

# THE UTAZ DIFFERENCE

Is a building just a building? What does it take to make a business thrive? What features give you the best long term investment while providing the best value for your money today? To help determine the answers we have assembled THE UTAZ DIFFERENCE. The UTAZ Difference is a combination of elements that are at the heart of quality brought together to enhance durability and long-term value of your new office building.

## INCOMPARABLE QUALITY

UTAZ FEATURES	 INCLUDED	STANDARD COMPETITORS	VALUE PER SQ FT	ADDED VALUE
Roof mounted, commercial grade HVAC installed	▶ INCLUDED	Additional cost during TI process	<b>\$4.00 per sf</b>	Maintains roof warranty while producing large quantity savings during TI process
HVAC ratio minimum 1 ton per 214 sq ft of office space	▶ INCLUDED	1 ton per 300 sq ft of office space	<b>\$1.00 per sf</b>	Engineered for most efficient heating and cooling; less wear and tear on the units; lower utility bills for life
Pre cut exhaust roof and sewer vents	▶ INCLUDED	Additional cost during TI process	<b>\$0.50 per sf</b>	Maintains roof warranty by eliminating roof penetrations in TI process; prevents roof tile damage
Abundant parking; ratio from 5.7 to 7.3 spaces per 1,000 sq ft	▶ INCLUDED	Average 4.5 per 1,000	<b>\$25.00 per sf</b>	30% - 60% higher ratio; it reduces the risk of property becoming economically obsolete; increases accessibility for clients; this is critical for business to thrive
4" Foundation slab poured w/control joints during construction	▶ INCLUDED	Additional cost during TI process	<b>\$4.50 per sf</b>	TI savings; allows concrete to fully cure; eliminates major cracking; maintains flooring warranty
Upgrade Termidor Termite Treatment	▶ INCLUDED	Premis Brand	<b>\$0.19 per sf</b>	3X the strength of competitor product; best treatment on the market
4.5" commercial grade anodized aluminum window frames	▶ INCLUDED	2" - 4" hollow frames	<b>\$0.83 per sf</b>	Sturdier, longer lasting commercial window frame system
R-19 wall / R-30 ceiling batt insulation installed	▶ INCLUDED	None	<b>\$1.50 per sf</b>	TI savings; avoids misleading composite wall ratings vs. actual batt rating; long term utility savings
13 Foot ceiling height	▶ INCLUDED	8' - 11'	<b>\$5.00 per sf</b>	Dramatic entries; office space appears larger, impressive TI versatility
2" X 6" Machine Stressed Rated (MSR) Lumber; truss quality, kiln dried	▶ INCLUDED	2" X 6" green lumber or 2" X 4"	<b>\$1.50 per sf</b>	Ensures straight walls; prevents warping & twisting (inherent to green lumber); smooth drywall finish
Wood studs placed 16" on center	▶ INCLUDED	24" on center	<b>\$0.50 per sf</b>	Increased structural integrity to hold up over time; 33% more vertical lumber utilized
Efficiently engineered load bearing trusses	▶ INCLUDED	Minimally engineered trusses w/steel post	<b>\$1.00 per sf</b>	Office space w/ steel post results in 10-15 % unusable space; limits TI design.
Oriented Strand Board (OSB) constructed around entire perimeter of bldg.	▶ INCLUDED	OSB at corners only	<b>\$1.00 per sf</b>	Stronger, more durable building; over rated for wind shear; provides long term investment w/o costly repairs

UTAZ FEATURES		STANDARD COMPETITORS	VALUE PER SQ FT	ADDED VALUE
Pitched roof system	▶ INCLUDED	Predominately flat roof	\$4.00 per sf	Higher durability w/ better drainage; architecturally more appealing
Two layer felt roofing system One 90 lb. layer, One 30 lb. layer	▶ INCLUDED	Regular 30 lb. felt roofing system	\$1.00 per sf	4X the protection of regular felt system; extends roof life; prevents 10 yr. replacement (\$25,000); prevents leaking; lower utility bills
Fire alarm monitoring system installed during construction	▶ INCLUDED	Additional cost during TI process	\$1.00 per sf	TI savings due to volume installation vs. individual installation costs and monitoring contracts
Building exterior composed of acrylic finish w/ integral color	▶ INCLUDED	Painted stucco	\$1.00 per sf	Synthetic finish prevents cracking; integral color never needs painting; equates to lower maintenance fees
Service Entrance Section (SES) w/ minimum of five 200 amp meter sockets	▶ INCLUDED	2-4 meter sockets	\$2.00 per sf	Increased power capability; reduces need for additional power for medical equipment = tens of \$1,000s in TI costs
Separate Service Entrance Section (SES) Room	▶ INCLUDED	Exterior ground mounted	\$0.85 per sf	More secure power source; protects the equipment; covers unsightly meter sockets
Parking lots designed to maximize front door parking with street oriented buildings	▶ INCLUDED	Buildings designed w/ parking lots in the middle	\$5.00 per sf	Increased front door parking for clients and patients; drives more business to your front door
Covered parking stalls well lit, marked reserved, and fully cantilevered, steel construction	▶ INCLUDED	Metal covered parking structure	\$0.20 per sf	Eliminates door dings; increases accessibility to your car; protects against high temperatures and oxidation
12" Cast-in-place curb and gutters	▶ INCLUDED	Extruded curbs	\$1.34 per sf	Eliminates curb crumbling or tipping when bumped; reduces replacement costs over life of the project
Upgraded 3" thick asphalt	▶ INCLUDED	2" standard	\$0.45 per sf	Increased longevity; limits cracking due to heavy vehicles
Upgraded building and site lighting	▶ INCLUDED	Minimal	\$0.50 per sf	Better curb appeal at night
<b>Total Added Value:</b>			<b>\$63.86</b> per square foot	

**THE BOTTOM LINE IS - THERE IS NO COMPARISON.**

2915 East Baseline Road  
Suite 115  
Gilbert, Arizona 85234  
UTAZ.COM  
480.776.3500



Own Your Future™