



District School Board of Pasco County

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General Cost Evaluation: VCT vs. Carpet

This is an evaluation of the cost of cleaning and maintaining the different types of floor coverings installed in 72 Pasco County schools and the ROI (Return on Investment) as offset by maintenance costs. VCT (Vinyl Composition Tile) and carpet are compared. Two different carpet maintenance systems are also compared. Included are the figures for the average school and that of the best-case school.

NOTES:

- All production rates used in computations are taken from published ISSA (International Sanitary Supply Association) data.
- The cost of water and its treatment have not been determined for this evaluation but should be considered.
- Equipment capitalization is not included.
- All chemical, supply and labor costs are computed from the fiscal school year 2006/07.

General Procedures and Costs for the School Year

Tile Maintenance:

• Annual stripping & refinishing	11 cents per sq. ft.
• Scrub & recoat, 2 times per year	5 cents per sq. ft.
• Daily vacuuming; wet mop x 40; spot mop	62 cents per sq. ft.
• Burnishing, 4 times per year	2 cents per sq. ft.
Total annual cost of tile maintenance program	80 cents per sq. ft.

Water Extraction with Encapsulation Maintenance:

• Carpet restoration using Water Extraction annually	25 cents per sq. ft.
• Weekly spot cleaning & quarterly encapsulation	11 cents per sq. ft.
• Routine daily vacuuming	38 cents per sq. ft.
• Electrical cost to dry the carpet during annual restoration*	2 cents per sq. ft.
Total annual cost of carpet restoration & maintenance	76 cents per sq. ft.

*NOTE: with the use of water extraction it was necessary to run the AC chillers to dry the carpet. This figure represents one 24-hour period. This figure does not include the additional cost of removing the residual humidity from the air after the carpet was dry.

HOST Dry Extraction Carpet Cleaning System:

- Initial carpet restoration & maintenance, including weekly spot cleaning & quarterly pile lifting 16 cents per sq. ft.
 - Routine daily vacuuming 38 cents per sq. ft.
- Total cost of carpet restoration & maintenance 54 cents per sq. ft.**

Best Case School – Pineview Elementary:

This school has 4-year-old carpet and has been kept clean with the HOST System from installation and still looks new; no restoration or corrective cleaning has been required during the 4 years.*

- Carpet maintenance with weekly spot cleaning & quarterly pile lifting 9 cents per sq. ft.
 - Routine daily vacuuming 27 cents per sq. ft.
- Total cost of carpet maintenance 36 cents per sq. ft.**

*Note: With the previously used water extraction (with encapsulation maintenance) cleaning method, the carpet needed restoration cleaning long before we had the time to accomplish the procedure.

Conclusions:

The initial investment for installing carpet is higher than VCT. However, carpet costs significantly less to maintain. In our evaluation across 72 schools, the maintenance savings pays for more than the initial price difference. This makes carpet less expensive. We have also found an improvement in the indoor air quality in the schools.

At approximately 14 years before the end of its warranted life, carpet will have paid for itself *and its replacement* in maintenance savings.

	<u>New Construction*</u>	<u>Renovation*</u>
<i>Payback for carpet/VCT price difference:</i>	4.3 years	5.28 years
<i>Return on investment:</i>	9.2 years	11.7 years
<i>Warranted life of carpet (vinyl backed):</i>	>25 years	>25 years

***Note: These figures include materials, installation, and maintenance. Renovation figures also include removal and floor preparation.**

Comparing the cost differences between maintenance programs for different flooring choices in our school district, we have found significant operational and capital cost savings in the utilization of carpet and an effective carpet maintenance program.

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