

Monarch HealthCare® A Medical Group Inc.

MOVING ON UP, WHILE KEEPING COSTS DOWN

When Monarch HealthCare out grew its existing space in Technology Park in Irvine, California, it decided to lease an additional 24,000 square feet in the same development. “We didn’t want to risk losing any employees with the move, and the Park’s central location with the proximity to Interstates 5 and 405 has worked well for us,” according to Tom Wilshart, Office Administrator for Monarch HealthCare. “My years of experience have taught me that moving a company can be very disruptive, and

we wanted to do everything possible to minimize the disruption for the company and our employees. It can also be very costly, especially with the rising cost of real estate and construction in Southern California, so staying within a strict budget was also important.

The project was competitively bid, and MAiSPACE won the business hands down as the furniture supplier. Their MORspace frame and tile system offered the features we wanted for about the same price as the other lower quality monolithic systems. I am able to report that our employees are very happy in their new digs.”

The Monarch project consists of 65 workstations and 24 private offices. Monarch selected Coverseal, a proprietary MAiSPACE material, in a warm grey color for their worksurfaces, and a sand-colored crepe fabric, interspersed with some clear glass for the panel segments. Cabinets and trim are khaki.





■ Another feature contributing to the fast installation is the MAiSPACE modular cabling system. The pre-wired cables were installed by the furniture installers inside the frames at the time of installation and conveniently left at the appropriate entry location for the cable installers. It was then a simple task to do the punch downs at the end of the runs after the furniture installation was complete saving both time and money.

“The bottom line,” summarizes Tom Wilshart, “the total cost to furnish our facility was only \$15 per square foot installed, and we were able to move in just five weeks after we placed the order.”



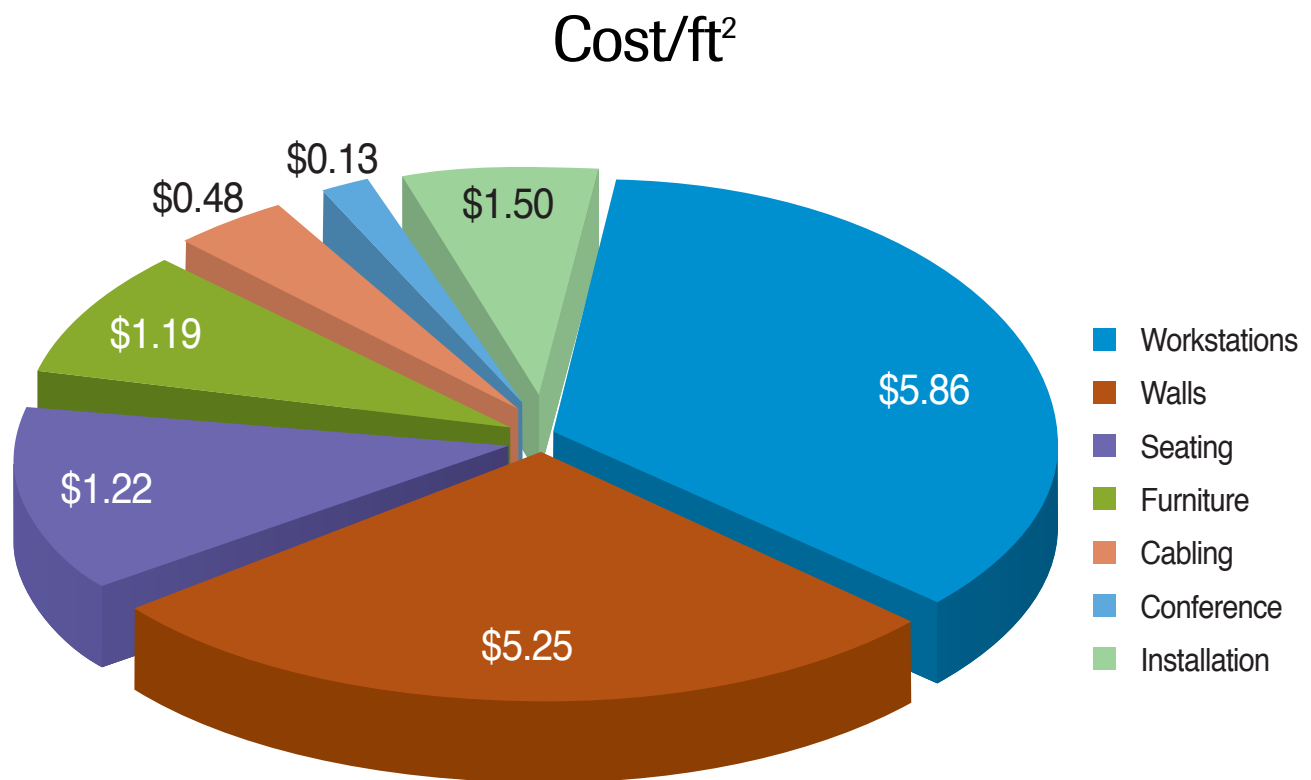
\$15 Per Square Foot

Cost Analysis

Gross Square Area: 24,000ft²

Total Cost (Delivered and Installed): \$375,149

Cost Per Square Foot: \$15.63



Products	Cost	Cost/ft ²	%Total
Workstations	\$140,672	\$5.86	37.5%
Walls	\$125,914	\$5.25	33.6%
Seating	\$29,202	\$1.22	7.8%
Furniture	\$28,574	\$1.19	7.6%
Cabling	\$11,618	\$0.48	3.1%
Conference	\$3,184	\$0.13	0.8%
Installation	\$35,985	\$1.50	9.6%

