

The EPIC Total Cost of Floor Ownership

Stop Buying Floors. Start Buying the Lowest Total Cost of Floor Ownership.

The cheapest floor often becomes the most expensive floor to own. EPIC™ helps organizations lower the Total Cost of Floor Ownership (TCFO) well beyond the purchase price. By evaluating financial value, operational value, and facility performance together, organizations can make better long-term flooring decisions.



Together, these three dimensions create the Lowest Total Cost of Floor Ownership (TCFO).



Financial Value

Lower the Total Cost of Floor Ownership

- Lower labor costs
- Reduce maintenance products and chemicals
- Minimize equipment and maintenance expenses
- Extend floor life and delay replacement
- Improve lifecycle cost and ROI



Operational Value

Help Your Team Accomplish More

- Reduce routine maintenance time
- Simplify daily cleaning procedures
- Increase staff productivity
- Minimize disruption to occupants
- Redirect labor to higher-value work



Facility Performance

Protect and Enhance Your Facility

- Extend the life of existing floors
- Maintain a clean, professional appearance
- Improve slip resistance and occupant safety
- Support sustainability initiatives
- Preserve long-term facility assets

Why Total Cost of Floor Ownership Matters

Purchase price is only one part of a flooring decision. The greatest costs often accumulate through labor, maintenance, disruption, and eventual replacement.

1. Financial Value - Will this lower the Total Cost of Floor Ownership?

Financial Value measures the direct economic impact of a flooring program.

Immediate Operating Costs

Labor
Products
Equipment
Chemicals
Maintenance frequency

Long-Term Ownership Costs

Floor replacement
Capital planning
Budget stability
Return on Investment (ROI)*
Lifecycle cost

** UDT will prepare a customized TCFO and ROI analysis based on your facility's current maintenance program.*

2. Operational Value – Will this help us accomplish more with the same workforce?

Labor is one of the largest and most difficult-to-control costs in facility maintenance. Reducing repetitive floor care allows existing staff to focus on higher-priority work.

Traditional Floor Maintenance

Ongoing restorative maintenance
Frequent building disruption
Labor tied to repetitive floor care
Reactive cleaning and repair

With EPIC™

Minimal restorative maintenance
Fewer disruptions
Labor redirected to higher-value work
Simplified, proactive floor care

3. Facility Performance – Will this preserve and maximize our flooring investment?

Flooring is one of the largest and most visible assets in any facility. Asset Value evaluates how well a flooring program protects that investment through:

Longer floor life	Consistent appearance
Reduced replacement	Improved slip resistance
Lower environmental impact	Better asset preservation

The Complete Picture - By evaluating Financial Value, Operational Value, and Asset Value together, organizations can make better decisions that reduce the Total Cost of Floor Ownership (TCFO) while creating cleaner, safer, more sustainable facilities.

 Facility Assessment →  TCFO Analysis →  EPIC Implementation →  Results

Contact UDT to discover how the EPIC Floor System can help reduce your TCFO.
Schedule a complimentary facility assessment today!

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