



MTH Management Corporation

## ***Specifications***

<b>Plumbing:</b>	Bathrooms to meet ADA and handicapped requirements. One water cooler per unit.
<b>Electric:</b>	Lighting shall be one 2x4 lay-in fixture for each 100 feet of space. Receptacles and plugs: two per 100 feet.
<b>Partitions:</b>	100 linear feet of walls provided per 1000 square feet; gypsum board over 2x4 studs eight feet high.
<b>Doors:</b>	Solid core 3-0 x 6-8; five per 1000 square feet.
<b>HVAC:</b>	One and one half tons per 1000 square feet.
<b>Paint:</b>	Two coats quality paint; buyer's choice of one color.
<b>Ceiling:</b>	2x4 lay-in acoustically Armstrong or equal.
<b>Hardware:</b>	Schlage
<b>Front Doors:</b>	Commercial grade with tempered glass with door closure.
<b>Carpet:</b>	\$15.00 per yard allowance.
<b>Windows:</b>	Fixed insulated glass.



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## Approximate Construction Costs for Interior Items Over Building Standard

Items	Unit	Cost	Items	Unit	Cost
Architectural Time		\$135/180 per hr.	Ceramic Tile		
Engineering Time		\$115/135 per hr.	Ceramic Floor Tile	sq. ft.	\$15/25
			Ceramic Wall Tile	sq. ft.	\$15/25
Doors, frames, hardware:					
Standard interior: Solid core wood door and wood or metal frame: incl. paint, installation and latch set, (no lock) 3' x 8' x 1¾"	ea.	\$750/1,000	Partitions (including paint and vinyl base)		
			8' high all glass & aluminum partitions (not incl. doors)	l.f.	\$262/375
Single hollow core interior stain or paint grade with trim	ea.	\$300/500	Steel or Wood Studs and ½ sheetrock		
			Ceiling high	l.f.	\$35/45
Sliding Pocket Door			Ceiling high insulated	l.f.	\$40/50
stain or paint grade w/wood trim	ea.	\$400/500	Slab high insulated	l.f.	\$75/85
			(Demising wall, 2 hour fire rating)	l.f.	\$75/85
			Sound baffles in peripheral A.C. units	ea.	\$25/30
Suite entrance door: Single solid			Lead Lining	sq. ft.	\$11.25/15
Core wood with mahogany veneer 3' x 8' x 1¾" with metal frame and hardware included	ea.	\$2,500			
(1) Pair suite entrance doors mahogany – (2) 3' x 8' x 1¾" with metal frame and hardware	Pair	\$2,500/5,000	Wall Finishes		
			Building standard paint	sq. ft.	\$0.50/0.75
Door Closer (surface mounted)	ea.	\$200/300	Fabric wall, linen, etc. installed	sq. ft.	\$3.00/7.50
Privacy Latch (cylindrical)	ea.	\$65	Painting (Accent colors)	sq. ft.	\$0.55/0.75
Lockset (cylindrical)	ea.	\$80/100	Color Breaks	ea.	\$30/37
Herculite Door (3' x 8')	ea.	\$2,700/3,300	Vinyl wall covering, installed	sq. ft.	\$1.20/3.00
Herculite Pair 3' x 8' w/sidelights	ea.	\$15,000/18,000	Acoustic Wall Panels	l.f.	\$37.50/150
4' x 8' wide bi-fold door and frame (for coat closet)	ea.	\$250/350	Interior Paint & Stain	sq. ft.	\$1.15
Security Gates – per opening	ea.	\$5,000			
Dutch Door (3' x 8')	ea.	\$750/\$900	Ceilings		
Vault Door (4 hour fire rating)	ea.	\$5,000	Finished Drywall Ceiling	sq. ft.	\$5.00
			Acoustical Tile Ceiling –		
Closet Interiors (shelf & hand rod)	l.f.	\$35	Concealed spline	sq. ft.	\$3.00/3.75
Sliding Pocket Fire Door (approx. 5' wide)	ea.	\$4,500/5,250	Acoustical Tile Ceiling – exposed		
Door Weather Stripping for			Spline – 2 x 2 lay in tile	sq. ft.	\$2.50/3.00
Acoustical privacy	ea. door	\$75/105	Recessed electrically-operated movie		
Modernfold-type Folding Door	l.f.	\$225/450	Projection screen	ea.	\$2,500/5,000
Lead-lined X-Ray Lined Door	ea.	\$1,000			
			Plumbing (excludes municipal charges)		
			Executive washroom, adjacent to wet		
			Column, including: water, closet,		
			Lavatory, shower	ea.	\$6,000/12,000
			Water Closet – Wall hung and		
			Lavatory 20" x 18"	pr.	\$3,000/3,750
			Standard Shower	ea.	\$1,950/3,000
			Rough-in (from wet column)	l.f.	\$90/120

Prices Subject to Change Without Notice

Prepared 04/14/05



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## Approximate Construction Costs for Interior Items Over Building Standard (cont.)

Items	Unit	Cost	Items	Unit	Cost
Rough-in @ wet column for sink Or water cooler	ea.	\$750/1,000	Empty Conduit ¾"	l.f.	\$4.50/6.75
Furnish and install 60" dryer unit			1"	l.f.	\$5.25/7.50
Within 5' of wet column	ea.	\$6,750/8,250	1 ¼ "	l.f.	\$7.50/10.50
Floor Drain	ea.	\$600/1,200	2"	l.f.	\$12/13.50
Bar Sink	ea.	\$1,125/1,350	3"	l.f.	\$22.50/25.50
Wall-Hung Drinking Fountain	ea.	\$1,125/1,350	4"	l.f.	\$37.50/42
Icemaker with drain	ea.	\$1,800/2,400	Security Buzzer Alarm System	ea.	\$900/1,200
Double Sink	ea.	\$1,500/1,800	Security System with Central Alarm	ea.	\$1,800/3,750
Under-counter refrigerator	ea.	\$2,500	Wall Switches	ea.	\$52.50/60
Full Height refrigerator	ea.	\$900/1,800			
Sprinkler Heads	ea.	\$195/265	Air Conditioning		
Washer/Dryer Gray Box	ea.	\$750	One ton Air Conditioning	ea.	\$2,500/3,000
Water Supply Line w/Drain	ea.	\$450	Additional Thermostats in		
Supply Only	ea.	\$210	peripheral units	ea.	\$490/565
Plaster Trap	ea.	\$3,000	Additional Peripheral A/C units	ea.	\$1,800/3,000
Water Heater			Fire Dampers	ea.	\$225/375
80 gallon	ea.	\$1,075	Smoke Exhaust Fans	ea.	\$1,200/2,250
20 gallon	ea.	\$575	Separate Thermostat Control		
Flourescent Light Fixtures	ea.	\$150	for conference room – including		
			required re-heat coils	ea.	\$1,800/3,000
Lighting					
2' x 4' shallow parabolic fixture (installed)	ea.	\$210/240	Flooring		
2' x 4' flat acrylic lens fixture (installed)	ea.	\$180/225	Vinyl Composition	sq. ft.	\$1.90/2.65
Downlights (installed)	ea.	\$185/375	Vinyl	sq. ft.	\$3.75/6.75
Exit Lights (signs)	ea.	\$185/265	Crown Molding	l.f.	\$10
			Chair Rail	l.f.	\$10
Electrical Service			Wood Base	l.f.	\$10
Duplex Receptacle – Wall	ea.	\$75/95	Base	l.f.	\$1.35/1.50
Duplex Receptacle – under floor			Wood Flooring	sq. ft.	\$12/30
Duct (UFD)	ea.	\$68/90	Computer Room raised floor		
(Concrete Slab) – Core Drill	ea.	\$300/450	(including ramps & steps)	sq. ft.	\$12/18
Clock Outlet	ea.	\$75/95	Floor Patching of Concrete Slab	sq. ft.	\$1.00
Switch	ea.	\$75/90	Carpeting	sq. yd.	\$22.50/50
Three-way switch	ea.	\$115/150			
Separate Circuit Outlet	ea.	\$225/525	Venetian Blinds		
			4' wide window (standard with		
Wall Telephone Outlet w/ ¾"			thin slats)	ea.	\$200/250
conduit to above acoustical					
ceiling	ea.	\$55/70			
Telephone Floor Outlet	ea.	\$60/65			
Telephone					
(concrete slab) – Core Drill	ea.	\$150/190			