

HVAC

AFTER HOURS HEATING AND COOLING COST SUMMARY

THE DESIGN OF THE BUILDINGS PRIMARY MECHANICAL – HEATING VENTILATING AND AIR CONDITIONING SYSTEMS – PROHIBIT THE LANDLORD FROM SEGREGATING A SINGLE FLOOR FOR THE PURPOSES OF AFTER HOURS HEATING AND/OR COOLING OF INDIVIDUAL TENANT SPACES.

WINTER MONTHS 10/16 – 4/14 (HEATING)

After hours is defined as “From 6 p.m. to 8 a.m. – Monday thru Friday & from 1 p.m. Saturday thru 8 a.m. Monday” Tenant spaces are normally maintained by the Landlord at an average space temperature of 72 degrees during this period, this applies to perimeter and interior spaces alike.

To provide comfort heating for tenants requesting such in advance during this after hour period, would require the Landlord to raise the space temperature to 70 –72 degrees by mechanical means and subsequently charge the tenant on a per hour basis as specified in the lease.

The per hour cost associated with this includes the Landlords actual cost of labor, utilities and supplies plus twenty percent (20%) as specified in the lease and is as follows:

OUR INCLUSIVE OPERATING COST PER HOUR IS \$ 475. per hour or per tenant lease clause.

NOTE – 1: THIS COST IS FACTORED AT 100 % OF FULL HEATING CAPACITY.

- One interior HVAC System (Supply & Return Motors)
- One perimeter HVAC Zone (Upper or Lower)
- Steam for interior (HVAC System) heating coils
- Steam condensate recovery
- Operating engineer and maintenance

SUMMER MONTHS 4/15 – 10/15 (COOLING)

After hours is defined as “From 6 p.m. to 8 a.m. – Monday thru Friday & from 1 p.m. Saturday thru 8 a.m. Monday” Tenant spaces are normally maintained by the Landlord at an average space temperature of 85 - 90 degrees during this period, this applies to perimeter and interior spaces alike.

To provide comfort heating for tenants requesting such in advance during this after hour period, would require the Landlord to raise the space temperature to 70 –72 degrees by mechanical means and subsequently charge the tenant on a per hour basis as specified in the lease.

The hourly cost associated with this includes the Landlords actual cost of labor, utilities and supplies as specified in the lease and is as follows:

OUR INCLUSIVE OPERATING COST PER COOLING HOUR IS \$ 475.00 per hour or per lease clause.

NOTE – 1: AFTER HOURS COOLING CHARGES AT A FOUR-HOUR MINIMUM. SUNDAY TO BE AT A 7 HOUR MINIMUM TO INCLUDE START UP TIME.

NOTE – 2: THIS COST IS FACTORED AT 100% OF FULL COOLING CAPACITY.

1. All motors associated with (1) one cooling tower (Pumps, Tower Fans)
2. Electric consumption
3. One (1) interior HVAC System (Supply & Return Motors)
4. One perimeter water pump (Motor)
5. Steam condensate recovery (Required by Law)
6. Operating engineer and maintenance
7. Chemical water treatment

Please note that Cushman & Wakefield is in the process of conducting a HVAC Survey on the buildings heating and cooling systems. After review of the survey the above rates may be subject to change. All tenants will be notified of this in writing.

Maintenance and Service Requests

It is mandatory that all tenants utilize the Work speed Tenant Services program to request all building services. We will not accept any oral requests, unless they are in an emergency. If you have a problem accessing the Work speed Tenant Services program, please contact our Tenant Services Coordinator.

Building standard maintenance includes, but is not necessarily limited to, the following services:

- Heating or air conditioning adjustments, plumbing problems, replacement of light bulbs in common areas, etc.
- The following special services are available at a nominal charge:
- Picture hanging, shelve hanging, odd job repair work, lock repair.

The following is a list of sundry charges for tenant services effective.

Overtime HVAC:	REFER TO SECTION 11
Engineer/Handyman	\$150.00/hr. + tax (1 hr. minimum)
Porter	\$65.00/hr. + tax (1 hr. minimum)
Freight:	

Monday through Friday	\$150.00/hr (1 hr. minimum)
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Weekend	\$150.00/hr (4 hrs. minimum)
Materials:	
New Cylinders	Cost of material + labor
Ceiling tiles	Engineers time (\$150 hr) + cost of tile (\$20 per tile)

**NOTE: All other materials are charged cost + tax

Rubbish Removal – Dumpsters:

Small (one (1) yd.) Dumpster/Bin \$65.00/yd. + tax

Large (two (2) yd.) Dumpster/Bin \$130.00/yd. + tax

*Saturday and Sunday there is a four (4) hour minimum plus meal money if appropriate.

Please understand, while we are happy to help in any way we can, we ask your appreciation of our men's time. Each man has regular duties to perform throughout the day and will assist on non emergency calls as soon as time permits. Of course, if an emergency arises, we will "endeavor" to remedy the situation promptly.

Thank you for your cooperation and we hope this clarifies any questions you may have regarding any incurred building costs.