

Burgess A P

METAL CEILING SYSTEMS

METAL CEILINGS OVER MINERAL FIBRE COMPARISON:

	Burgess Metal Tile	Mineral Fibre Tile
Whole Life Cycle	30 year design life	10 year design life.
Life Cycle Cost	100% recyclable	Wastage goes to landfill (most companies)
Maintenance	Wipe down with mild detergent	Need replacing if stained / damaged or re-sprayed in situ
Appearance	Any colour/BS RAL available Any gloss level available Available in steel/stainless steel/aluminium/plastisol Internal/External solutions Higher prestige provides higher rental values	Limited range Internal only
Design	Flexibility with interface details Strong design potential via bespoke curved solutions	Limited to lay-in and exposed grid
Performance	Air movement possible via perforations. 100% relative humidity	Need grills or beams. 80-90% relative humidity (on average – higher values possible but at significant extra cost)
Installation	Can be installed even if windows not installed as will not warp and therefore does not delay building programme	Must be installed in dry, fully enclosed area
Water Damage	Tile not affected. If not subjected to continual water	Tile must be replaced
Security	Security systems available with security clips and lockable access panels	Not available
<i>The above comparison is based on a plain (un-perforated) tegular lay-in metal tile and typical sand textured plain tegular mineral fibre tile</i>		

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LIFE CYCLE COST COMPARISON TABLE: Based on cost per unit

	Metal Tile	Mineral Fibre Tile
Initial cost of ceiling tiles	30% – 35% higher(including grid)	
Site wastage-6% higher		1% higher
Installation	same	same
General maintenance/ replacement per annum-4% higher per annum-30 years		20% higher
<u>10 year refit costs</u> Replacement tiles Removal and refit labour		20% higher
<u>20 year refit costs</u> Replacement tiles Removal and refit labour		20% higher
Residual value at end of life span (based on current values)		3% lower
Disposal costs – landfill 100% higher-for most companies		2% higher
Total Life Span Comparison (30Years)		30% – 36% higher
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