

HIGH
PERFORMANCE
WALLCOVERING

MULTI-FAMILY
PROPERTIES

Carnegie

RESIDENTIAL AMBIANCE COMMERCIAL PERFORMANCE

Multi family building interiors face unique challenges. Provide an ambiance that is warm and sophisticated; all the comforts of home while meeting the safety and performance demands of a commercial building property.

Lobbies, corridors and amenity spaces are the first opportunity to make an impression when attracting tenants and buyers.

High performance wallcoverings that elevate the aesthetic appeal of a building and continue to perform years after installation make both creative and economic sense.



EXIT



HIGH PERFORMANCE OPTIONS

3 price points



XOREL

- » Woven high performance textile
- » Exceeds Type II vinyl performance
- » Tear, abrasion, impact resistant
- » Easily cleanable, maintainable
- » C2C Certified (Cradle to Cradle)
- » PVC free, LEED points, 3rd party certified
- » Lustrous quality, brightens long corridors
- » 35 years of proven installations worldwide
- » Price per linear yard starts low \$30s
- » World's first biobased performance wallcovering

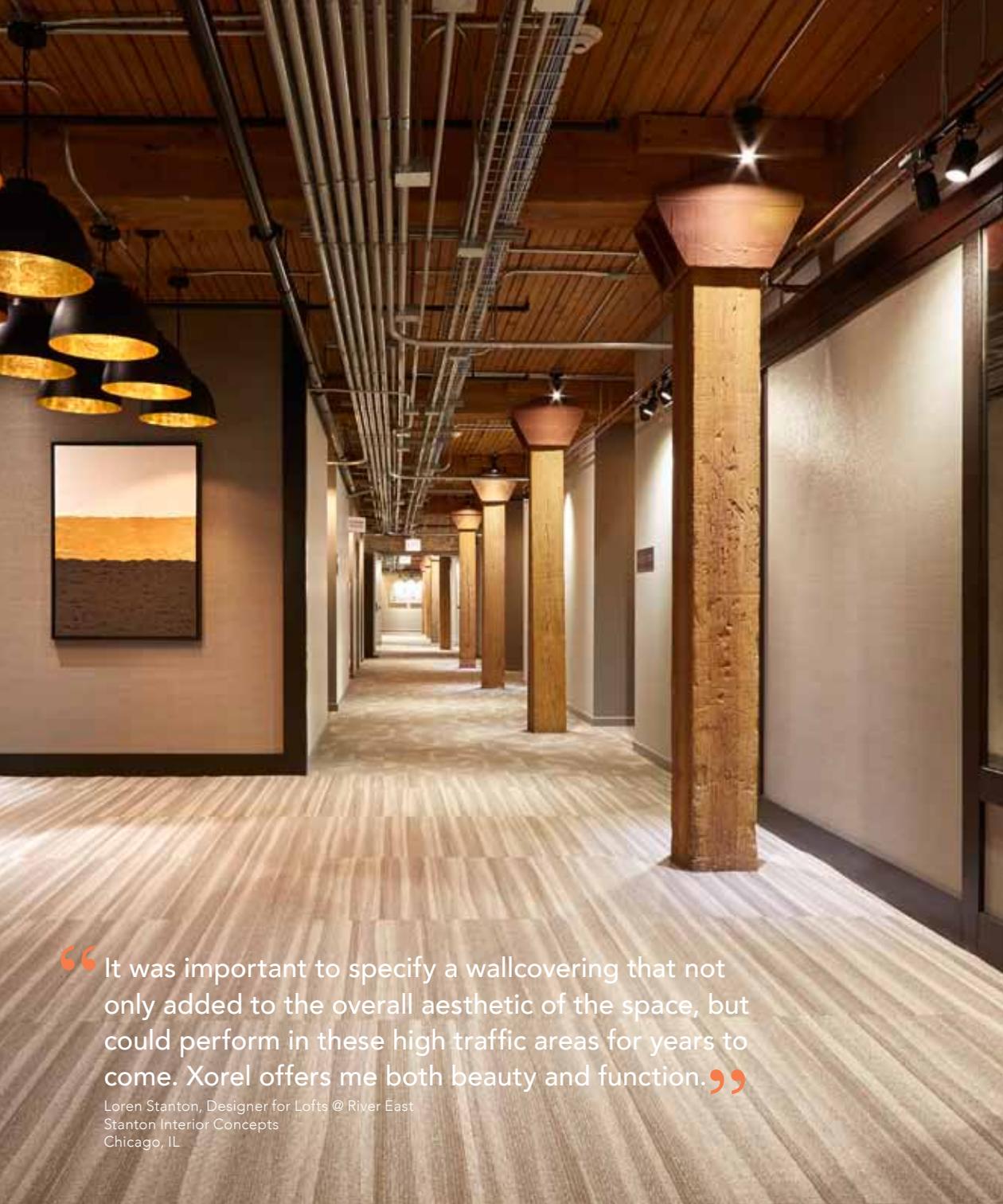


TPOs

- » Non-woven, high performance
- » Printed and embossed
- » Meets Type II vinyl performance
- » Durable
- » Easily cleanable, maintainable
- » PVC free, LEED points
- » Meets Cal 1350 indoor air quality
- » Price per linear yard starts low \$20s

DURABLE WOVENS

- » Woven with strong durable yarns
- » Natural woven textile appearance
- » Tear and abrasion resistant
- » PVC free
- » Price per linear yard starts high \$20s



“ It was important to specify a wallcovering that not only added to the overall aesthetic of the space, but could perform in these high traffic areas for years to come. Xorel offers me both beauty and function. ”

Loren Stanton, Designer for Lofts @ River East
Stanton Interior Concepts
Chicago, IL



XOREL NEXUS

LOBBY
CORRIDOR
FITNESS CENTER
CLUB ROOM
COMMUNITY SPACE
ENTERTAINMENT ROOM
CONCIERGE AREA
CHILDREN'S PLAYROOM
SPA SERVICES
LOUNGE
ELEVATORS
AMENITY SPACES

AREAS OF OPPORTUNITY

BEYOND PAINT

for beauty & economics

Paint seems like a cost effective solution at first. In the mid to long term, however, it requires frequent labor investment and tenant inconvenience. When it comes to design impact, paint simply falls flat.

The following chart shows the short and long term costs of our wallcoverings versus paint; assuming repainting is required every 3 years. Typical Carnegie high performance wallcovering installations last 15 years or more and are much easier to maintain during their lifespan.

WALLCOVERING VS. PAINT

	Day 1	Year 3	Year 6	Year 9	Year 12	Year 15
Paint	\$1,930	\$2,016	\$2,107	\$2,202	\$2,301	\$2,405
Total Cost		\$3,946	\$6,053	\$8,255	\$10,556	\$12,961

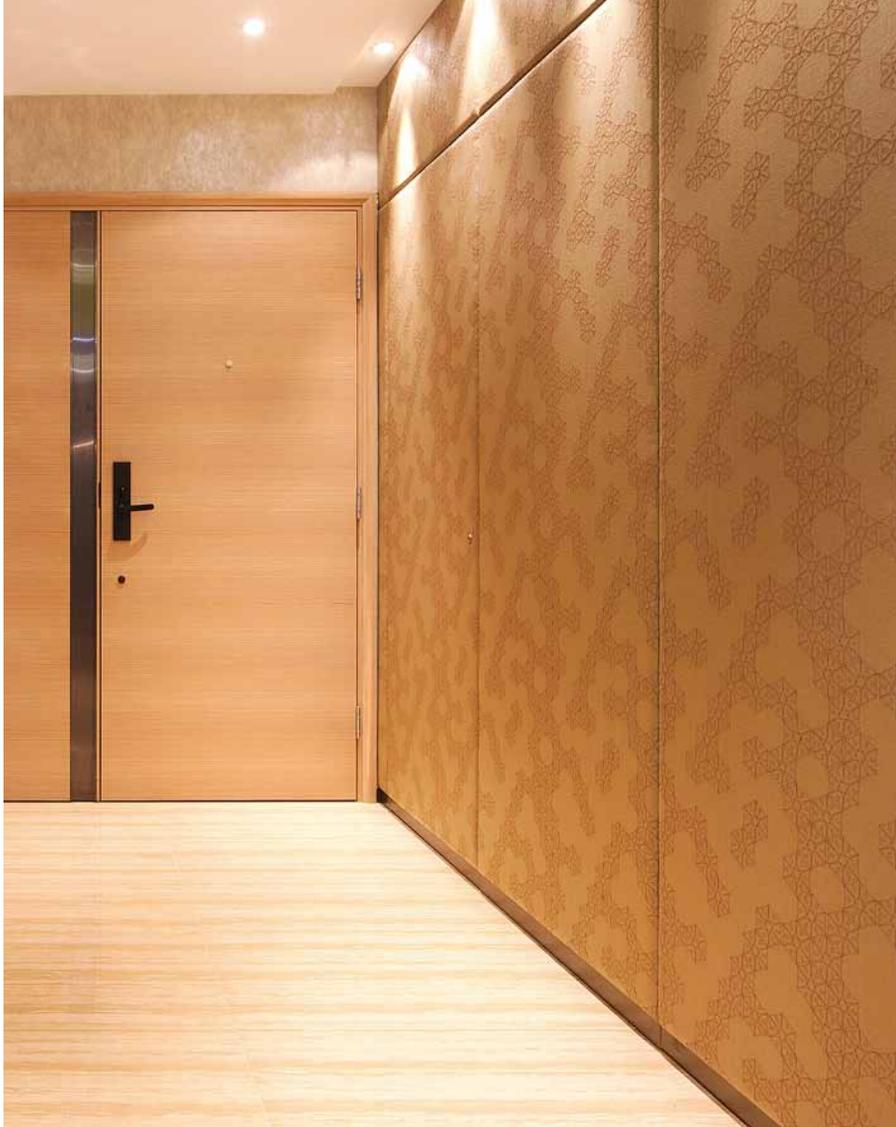
Xorel (Strie)	\$6,380					
Difference	\$4,450	\$2,434	\$327	(\$1,875)	(\$4,176)	(\$6,581)
% Savings	- 69.75%	- 38.15%	- 5.13%	+ 29.39%	+ 65.45%	+ 103.15%

TPO	\$5,446					
Difference	\$3,516	\$1,500	(\$607)	(\$2,809)	(\$5,110)	(\$7,515)
% Savings	- 64.56%	- 27.54%	+ 11.15%	+ 51.58%	+ 93.83%	+ 137.99%

Cost model based on 1,000 ft² space over a 15 year period

Labor costs based on national average of \$3.76 per sq. foot

XOREL GENOME EMBROIDER



“The very high profile lobby of our auditorium was painted white, and on a twice a year painting schedule. We replaced it with white Xorel 3 years ago. It hasn't been touched, and looks like new. I'm sold.”

Glenn Hamilton
Johnson & Wales University
Charlotte, NC

AVOIDING VINYL

a better environment for your tenants

PVC (vinyl) wallcoverings are derived from chlorine chemistry; at best an environmentally controversial material in its manufacture, use and disposal. Many leading architects, consumer companies and healthcare organizations no longer work with PVC.

Carnegie is the only committed PVC free wallcovering company in our industry. Each of our three product categories enable you to achieve your design and performance goals without sacrificing the environment. So, choosing a Carnegie high performance wallcovering assures your tenants or homeowners that they are getting intelligently designed materials with minimal environmental impact.

AVOIDING VINYL

Carnegie high performance wallcoverings offer design elegance and sophistication that measure up to the high level of other finishes and materials of your building.

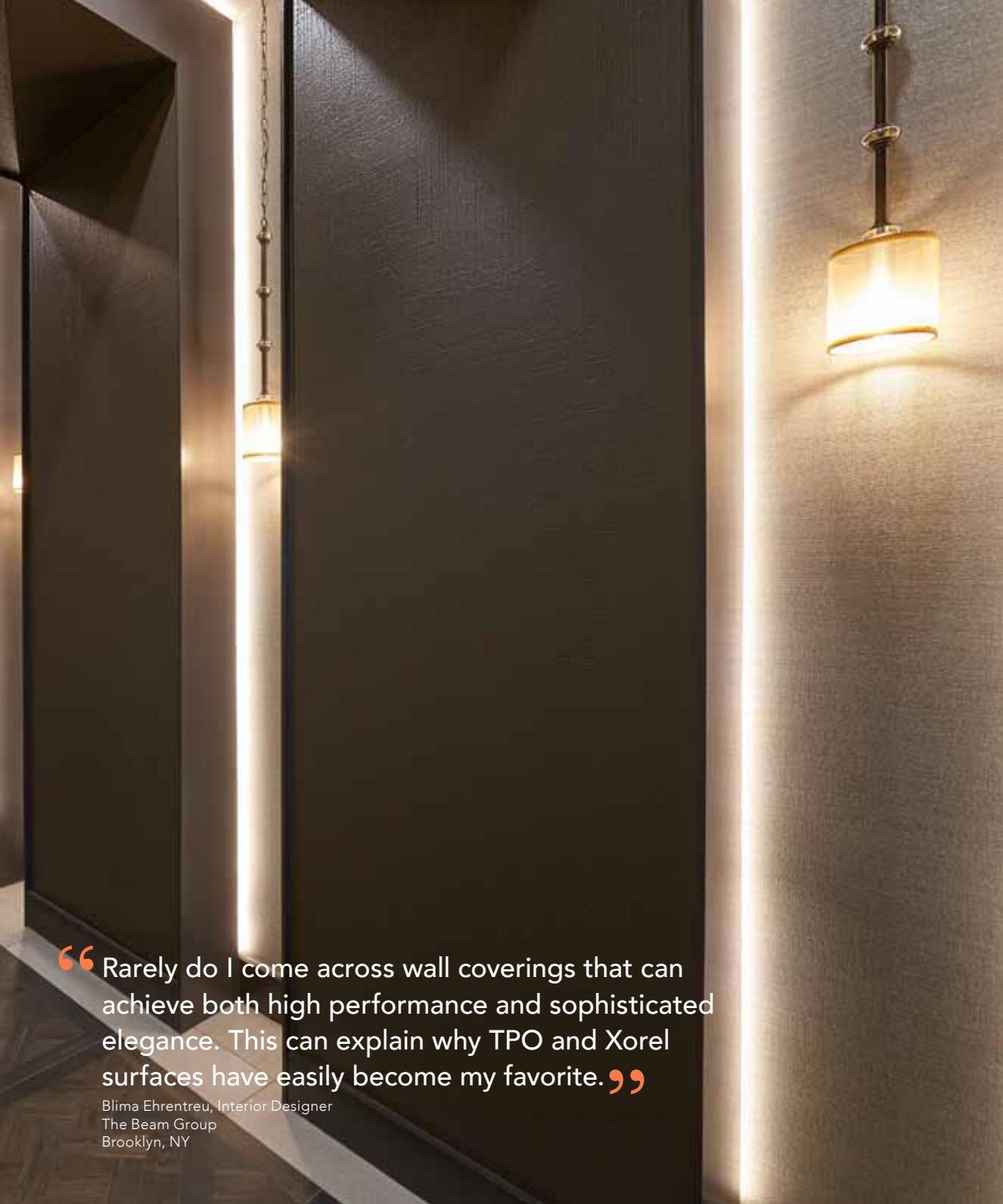
TPO DIVERGE





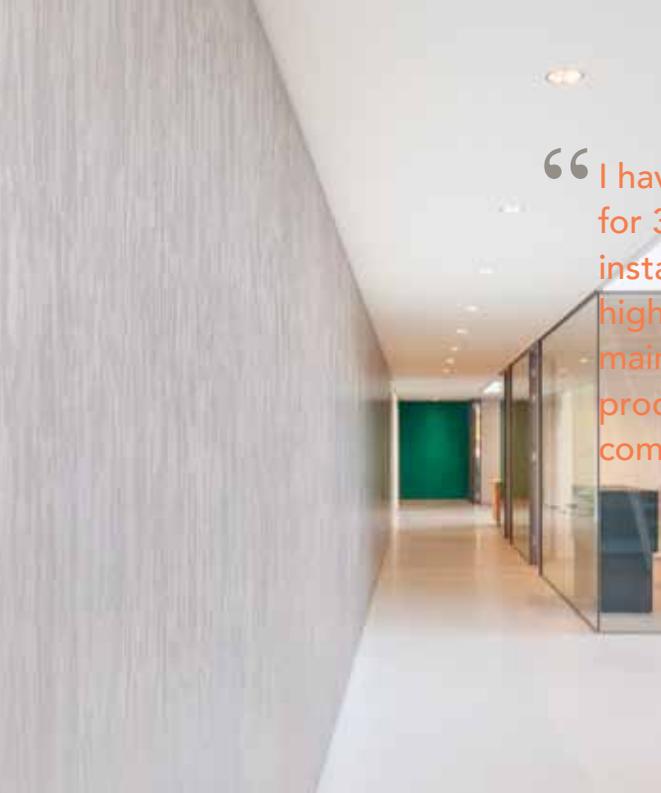
BEAUTIFUL
PVC FREE
PERFORMANCE
LONGEVITY
ENVIRONMENTAL
INSTALLATION PROVEN
COMMERCIAL GRADE
ECONOMICAL
MAINTAINABLE
ELEGANT
DURABLE
3RD PARTY CERTIFIED



A photograph of a modern interior hallway. The walls are dark and textured, with recessed lighting strips providing a warm glow. Two pendant lamps with cylindrical shades hang from the ceiling, casting a soft light. The floor is dark and polished.

“ Rarely do I come across wall coverings that can achieve both high performance and sophisticated elegance. This can explain why TPO and Xorel surfaces have easily become my favorite. ”

Blima Ehrentreu, Interior Designer
The Beam Group
Brooklyn, NY



XOREL VENEER EMBOSS

Frank Roberto
Installer/Owner
Mid-Manhattan Painting, NYC

“ I have been installing Xorel for 30 years. The ease of installation combined with high performance and low maintenance makes Xorel a product that my clients have come to rely upon. ”



INSTALLATIONS

Lansburgh Apartments
Washington, DC

Willow Valley Manor
Lancaster, PA

Ten Thousand Condos
Santa Monica, CA

Beverly West Residences
LA, CA

Blair Plaza
Silver Spring, MD

EvoloS
Montreal, Canada

Carlton Place Condos
Palm Beach, FL

200 Garden City Plaza
Garden City, NY

Nema, 10th and Market
San Francisco, CA

MOMA Tower
New York, NY

AOL Tower,
New York, NY

XOREL NEXUS



INSTALLATION PROVEN

“ For discerning residents, the rich, luscious interior decor serves to showcase the best this loft has to offer. The wallcovering, which reflects light beautifully, establishes once and for all that elegance matters. ”

Maureen Murtaugh
Resident
Lofts at River East, Chicago

400 E 58th Street
San Francisco, CA

Millennium Place III
Dorchester, MA

333 River Street
Hoboken, NJ

Skyhouse
Austin, TX

Solaire Silver Spring
Silver Spring, MD

Anasazi Downtown,
Albuquerque, NM





MOCK IT UP

let us show you!

Carnegie's high performance wallcoverings clean more easily and are more durable and tear resistant than any other wallcovering product on the market. We back that up with an industry leading performance warranty.

To help illustrate the aesthetic impact and maintenance superiority of our high performance wallcoverings we offer 12 free yards to any multi-family property that wishes to mockup a design of their choice. We are sure that once an owner, maintenance team or tenant sees a mockup they will be convinced.

Contact us for more information:
mockup@carnegiefabrics.com

WHY CARNEGIE HIGH PERFORMANCE WALLCOVERING?

Carnegie has been the leading innovator in high performance, environmental wallcoverings since 1970 in markets as diverse as office, hospitality, healthcare, education and multi-family.

Our design development and research have enabled designers and end users around the globe to move beyond paint and vinyl wallcovering while raising the bar in beauty, performance and environmental stewardship.

Carnegie wallcoverings transform vertical surfaces into design elements that elevate the overall building interior.

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Certified



CARNEGIE IS A CERTIFIED B CORPORATION

B Corp certification is a rigorous third party assessment performed by the non profit organization B Lab. B Corporations are a new kind of company that uses the power of business to solve social and environmental problems.

bcorporation.net



CARNEGIE IS A MEMBER OF BE ORIGINAL

Be Original Americas is committed to informing, educating and influencing manufacturers, design professionals and individuals on the economic, ethical, and environmental value of authentic design while preserving and investing in its future.

beoriginalamericas.com

CARNEGIE IS A PVC FREE COMPANY

Carnegie was the first and remains the only dedicated PVC Free company in our industry. Our mission is to work tirelessly to replace vinyl products with more environmentally intelligent materials.

