



**470 ATLANTIC AVENUE
2013 BUILDING SERVICE RATES**

Independence Wharf offers additional Tenant services for most of your operational needs. We offer complete programs on a scheduled basis to provide a comfortable working environment at reasonable costs.

These services include:

- Additional custodial services over and above base cleaning for computer rooms, kitchens, etc.
- Additional security services over and above base requirements.
- Security monitoring as requested by Tenant.
- Service contracts and preventative maintenance programs for HVAC systems.
- Lighting systems service and lamp replacement.
- Electrical and plumbing installations and service.
- General maintenance and repairs.
- Construction and renovation services.

Building Service Rates

Building services and/or supervision over and above base building services are billable at the following hourly rates or in accordance with your Lease:

	<u>Straight Time</u>	<u>Overtime</u>
Porter	26.00	39.00
Engineer	56.00	80.00
Security Guard	35.00	46.00

The Building can also assist with other services including HVAC, Electrical, Plumbing, etc. and function/event space. Please contact the Management Office for pricing.

Light bulb replacement: Installation billed at Engineer's rate, materials billed at cost plus building standard mark-up or in accordance with your Lease.

Ballast replacement: Installation billed at Engineer's rate, materials billed at building cost plus mark-up or in accordance with your lease.

Overtime A/C: Billed at \$95/hr/floor or in accordance with your Lease.

Trash/Recycling Hamper: Billed at \$50/request.

Function/Event Space: Billed at \$250 per reservation for exclusive use after regular hours. Please contact the Property Management Office for details and availability. The Function/Event space is open to the public from 10:00 a.m. to 5:00 p.m. each day.

Independence Wharf Access Cards: \$20.00 / Duplicate Keys: \$10.00

Work performed by outside contractors will be billed at cost plus mark up cost or as noted in your Lease. Current MA sales and use tax will be added to all labor and material costs.