west.

With over 100 years of cumulative experience in construction providing a full range of cost planning and cost control services,

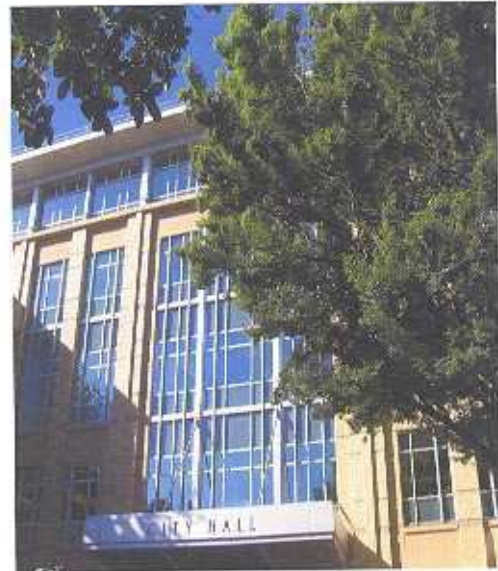
The Sierra West Group, LLC specializes in construction costs providing independent, unbiased, expert advice on all matters of construction cost and time.

Sierra West was established in 1993 by Mary Wallers and John Moreno and has been providing relevant design, cost estimating services for over 15 years. The Sierra West Group, LLC has performed estimates on all types of structures, with construction project costs over \$5 Billion. SWG has performed estimates at all stages of design for:

- **Multi-residential/Recreational**
- **Medical/Laboratory/Research**
- **Schools/Educational/University**
- **Correctional/Judicial/Essential Services Structures**
- **Commercial/Industrial/WWTP/WTP**
- **Office Buildings/Parking Structures**

The Sierra West Group has prepared special studies regarding construction costs for Office of Public School Construction, Department of Juvenile Justice, California Construction Authority, California Center for Cities & Schools Institute of Urban and Regional Development at UC Berkeley and numerous other agencies. SWG is recognized within the industry as one of the leading resources for providing both accurate and up to date construction costs and information.

*Mary Wallers writes and produces the **California Construction Focus Newsletter** which tracks what is impacting construction costs in the State of California and nationwide. SWG produces the LSI index, (formerly called the Lee Saylor Index) which is published quarterly in the Engineering New Record. **This index is one of the eleven most important indexes in the United States – per ENR.** SWG associates are also associate editors for the construction industry's publication Current Construction Costs. This resource document has been the industry guide since first published in 1961.*



Sacramento City Hall
Sacramento, California

METHODOLGY

The original purpose of this study is to determine actual cost differences between concrete masonry unit construction and other basic types of construction used for various structures, i.e. hospitals, office buildings, fire stations, warehouses, apartment buildings, etc. In preparing cost analysis of the various structures, it became obvious that we also needed to examine the cost related directly to the system for each type of building.

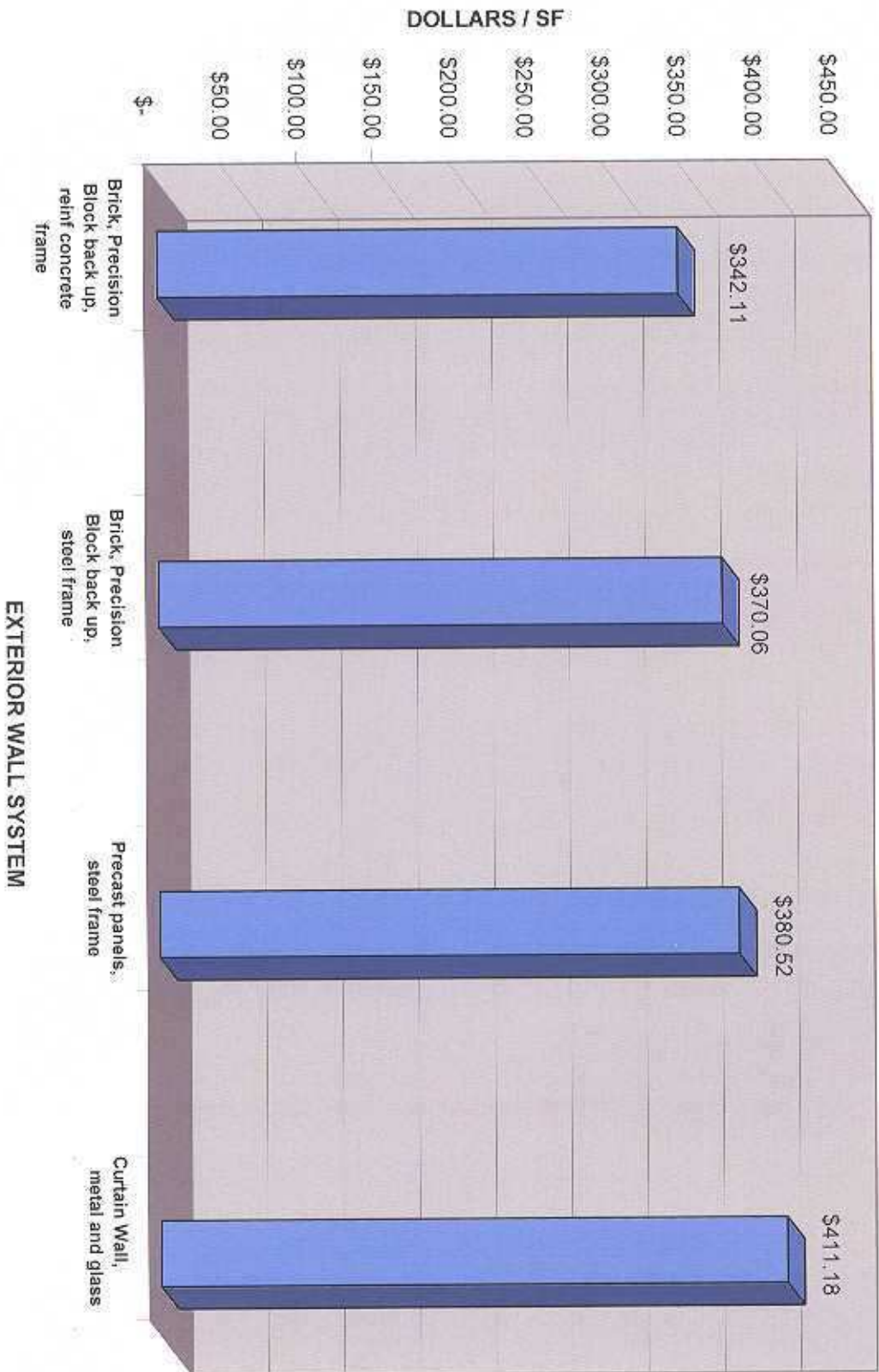
These costs were prepared based on the costs associated with San Francisco-Bay Area of California. California, being such a large state, has several distinct areas with different economic bases that also needed to be addressed: i.e. San Diego-Los Angeles, Fresno- Central Valley, Sacramento, Central Coastal-Bay Area, and Rural Northern California.

Area	Factor
San Diego-Los Angeles	95%
Fresno-Central Valley	90%
Sacramento	95%
San Francisco-Bay Area	100%
Central Coast	95%
Redding, Rural No. California	89%

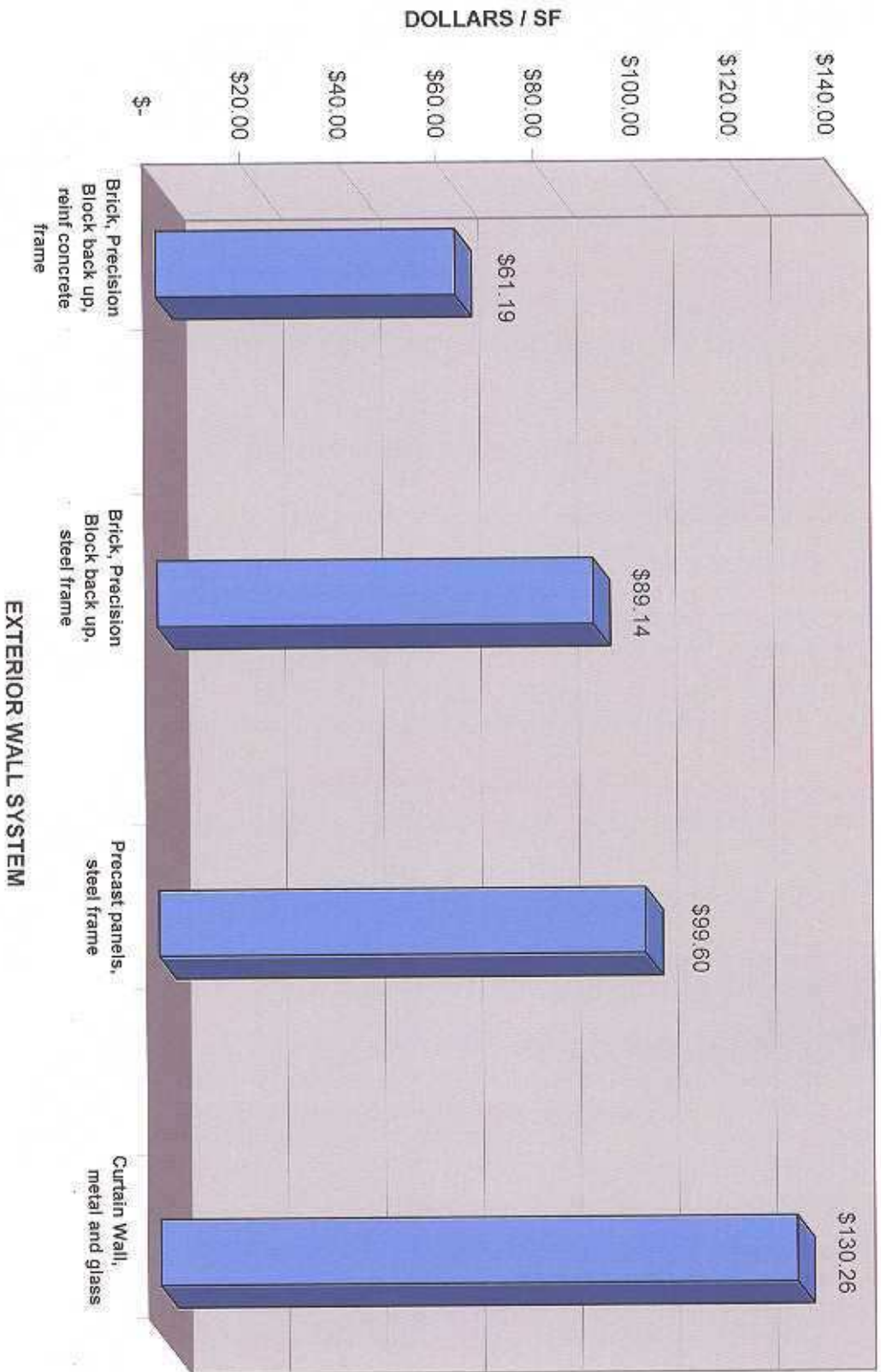
In the preparation of this study, along with estimates that were prepared by Sierra West Group in the past 15 years, and were brought forward to current market prices, also many other resources were reviewed such as Saylor Construction Costs, Walkers Building Estimators Reference Book, RS Means books and McGraw-Hill resources. Research included working with both contractors and construction managers regarding current material, labor and overhead prices. This information was then correlated and is reflected in the pricing models shown.

In selecting the type of structure, care was used to select structures, which would best represent the costs of construction, and differences that are attributable to the masonry system.

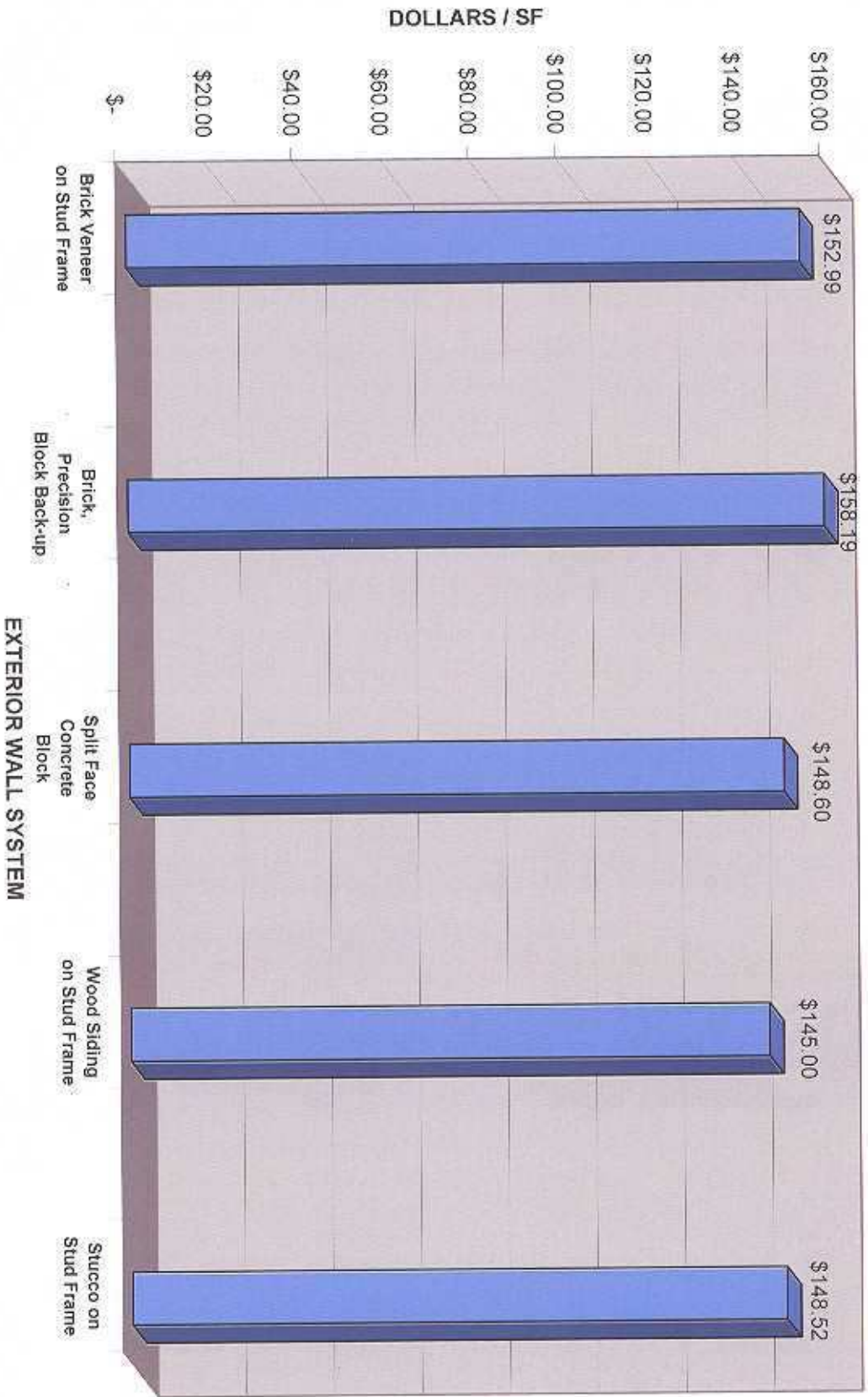
MASONRY STUDY - HOSPITAL - GENERAL - 140,000SF
(STRUCTURE ONLY - NO SITE)



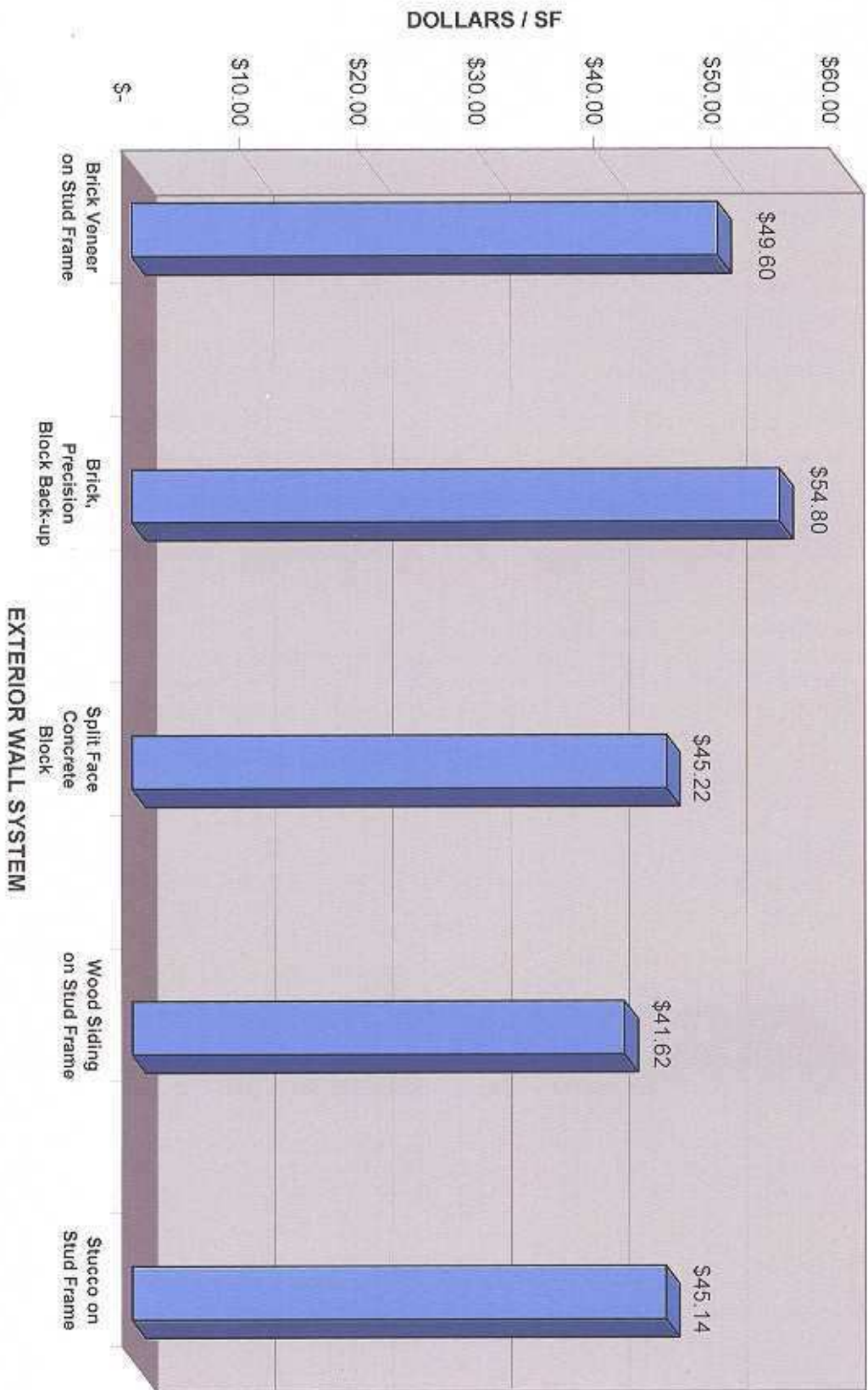
MASONRY STUDY - HOSPITAL, GENERAL - 140,000SF
(STRUCTURAL & WALL SYSTEM ONLY)



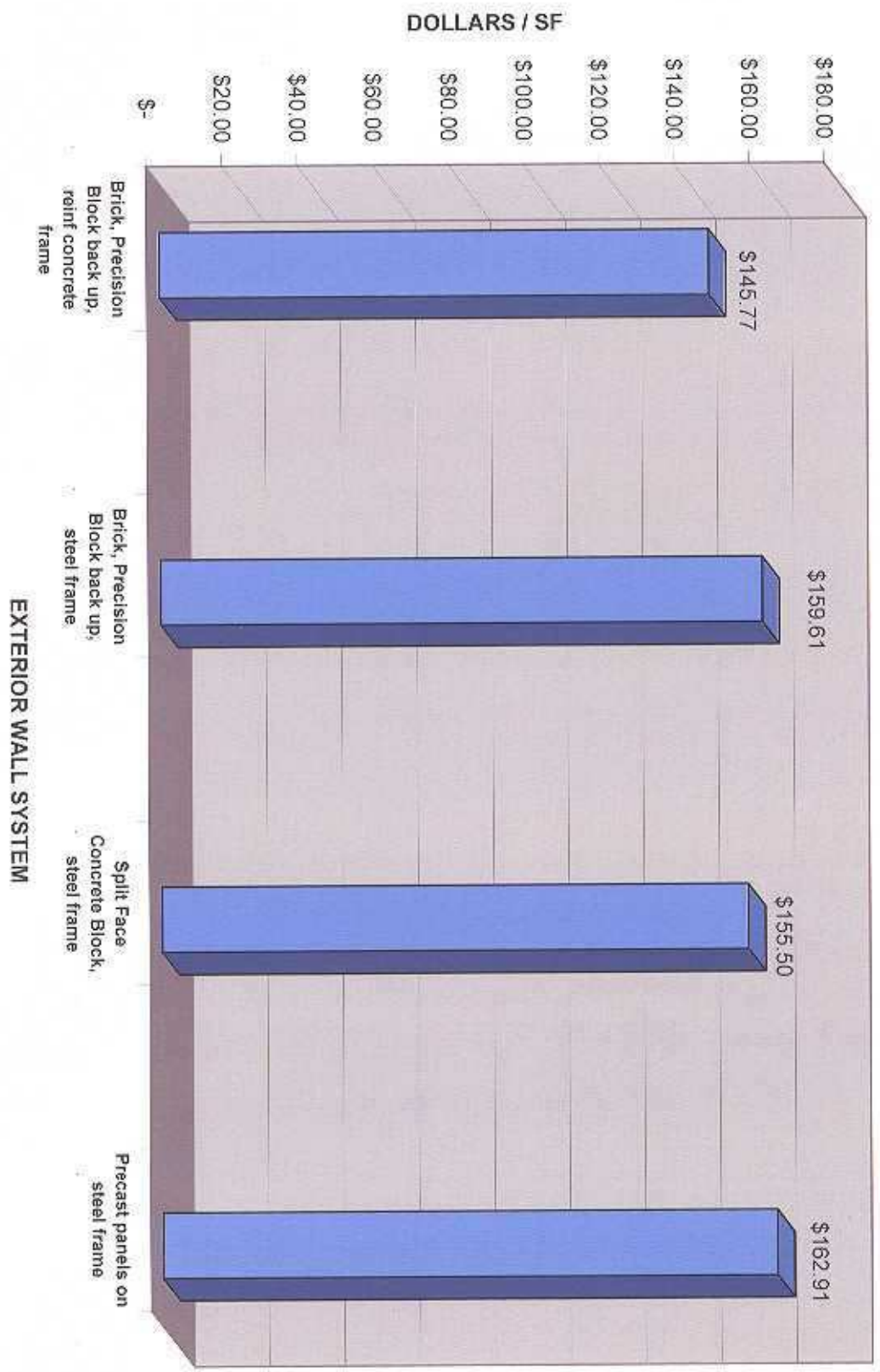
MASONRY STUDY - APARTMENT BLDG - 2-3 STORIES
(STRUCTURE ONLY - NO SITE)



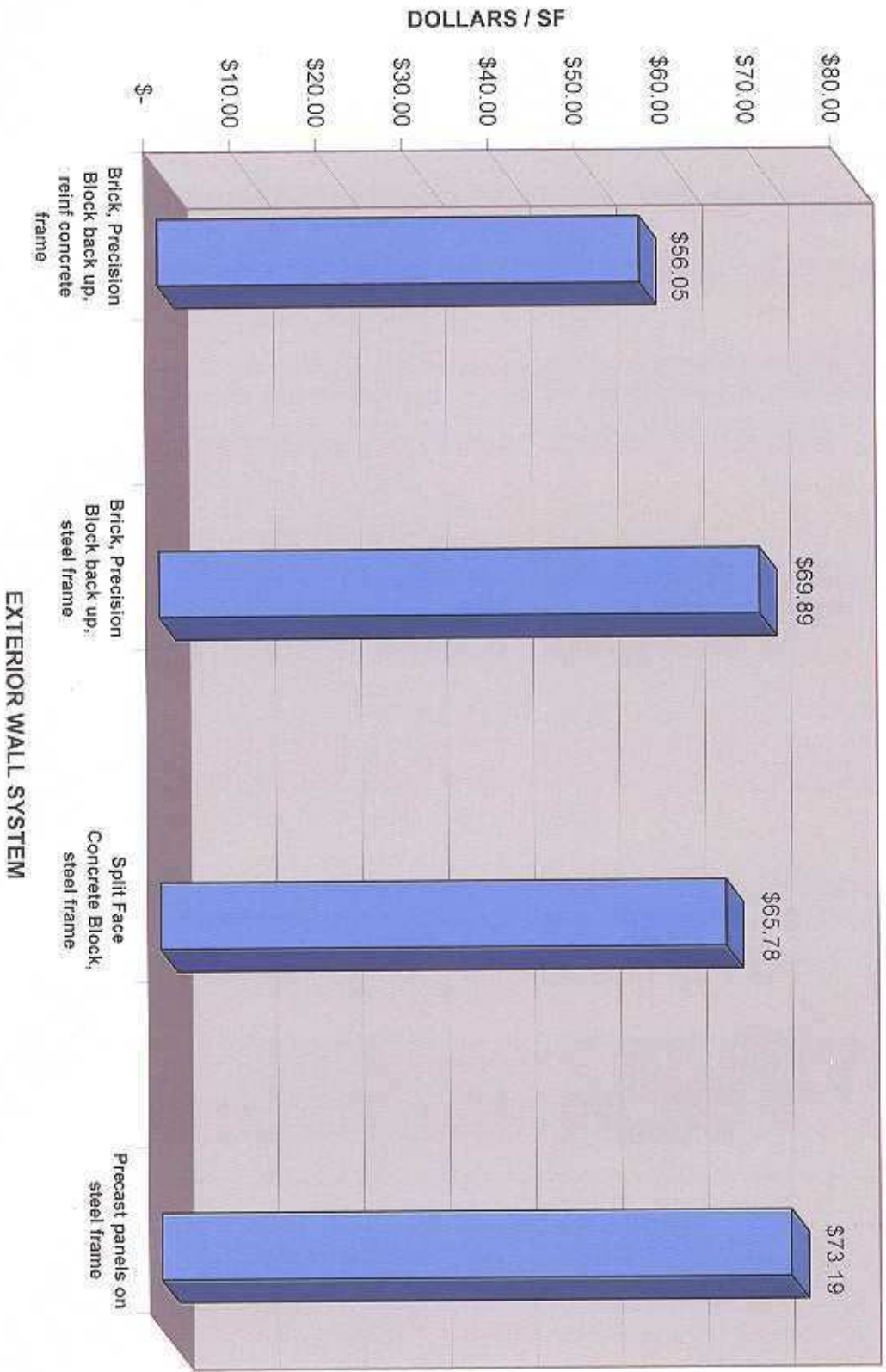
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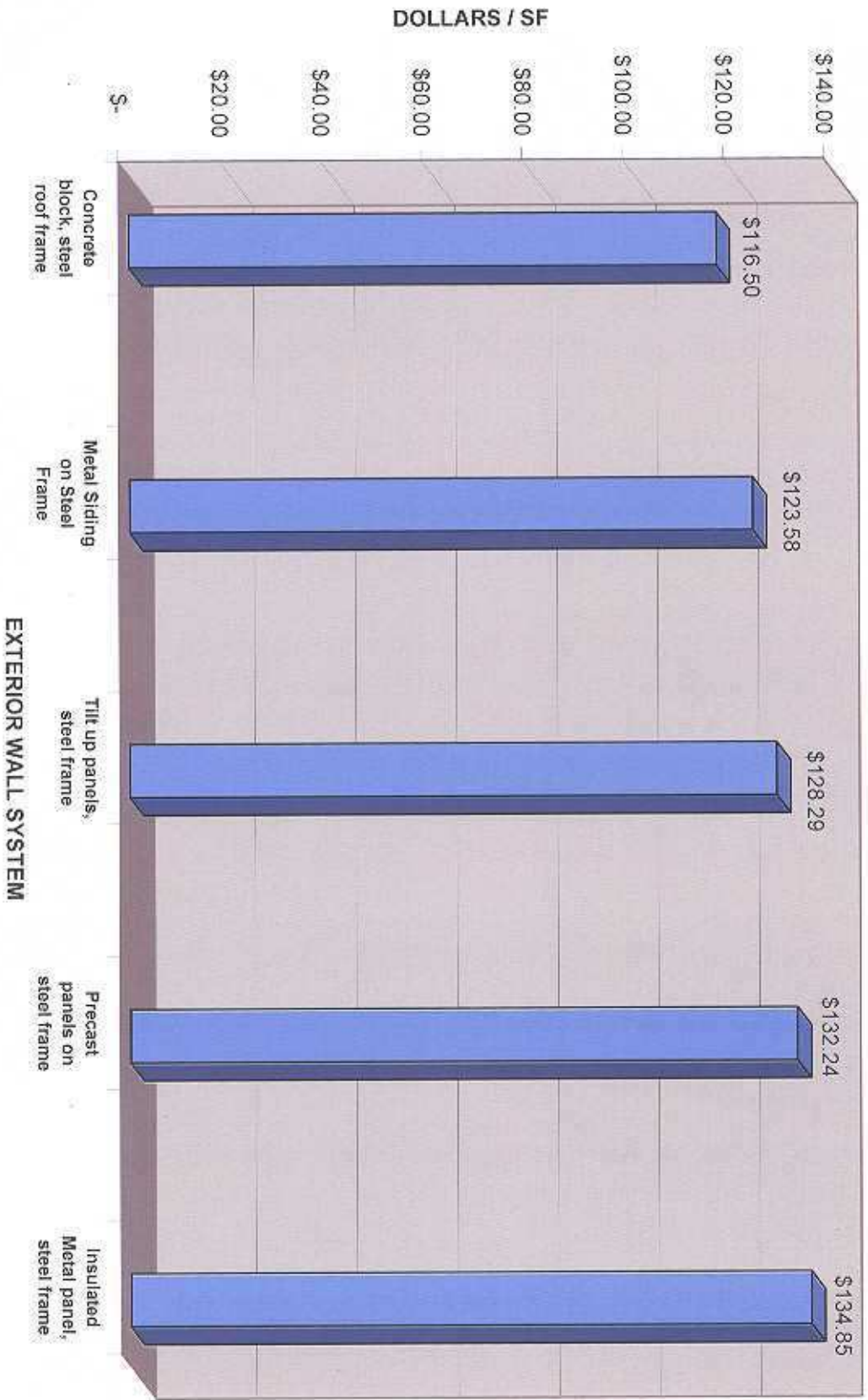
MASONRY STUDY - APARTMENT BLDG - 4-7 STORIES (STRUCTURE ONLY)



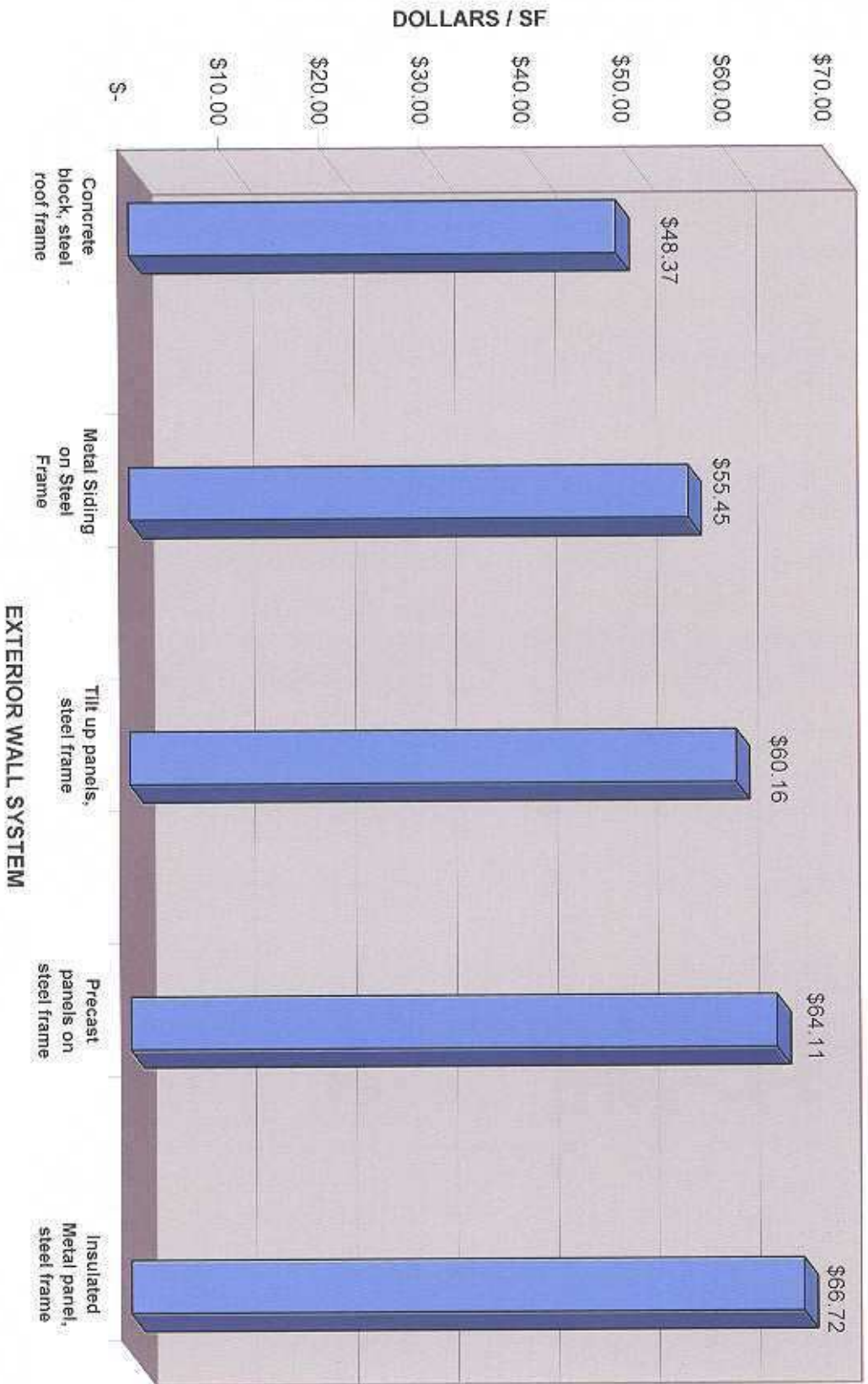
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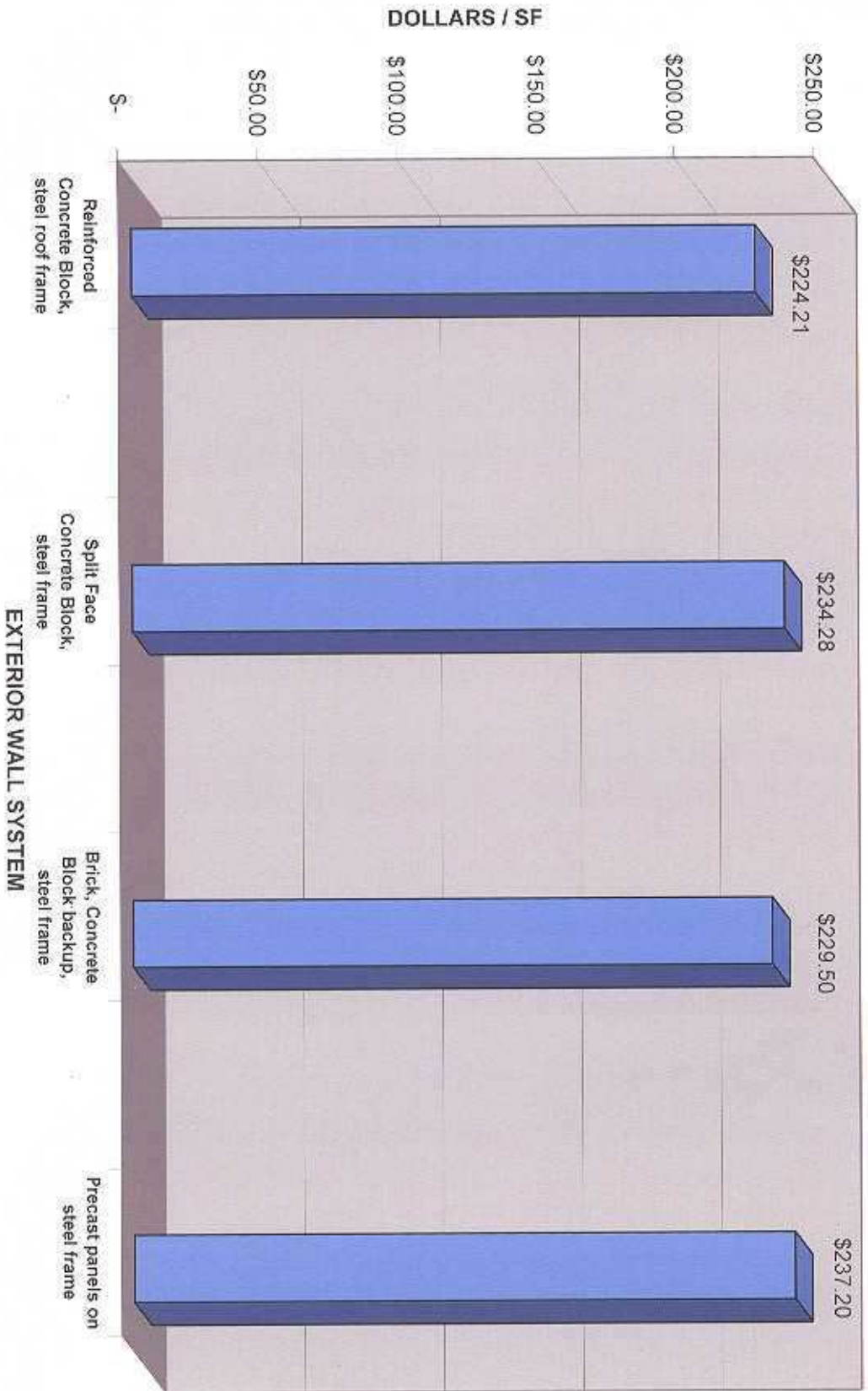
MASONRY STUDY - WAREHOUSE (STRUCTURE ONLY)



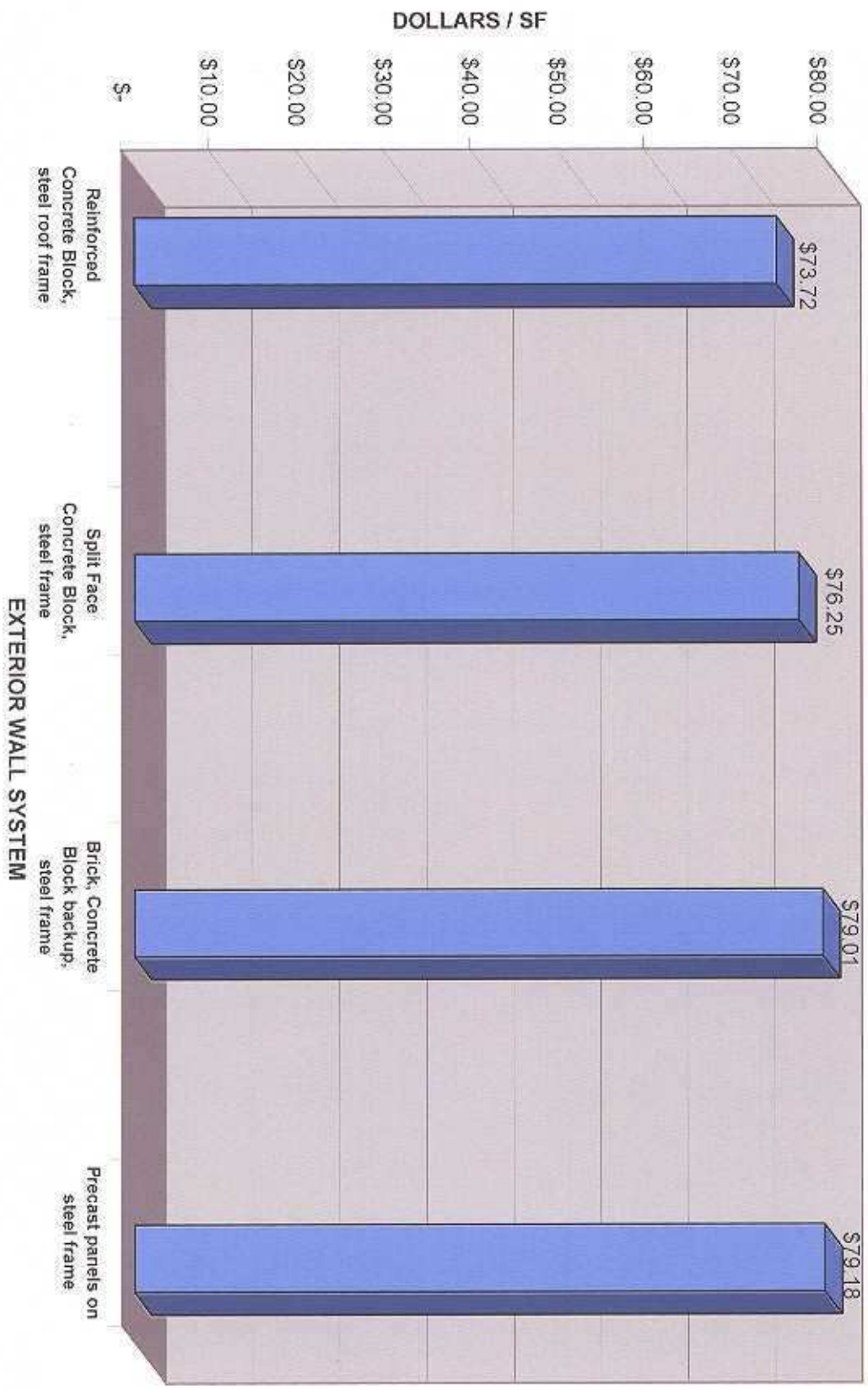
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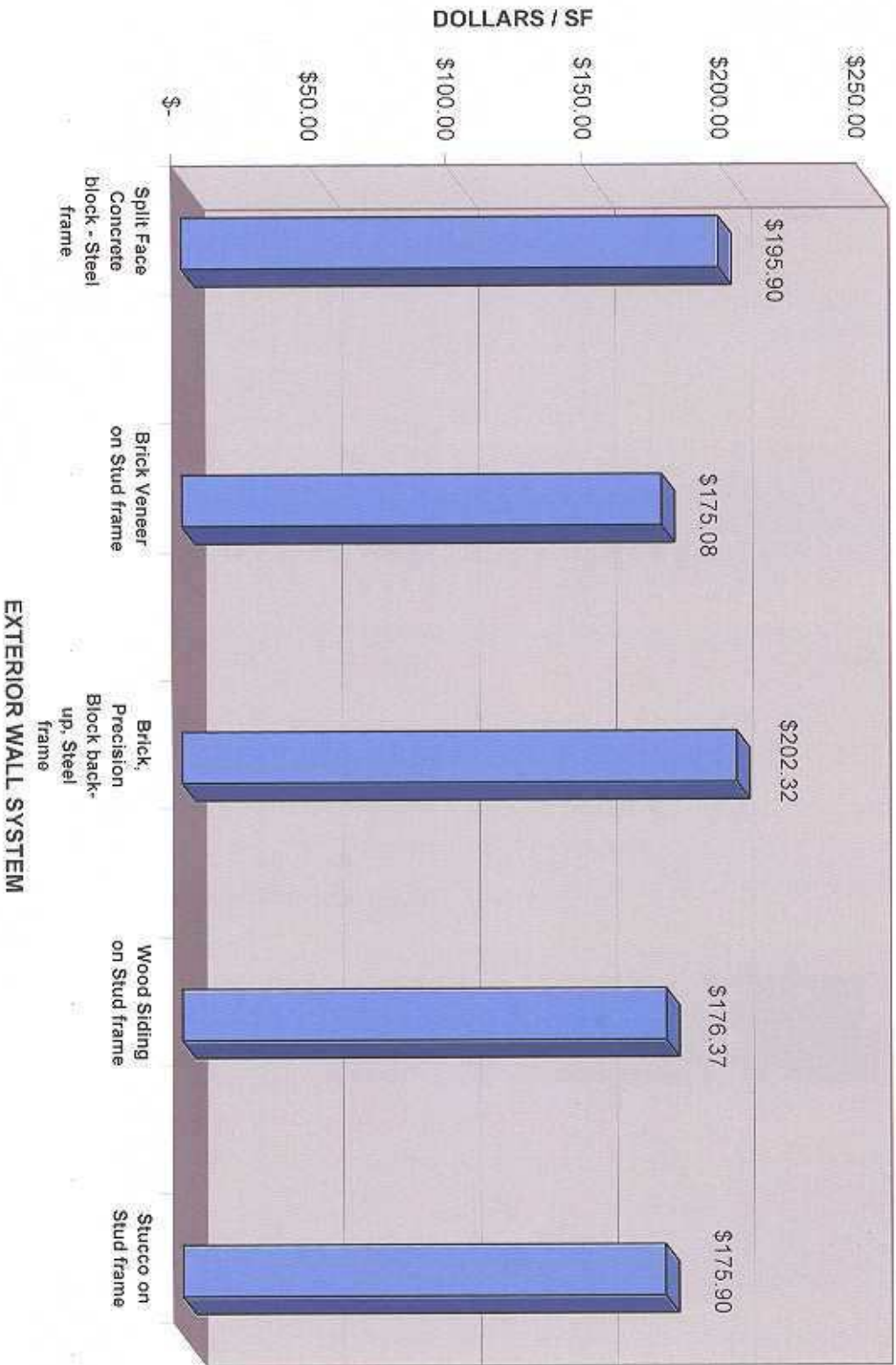
MASONRY STUDY - GYMNASIUM (STRUCTURE ONLY)



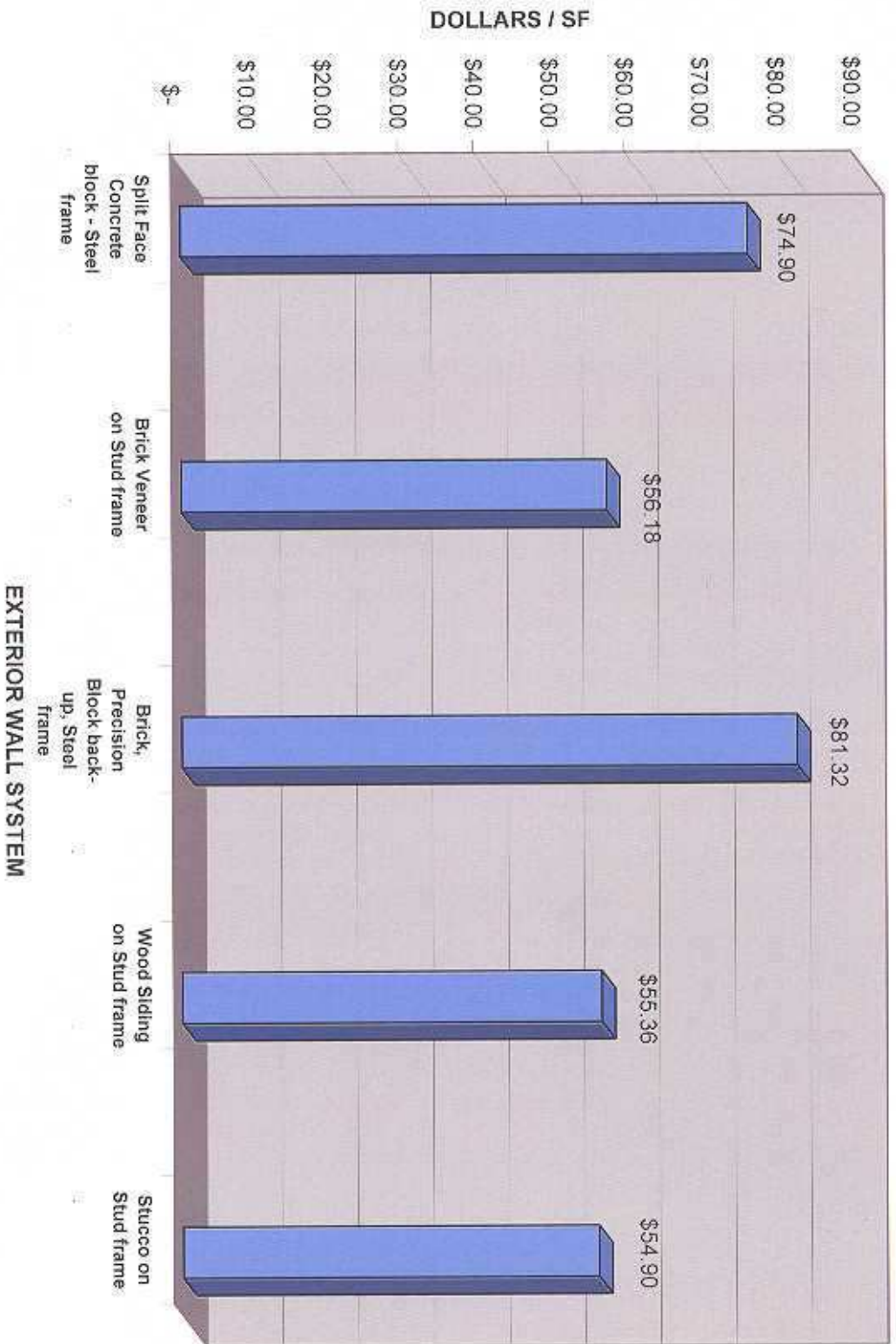
MASONRY STUDY - GYMNASIUM
(STRUCTURAL & WALL SYSTEMS ONLY)



MASONRY STUDY - SHOPPING CENTER, STRIP (STRUCTURE ONLY)



MASONRY STUDY - SHOPPING CENTER, STRIP (STRUCTURE ONLY)



MASONRY STUDY - FIRESTATION (STRUCTURE ONLY)

