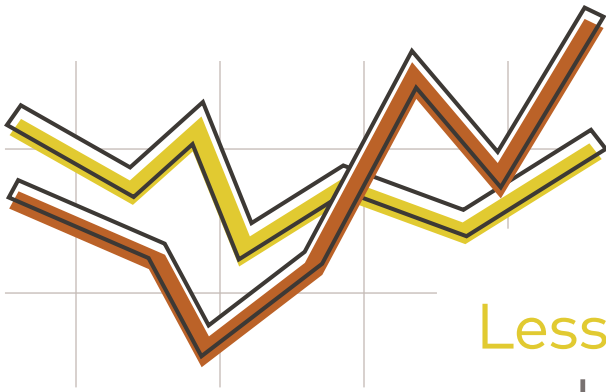


Soft Surface Flooring is Less Expensive to Install and Maintain Than Hard Surface Flooring. Choosing carpet or textile composite flooring over hard surface flooring has many advantages for most commercial settings. They provide better traction, are more comfortable underfoot and have superior noise reduction and infection control properties.

Plus, carpet and textile composite flooring are less costly to install and maintain than hard surface flooring. For example, over a 10-year period, the annual maintenance cost for 3,000 sq. ft. of carpet or textile composite flooring is about \$210 or .07 per sq. ft. This is about half the cost of LVT or rubber.

Insights on Flooring: Lifecycle Costs & Maintenance

inform.



Less costly to install and maintain, fewer risk liabilities.

How long does soft surface flooring typically last in a commercial environment?

With proper maintenance, carpet and textile composite flooring can perform and maintain an attractive appearance for more than 20 years. This, of course, depends on the type of environment and the traffic load the flooring is subjected to. For example, corridors and entrance areas are among the heaviest traffic areas in any facility.

What are the recommended cleaning strategies for maintaining soft surface flooring over a long period of time?

Daily vacuuming can reduce 80 percent of the dry soil in carpet or textile composite flooring. It's also important to regularly clean carpet and textile composite flooring. Entrances, heavy traffic areas, food and beverage areas, and corridors should be cleaned every 60 days using dry extraction or low moisture encapsulation methods. Spots and stains should be removed immediately. Heavy traffic areas should also be deep cleaned and topical carpet protection, if specified, re-applied every 90 days.

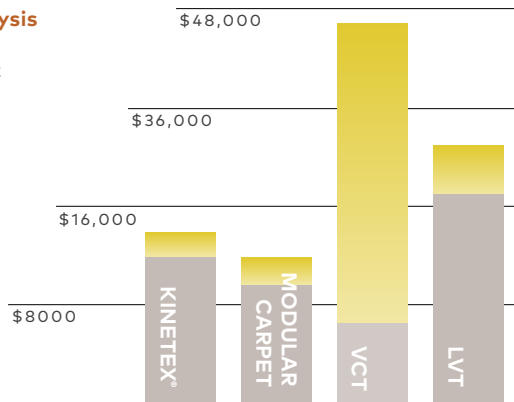
How else can soft surface flooring be protected against soiling? Since 85% of flooring soil comes into buildings on shoe soles, using entryway systems at all entrances to trap and hold soil is essential. Entryway systems also help prevent bacterial pathogens from entering a building. A minimum of 15 ft. of entryway flooring is recommended.

How can I compare lifecycle costs of soft vs. hard surface flooring? Use EF Contract's lifecycle cost analysis tool at www.floorlifecost.com to calculate and compare square foot costs of broadloom, modular carpet, textile composite flooring, sheet vinyl, VCT, LVT, and rubber.

Lifecycle Cost Analysis

10 year cost for a 3000 sq. ft. project

Total Cost After Maintenance
Materials, Freight and Installation

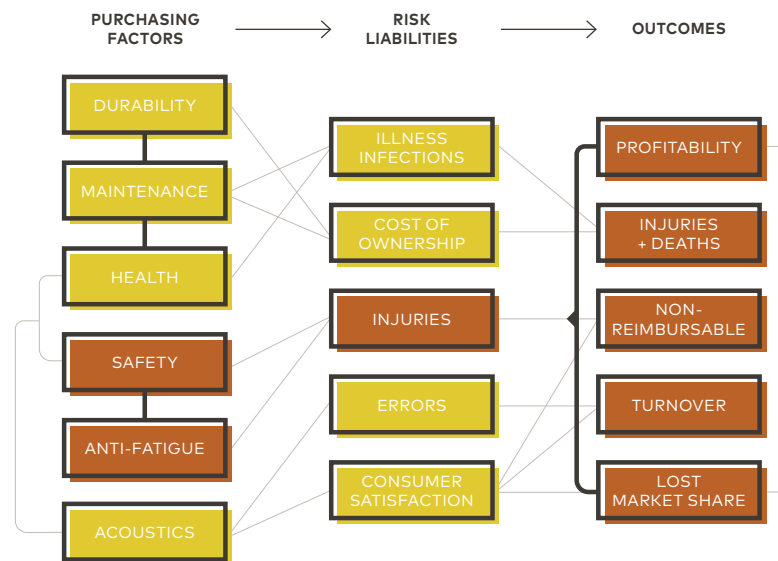


What other costs should I consider besides the purchase price? When calculating the lifecycle costs of flooring, it's not enough to consider just the amount on the invoice or the installed cost. Other costs include demolishing existing flooring, subfloor prep work, flooring and installation materials, freight, and ongoing maintenance.

But there's more. A true picture of a flooring product's total cost of ownership should also factor in the extent to which the product may reduce or increase the risks of flooring-associated injuries, and the direct and indirect costs associated with those injuries.

Factors Influencing True Total Cost of Ownership

(Acute Healthcare Setting Example)



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