

Do you dare to go bare?

— Philip Smith, P.E., FACI, ASTM

Costing a typical vinyl floor covering

Consider that a bare, hardened concrete floor has a very long life cycle (normally lasting 30 years or more) and requires comparatively little maintenance. Vinyl floor coverings, on the other hand, require continual expenditures on maintenance and normally have a much shorter useful life expectancy of ten years or less.

Let's compare some actual costs and projections based on estimates provided by the National Terrazzo Institute and recent issues of *Concrete Construction* magazine. The average initial cost of vinyl composition tile (VCT) for a 10,000 square foot floor is approximately \$1.50 per square foot, or \$15,000. Annual maintenance costs stemming from



Vinyl: Pretty (Expensive)

nightly mopping, regular wax maintenance, removal and replacement are estimated to add no less than \$1.00 per square foot per year. That makes the total per year maintenance

costs in this example at least \$10,000. If this floor is like so many others, within ten years the old VCT will be removed and replaced at a cost of approximately \$25,000, or \$2.50 per square foot. At that time, the normal maintenance cycle (and its costs) begins again.

In contrast, the initial installed cost to chemically harden and densify a new concrete floor is approximately \$.30 per square foot, or \$3,000 for a 10,000 square foot floor. Installation of our chemical hardener and densifier, L&M SEAL HARD, is normally a single, one-time cost for the total 30-year life cycle of the floor. In worst case situations on floors that experience high volume of traffic, it can be repeated between 10 and 20 years with minimum preparation. Hardened concrete floors do not need to be waxed to look good, but they do benefit from a regular

Cost of Installation and maintenance of 10,000 square foot floor



Big Savings Add Up Over Time



Estimated Average Maintenance and Re-Installation Costs for Floor Treatments Per 10,000 Square Feet for comparison purposes.

* Figures taken from American Terrazzo Association and Concrete Construction Magazine. (Does not include initial installation costs. Includes re-installations at 10-year intervals for vinyl composition tile and 5-year intervals for thin film coatings. No reinstall for FGS PermaShine. FGS periodically maintained and refreshed for \$0.50/square foot or lower, annually. Average reinstallation times and maintenance costs relate significantly to the amount of abuse the floor is exposed to, the quality of the maintenance program, and owner preference.