

TENANT BUILDING CHARGES 2025

LABOR RATES	CHARGES
Engineer Services Straight Time	\$128.75 per hour (1/2-hour minimum charge)
Engineers OT	\$193.13 per hour (1-hour minimum charge)
Porter/Cleaning Straight Time	\$103.36 (1-Hour Minimum Charge Per Porter)
Porter/Cleaning OT	\$155.04 (1-Hour Minimum Charge Per Porter)
Security Guard	\$60.00 per hour

FREIGHT/ELEVATOR	CHARGES
Freight Elevator	\$150.00 per hour (1-hour minimum)
Freight Elevator (Weekends & Holidays)	\$150.00 per hour (4-hours Minimum)
Damages to Freight Elevator	As Billed + 10% Admin Fee
Safe Lifts	As Billed + 10% Admin Fee

DUMSPTER/GARBAGE REMOVAL	CHARGES
Rubbish Removal (Furniture, Computers, etc.)	Please contact the Property Management Office for an estimate – price includes actual cost plus a 10% Admin fee.
Trash Bin/Dumpster	\$95.00 per dumpster

CONSTRUCTION-ASSOCIATED COSTS	CHARGES
Sprinkler Shutdown & Refill	\$300.00 Per shutdown & Refill + Engineer Labor (if on OT)
Class E Shutdown/Bypass or Offline	\$150.00 Per 8-hour shift + additional \$150 beyond 8 hours

BUILDING SERVICES - MISC	CHARGES
HVAC	\$735.00 per hour NO SALES TAX (4-hour Minimum on Weekends & Holidays)
Condenser Water (Supplemental HVAC)	\$735.00 per ton/per year
ID Card (New/Replacement)	\$35.00 (plus tax)

LIGHTING MAINTENENCE KEC*	CHARGES
Light Maintenance KEC	Vendor will invoice tenant directly

Other Request	CHARGES
Other	Actual cost + 10% Admin Fee

- All work is contingent upon staff availability.
- Business hours are 8:00 AM - 5:00 PM on weekdays.
- All requests for service must be made via a work order on Building Engines by the Tenant, at least 24-48 hours in advance.
- More than one (1) freight elevator trip must be scheduled outside of business hours (Before 8am or after 6pm) \*
- All prices are subject to the applicable sales tax.
- Rates are subject to change at Owner’s discretion.

\*Note: Because elevator shutdowns are often unforeseeable, the owner cannot take responsibility if the car is not operational at the time of arrival