

HOW TO CALCULATE THE TOTAL COST OF FLOORING OWNERSHIP

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HOW MUCH DOES A FLOOR COST?

Project managers may be tempted to install cheap and/or inferior-quality flooring products to cut CAPEX costs and meet your budget, but shortcuts can have long-term consequences. Higher cleaning costs and more frequent maintenance demands are likely to negate any up-front cost saving.

If you are the floor owner and cleaning, maintenance and replacement-when-required will be your cost, start by doing your homework.

The four costs involved in floor ownership:



**full or partial, either by choice or as a result of damage (This will differ for different floor types. Ensure you understand the real life-cycle of the floor covering you choose)*

Whilst many calculations consider a flooring cost over a 50-year life cycle, the modern approach to building management often demands a new design approximately every 20 years, as requirements change.

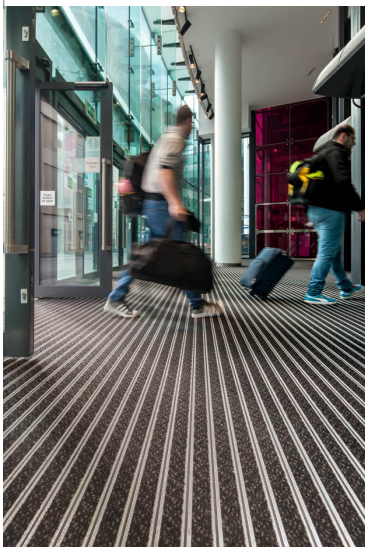
Useful equations to calculate the total cost of flooring over a 20-year period are:

$$\text{Overall cost of floor ownership} = M + L + CM + R^*$$

$$\text{Annual cost of floor ownership} = M + L + CM + R^* \div 20$$

**When calculating R make sure you understand the expected lifespan of the flooring. As an example, a good quality vinyl floor will have a life-cycle of at least 20-25 years, and should not require any repair in that time period, resulting in an R of 0 in a 20-year period.*

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THE COST OF WALK-IN DIRT

Every time someone enters a building, they bring in approximately 0.58 g of dirt. If they come in once a day for a year, they'll bring in 0.21kgs of dirt! Removing that dirt costs approximately R2000 per person per year.

If 100 people enter your building on a daily basis, the total cost of removing dirt = R200 000 per year. High-quality entrance matting prevents up to 80% of dirt from entering a building. Installing it at all entry points can reduce the cost to R40 000 per year. Over a 20-year period, you could save more than R3 million!

Total saving of removing dirt from a building per 100 people

Total cost of removing dirt from a building

High quality entrance matting prevents 80% of dirt from entering a building.

Over a 20 year period, you could



R200,000 p/a



R40,000 p/a
A saving of R160,000 p/a

SAVE
+ R3,000,000

Weigh this saving up against the initial cost of choosing good-quality entrance matting for your building (plus their ongoing cleaning and maintenance costs; an important consideration for entrance matting to remain effective).

A useful equation for calculating the cost of entrance matting:

$$M + L + CM + R^* \text{ (for all entry points to the building) } = x$$

Consider x relative to a saving of R1,600 per person, per year, entering your building on a daily basis.

**Calculate R for the time period you are considering, make sure you know the expected lifespan of the entrance matting you choose.*

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WET OR DRY CLEANING?

Contrary to popular belief, dry cleaning methods are more efficient and quicker for day-to-day cleaning than wet cleaning methods. This is because bacteria thrive on warmth, moisture, dust and grit. Unless done very carefully, wet cleaning therefore provides the ideal environment for bacteria to spread.



Dry cleaning methods are more efficient and quicker for day-to-day cleaning.

VS.



Unless done very carefully, wet cleaning provides the ideal environment for bacteria to spread.

Prevent the spread of bacteria by:

- making sure cleaning equipment is spotlessly clean at the start of each session
- using designated microfibre or muslin cloths for specific areas.



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REDUCING COSTS

Some vinyl floor manufacturers offer a top-quality vinyl floor with a PUR (polyurethane reinforced) coating which is cross linked and UV-cured.

PUR coating ensures lifelong
polish-free maintenance and
results in a maintenance-cost
saving of

48%
over 20 years.

PUR vinyl floors also offer:

- optimum appearance
- protection against infection
- reduced need for cleaning chemicals
- greatly reduced need for electrical power during cleaning

Useful equations when considering a PUR coated vinyl floor:

$$\text{Overall cost of floor ownership} = M + L + (CM \div 2) + R^*$$

$$\text{Annual cost of floor ownership} = M + L + (CM \div 2) + R^* \div 20$$

** When calculating R make sure you understand the expected lifespan of the flooring. As an example, good quality vinyl floor will have a life-cycle of at least 20-25 years, and should not require any repair in that time period, resulting in an R of 0 in a 20-year period.*