

## A Cost-Effective Way to Protect Your Assets



According to a study in the 1997 International Facility Managers Association (IFMA) Research Report #18, the average annual facility cost is just over \$20 per rentable square foot. Life-safety costs represent only \$0.25 or one percent of net annual cost of just over \$20.

The study defined life-safety costs as those costs associated with compliance to building regulations, such as fire and egress requirements, signage, exit doors, building doors, sprinkler systems and staff. When examined as part of the life-safety costs of a facility, Safe-T-First is just pennies per rentable square foot, which makes it an ideal solution for new construction and renovation projects.

### Less Maintenance, Lower Life-Cycle Costs

Having reliable emergency lighting systems is imperative when the unexpected happens. When there is a general power failure and the emergency lighting system fails to work, instant blackout occurs. Facility managers and building owners are responsible for preventing panic and providing safe egress. Yet, emergency backup systems are often not properly maintained. Unfortunately, this lack of attention is overlooked until a blackout situation occurs.

Safe-T-First helps supplement emergency systems and provides an additional measure of safety. It's a non-electrical system and requires little maintenance outside of normal floor cleaning.

To charge the photoluminescent materials, Safe-T-First needs only the appropriate daylight, incandescent or fluorescent lighting.

### Total Annual Facility Costs

Percentile	\$/RSF
99	\$48.03
95	\$40.14
90	\$35.44
75	\$26.88
50	\$19.38
25	\$11.52
10	\$8.09
5	\$6.41
1	\$3.51
Mean	\$20.52

### Life-Safety Costs

Percentile	\$/RSF
99	\$1.62
95	\$1.14
90	\$0.66
75	\$0.31
50	\$0.11
25	\$0.04
10	\$0.02
5	\$0.01
1	\$0.003
Mean	\$0.25

### Life-Safety Costs by Industry Type

	Industry Type	No. of Respondents	\$/RSF
Services	Banking/Investment	11	\$0.31
	Information Services	6	\$0.16
	Energy Utilities	13	\$0.25
	Health Care	5	\$0.16
	Insurance	10	\$0.08
	Professional Services	9	\$0.07
	Trades/Retail	9	\$0.22
Manufacturing	Motor Vehicles	13	\$0.13
	Chemicals	6	\$0.19
	Consumer Products	13	\$0.16
	Computers	38	\$0.52
	Energy/Mining	5	\$0.21
Other Manufacturing	6	\$0.28	
Institutions	Government	22	\$0.15
	Research	9	\$0.47
	Other Institution	5	\$0.08

SOURCE: 1997 IFMA Research Report #18  
The International Facility Management Association, IFMA, is a not-for-profit group established to promote excellence in the management of the work environment.