



**SHOULD YOU**

**BUILD**

OR

**BUY?**

**COST**

For a basic 200 sq. foot room, the total cost is about \$60,000. When you add temperature controls and explosion venting, that cost can easily double or triple.

Half the cost of site building.

**TIME**

Construction phase takes at least 8 to 10 weeks. Actual time to a complete ready-to-use building can take four months or more.

Delivery and installation within 8-10 weeks. Turnkey. Installation crew is only on site 1-2 days; minimal to no disruption on-site during installation process.

**PROJECT MANAGEMENT**

Requires design and construction teams and all the resulting time, disruption, dust, noise and space for them to work.

We have on-staff engineers and all the construction is handled at our factory.

**PERMITTING**

Location has to be approved and there may be restrictions. Permit fees can be \$3000 or more and require waiting for approvals after drawings are submitted.

Turnkey buildings are more readily approved. FM and Warnock-Hersey approved construction on many models. Third party and state approvals available.

**CODE AND COMPLIANCE ISSUES**

Additional consultants are needed to provide expertise in code compliance. Incurs additional cost and time to contact local compliance officers.

Pre-engineered buildings are designed to meet compliance regulations. You can easily become compliant if you need to meet insurance specs or codes quickly.

**SITE PREP**

Your site must be prepared as for any other structure.... with grading, runoff and foundation considerations.

All you need is a hard, flat surface.

**LIABILITY**

Without a structure that has all the features needed for safe containment, chemical accidents are much more likely, resulting in cleanup costs, fines, loss of insurance, and damage to reputation and property values.

Sump floor prevents chemical leakage. Building safely isolates hazardous materials and encourages proper handling practices.

**BUDGET**

Large initial costs plus payouts throughout the building process. Site-built storage areas are depreciated as improvements and add no property value to the company.

One-time payment from operating budget. Easy financing and leasing is also available.

**WARRANTY**

Should structural problems occur, getting recourse with design and construction teams can be difficult. Accountability can be hard to demand.

15 year structural warranty.

**FUTURE USE**

Changing a site-built structure incurs high costs and re-hiring of construction and design team plus inconvenience.

Easy to relocate.

**EXPERIENCE**

Local building designers and contractors are often unfamiliar with all aspects of hazardous material storage.

Solid experience. Satisfied customers.

**TAX ADVANTAGE**

Fixed real property

Lockers are considered "movable property."