



VEXCON
CHEMICALS, INC.

Concrete solutions for architects, engineers and builders since 1974
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Reduce you flooring cost by over 50%

You can pay almost \$2.00 per square foot over the life of a floor finish that requires frequent repairs, reinstallations and costly upkeep. Or you can invest one time in the beauty, quality and long-term savings of a StarSeal PS polished or densified/hardened concrete floor.

To keep various floor covering materials such as VCT looking good you'll need to maintain these floors at a cost of \$1.00-\$1.25 per square foot each year. Epoxy, urethane and other types of topical coatings perform and look great when first applied but overtime lose there aesthetics. When the flooring needs to be replaced you'll spend money removing and replacing the flooring. When you factor in the initial installation of these flooring materials, as well as yearly maintenance and replacement costs, these costs can really add up over the life of the floor.

Fortunately, when a StarSeal PS polished or densified/hardened concrete floor is your finished surface, there's little maintenance required and zero replacement cost. When you specify and install a StarSeal PS floor it's for a lifetime.

Based on a survey conducted by the National Terrazzo & Mosaic Association, the information contained in the chart below compares the costs per square foot of commonly used flooring materials. This examination of flooring costs over a 40 year span illustrates the total life cycle costs of various types of flooring including materials and installation. (For further information regarding this survey contact the National Terrazzo & Mosaic Association.)

A StarSeal PS FSR polished concrete floor will have an installed first time cost of approximately \$2.50** and densified/hardened cost of \$1.25** per square foot. Factoring in annual costs to clean and maintain the floor of \$0.35** per square foot, the annual total life cycle cost utilizing the same 40 year life span, a polished concrete floor will have a cost per square foot of \$0.41 and a densified/hardened cost of .38 per square foot.

COMMERCIAL FLOORING LIFE CYCLE COSTS*

	Vinyl Sheet	Carpet	Vinyl Tile	Porcelain Tile	Quarry Tile	StarSeal PS FSR Polished	StarSeal PS FSR Densified/Hardened
Cost Per S/F Installed	\$3.58	\$3.34	\$1.21	\$8.06	\$7.25	\$2.50**	\$1.25 **
Annual Cost of Maintenance Per S/F	\$1.12	\$1.23	\$1.18	\$0.98	\$0.98	\$0.35	\$0.35
Initial Cost Plus 10 Years Maintenance	\$14.78	\$15.67	\$13.05	\$17.88	\$17.08	\$6.00	\$4.75
Replacement Cost Per S/F	\$3.58	\$3.34	\$1.21	\$0.00	\$0.00	\$0.00	0.00
Frequency of Replacement	10 Yrs.	10 Yrs.	10 Yrs.	40 Yrs.	40 Yrs.	0 Yrs.	0 Yrs.
Forty Year Costs*	\$62.71	\$66.02	\$53.41	\$47.37	\$46.56	\$16.50	\$15.75
Annual Cost Per S/F	\$1.57	\$1.65	\$1.34	\$1.18	\$1.16	\$0.41	\$0.38

*Includes Initial Cost, Replacement & Maintenance Cost. This survey is for comparison purposes only, actual costs may vary

** Depending on site conditions, square footage, and gloss level