

## BANKS – BRANCH



**AVERAGE/GOOD CLASS C**



**GOOD CLASS C**

**OCCUPANCY DESCRIPTION:** This occupancy also includes savings and loan institutions where the design is similar to a bank. Exteriors have some ornamentation at all quality levels with the better qualities using stone, ornamental concrete, brick and/or solar glass. The interiors have plaster or drywall with special detailing in some areas. There are some office and storage areas. The office area may be open and located in the same general area as the main banking services. Floor finishes usually are terrazzo, carpet, vinyl asbestos tile or vinyl sheet flooring. Restroom interiors of the higher quality levels are tiled and have high quality commercial

fixtures. Lighting is usually recessed fluorescent fixtures.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Drive-up windows, night depositories, surveillance systems and vaults. Island drive-up units utilizing pneumatic conveying systems are included in the rates of the good and excellent banks. Elevators are included in costs designated with an asterisk (\*).

**NOT INCLUDED IN COSTS:** Vault doors, banking equipment, safe deposit boxes, sprinklers or exterior canopies and yard improvements.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>A</b>	Good	\$197.30	Highly ornamental, marble, granite, mosaics, best glass	Plaster and drywall, paneling, marble, terrazzo, carpet	*Good fluorescent ceiling panels, good outlets, tiled restrooms	Hot and chilled water (zoned)
	Average	155.70	Good brick, ornamental concrete, good glass, limestone trim	Plaster or drywall, good detail, terrazzo, carpet, vinyl tile	*Good lighting and outlets, adequate restrooms	Hot and chilled water (zoned)
	Low cost	124.15	Brick, concrete, little or no trim	Plaster or drywall, vinyl composition, some carpet and pavers	*Adequate lighting, minimum restroom facilities	Hot and chilled water (zoned)
<b>B</b>	Good	188.85	Highly ornamental, marble, granite, mosaics, best glass	Plaster and drywall, paneling, marble, terrazzo, carpet	*Good fluorescent ceiling panels, good outlets, tiled restrooms	Hot and chilled water (zoned)
	Average	148.15	Good brick, ornamental concrete, good glass, limestone trim	Plaster or drywall, good detail, terrazzo, carpet, vinyl tile	*Good lighting and outlets, adequate restrooms	Hot and chilled water (zoned)
	Low cost	117.60	Brick, concrete, little or no trim	Plaster or drywall, vinyl composition, some carpet and pavers	*Adequate lighting, minimum restroom facilities	Hot and chilled water (zoned)
<b>A-B</b>	Finished basement	101.85	Plaster interior	Typical bank finish and detail	Adequate lighting and plumbing	Warm and cool air (zoned)
	Stor. bsmt.	39.70	Painted interior	Partitions for storage and heating	Minimum lighting/plumbing	Space heaters
	Mezzanine	67.80	Not included	Typical bank finish and detail	Adequate lighting and plumbing	In bldg. cost
<b>C</b>	Excellent	229.30	Marble or granite, bronze and solar glass, highly ornamental	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo	*Best lighting & closed circuit TV, quality restrooms & plumbing	Hot and chilled water (zoned)
	Good	167.10	Face brick/stone, good metal or concrete & glass panels	Plaster and drywall, paneling, vinyl and carpeting	*Good lighting and plumbing, tiled restrooms, TV circuits	Warm and cool air (zoned)
	Average	121.20	Brick, block, good store-type front with some trim	Some terrazzo, acoustic tile, some vinyl composition	*Adequate lighting and outlets, adequate restrooms, TV circuits	Package A.C.
	Low cost	90.60	Low-cost brick, block, tilt-up, small entrance, little trim	Exposed exterior walls, acoustic ceilings, asphalt tile	Minimum bank lighting and plumbing	Package A.C.
<b>D</b>	Excellent	219.60	Stone or face brick veneer, good metal and glass panels	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo	Best lighting & closed circuit TV, quality restrooms & plumbing	Hot and chilled water
	Good	160.05	Brick veneer, metal and glass panels, EIFS, orn. finishes	Plaster and drywall, some paneling, vinyl and carpeting	Good lighting and plumbing, tiled restrooms	Warm and cool air (zoned)
	Average	115.60	Brick veneer, good stucco or siding, some ornamentation	Plaster and drywall, good hardwood, low-cost terrazzo, vinyl composition	Adequate lighting and outlets, adequate restrooms	Package A.C.
	Low cost	87.45	Stucco or siding, minimum ornamentation	Drywall, acoustic tile, vinyl composition tile, few partitions	Minimum bank lighting and plumbing	Package A.C.
<b>S</b>	Good	142.45	Sandwich panels, brick trim, good fenestration	Drywall, some trim, carpet, vinyl, acoustic tile	Good lighting and plumbing, tiled restrooms	Package A.C.
	Average	108.05	Sandwich panels, adequate fenestration	Drywall, acoustic, vinyl composition, some pavers or ceramic	Adequate lighting and outlets, adequate restrooms	Package A.C.
	Low cost	82.75	Metal panels, drywall interior, insulated	Drywall, acoustic tile, vinyl composition, few partitions	Minimum bank lighting and plumbing	Package A.C.
<b>CDS</b> †	Fin. bsmt.	69.90	Plaster or drywall interior	Typical bank finish and detail	Adequate lighting and plumbing	Forced air
	Stor. bsmt.	24.40	Painted interior	Paint only, few partitions	Minimum lighting, drains	None
	Mezzanine	51.30	Not included	Typical bank finish and detail	Adequate lighting and plumbing	In bldg. cost

†For fire-resistant Type I basements, with concrete slab separation under Class C, D or S units, add \$4.35 per square foot.

**MEZZANINES:** Do not use story height or area/perimeter multipliers with mezzanine costs.

# BANKS – BRANCH

**REFINEMENTS:** On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

**1**

<p><b>ELEVATORS:</b> Buildings whose base costs include service elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs, see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Classes A/B</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th style="text-align: left;">Classes C/D</th> <th style="text-align: center;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Good .....</td> <td style="text-align: center;">\$5.70</td> <td>Excellent .....</td> <td style="text-align: center;">\$7.60</td> </tr> <tr> <td>Average .....</td> <td style="text-align: center;">3.95</td> <td>Good .....</td> <td style="text-align: center;">2.80</td> </tr> <tr> <td>Low Cost .....</td> <td style="text-align: center;">2.70</td> <td>Average .....</td> <td style="text-align: center;">1.70</td> </tr> </tbody> </table>				Classes A/B	Sq. Ft. Costs	Classes C/D	Sq. Ft. Costs	Good .....	\$5.70	Excellent .....	\$7.60	Average .....	3.95	Good .....	2.80	Low Cost .....	2.70	Average .....	1.70	<p><b>SPRINKLERS:</b> Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>1,000</td> <td style="text-align: center;">\$2.95</td> <td style="text-align: center;">\$3.75</td> <td style="text-align: center;">\$4.95</td> <td style="text-align: center;">\$6.35</td> </tr> <tr> <td>2,000</td> <td style="text-align: center;">2.85</td> <td style="text-align: center;">3.65</td> <td style="text-align: center;">4.70</td> <td style="text-align: center;">6.05</td> </tr> <tr> <td>5,000</td> <td style="text-align: center;">2.45</td> <td style="text-align: center;">3.15</td> <td style="text-align: center;">4.00</td> <td style="text-align: center;">5.05</td> </tr> <tr> <td>10,000</td> <td style="text-align: center;">2.20</td> <td style="text-align: center;">2.80</td> <td style="text-align: center;">3.50</td> <td style="text-align: center;">4.45</td> </tr> <tr> <td>15,000</td> <td style="text-align: center;">1.80</td> <td style="text-align: center;">2.60</td> <td style="text-align: center;">3.25</td> <td style="text-align: center;">4.10</td> </tr> <tr> <td>20,000</td> <td style="text-align: center;">2.00</td> <td style="text-align: center;">2.50</td> <td style="text-align: center;">3.10</td> <td style="text-align: center;">3.90</td> </tr> <tr> <td>50,000</td> <td style="text-align: center;">1.70</td> <td style="text-align: center;">2.15</td> <td style="text-align: center;">2.65</td> <td style="text-align: center;">3.25</td> </tr> </tbody> </table>					Sq. Ft.	LOW	AVG.	GOOD	EXCL.	1,000	\$2.95	\$3.75	\$4.95	\$6.35	2,000	2.85	3.65	4.70	6.05	5,000	2.45	3.15	4.00	5.05	10,000	2.20	2.80	3.50	4.45	15,000	1.80	2.60	3.25	4.10	20,000	2.00	2.50	3.10	3.90	50,000	1.70	2.15	2.65	3.25
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<p><b>ELEVATOR STOPS:</b> For basement or mezzanine elevator stops, add \$4,325 to \$6,625 per stop. A small passenger elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs \$35,250 to \$55,500.</p>				<p><b>BANK FIXTURES:</b> Typical cost of banking fixtures including vault doors, safe deposit cabinets, counters, cages, etc. is 15% to 35% of structure cost. Vault door and safe deposit costs may be computed and added separately from Section UIP 2.</p>																																																												

**2**

<b>HEATING AND COOLING</b>					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
<b>HEATING ONLY</b>	<b>Sq. Ft. Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Sq. Ft. Costs</b>	<b>COOLING ONLY</b>	<b>Sq. Ft. Costs</b>
Electric cable or baseboard ..	\$5.60	Package A.C. (short ductwork) ....	\$ 8.70	Central refrigeration (zoned) .....	\$7.50
Electric wall heaters .....	2.05	Warm and cool air (zoned) .....	14.45	package (short ductwork) .....	5.30
Forced air furnace .....	6.30	Hot/chilled water (zoned) .....	21.60	Central evaporative .....	3.25
Hot water .....	9.80	Heat pump system .....	11.55	Pkg. refriger. . . \$1,335 to \$1,635 per ton capacity	
Space heaters, with fan .....	2.05			Evap. coolers . \$200 to \$350 per MCFM capacity	
radiant .....	2.40				
Steam (including boiler) .....	9.15				
without boiler .....	8.00	Small indiv. heat pumps cost \$1,100 to \$1,475		<b>VENTILATION ONLY</b>	
Wall or floor furnace .....	2.20	per ton of rated capacity.		Vent. (blowers/ducts) .....	\$1.75

**3**

<b>HEIGHT REFINEMENTS</b>			
<p><b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.</p>			
<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
8	.86	16	1.04
9	.89	18	1.09
10	.91	20	1.13
11	.94	24	1.22
12	.96	28	1.30
14	1.00 (base)		

**4**

<b>Average Floor Area Sq.Ft./Story</b>	<b>AVERAGE PERIMETER</b>														<b>Average Floor Area Sq. Ft./Story</b>
	100	150	200	250	300	400	450	500	600	800	1000	1200	1500	2000	
1,000	1.10	1.23	1.36	1.49	----	----	----	----	----	----	----	----	----	----	1,000
2,000	----	1.03	1.10	1.16	1.23	1.36	----	----	----	----	----	----	----	----	2,000
3,000	----	----	1.01	1.05	1.10	1.19	1.23	1.27	----	----	----	----	----	----	3,000
5,000	----	----	----	.97	.99	1.05	1.07	1.10	1.15	1.26	----	----	----	----	5,000
7,000	----	----	----	----	.95	.99	1.00	1.02	1.06	1.14	1.21	1.29	----	----	7,000
10,000	----	----	----	----	.91	.94	.95	.97	.99	1.05	1.10	1.15	----	----	10,000
15,000	----	----	----	----	----	----	.91	.92	.94	.98	1.01	1.05	----	----	15,000
20,000	----	----	----	----	----	----	----	.90	.91	.94	.97	.99	1.03	1.10	20,000
30,000	----	----	----	----	----	----	----	----	.89	.91	.92	.94	.97	1.01	30,000
50,000	----	----	----	----	----	----	----	----	----	.88	.89	.90	.91	.94	50,000

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

# BANKS – CENTRAL



**GOOD/EXCELLENT CLASS C**

**OCCUPANCY DESCRIPTION:** This occupancy also includes savings and loan institutions where the designs are similar to banks. Exteriors have some ornamentation at all quality levels, with the better qualities using stone, ornamental concrete, brick and/or solar glass.

The interiors have plaster or drywall with special detailing in some areas. There is additional general administrative office floor that is not included in the branch bank costs.



**AVERAGE CLASS B**

Some office area may be open and located in the same general area as the main banking services. Floor finishes usually are terrazzo, carpet, vinyl asbestos tile or vinyl sheet flooring.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Drive-up windows, night depositories, surveillance systems and vaults. Island drive-up units utilizing pneumatic conveying systems are included in the rates of the good and excellent banks. Elevators are included in costs designated with an asterisk (\*).

**NOT INCLUDED IN COSTS:** Vault doors, banking equipment, safe deposit boxes, sprinklers or exterior canopies and yard improvements.

**SQUARE FOOT COST TABLE**

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>A</b>	Good	\$186.65	Best metal or stone, brick or block backup, solar glass, good lobby	Plaster and drywall, paneling, marble, terrazzo, carpet, good offices, administration	*Good fluorescent ceiling panels, good outlets, tiled restrooms	Hot and chilled water (zoned)
	Average	148.35	Good metal and solar glass, face brick, precast concrete panels	Plaster or drywall, good detail, terrazzo, carpet, vinyl tile, adequate administrative offices	*Good lighting and outlets, adequate restrooms	Hot and chilled water (zoned)
<b>B</b>	Good	179.90	Best metal or stone, brick or block backup, tinted glass, good lobby	Plaster and drywall, marble, terrazzo, carpet, good admin. offices	*Good fluorescent ceiling panels, good outlets, tiled restrooms	Hot and chilled water (zoned)
	Average	142.25	Good metal and solar glass, face brick, precast concrete panels	Plaster or drywall, good detail, terrazzo, carpet, vinyl tile, adequate administrative offices	*Good lighting and outlets, adequate restrooms	Hot and chilled water (zoned)
<b>A-B</b>	Finished basement	101.85	Plaster interior	Typical bank finish and detail	Adequate lighting and plumbing	Warm and cool air (zoned)
	Stor. bsmt.	39.70	Painted interior	Partitions for storage and heating	Minimum lighting/plumbing	Space heaters
	Pkg. bsmt.	43.05	Unfinished interior	Unfinished, small service area	Minimum lighting/plumbing	Ventilation
	Mezzanine	67.80	Not included	Typical bank finish and detail	Adequate lighting and plumbing	In bldg. cost
<b>C</b>	Excellent	209.40	Marble or granite, bronze and solar glass, good lobby entrance	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo, best admin. offices and suites	*Best lighting and closed-circuit TV, quality restrooms and plumbing	Hot and chilled water (zoned)
	Good	153.85	Face brick or stone, good metal or concrete and glass panels	Plaster and drywall, paneling, vinyl and carpeting, good offices	*Good lighting and plumbing, tiled restrooms, TV circuits	Warm and cool air (zoned)
	Average	119.10	Brick, concrete or metal and glass panels, little trim	Some plaster, acoustic tile, some terrazzo or tile, vinyl composition	*Adequate lighting and outlets, adequate restrooms, TV circuits	Warm and cool air (zoned)
<b>D</b>	Excellent	204.60	Stone or face brick veneer, good metal & glass, good lobby	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo	*Best lighting and closed-circuit TV, quality restrooms and plumbing	Hot and chilled water (zoned)
	Good	149.80	Brick veneer, metal and glass, EIFS, some ornamental finishes	Plaster and drywall, some paneling, vinyl and carpeting, good offices	*Good lighting and plumbing, tiled restrooms	Warm and cool air (zoned)
	Average	115.80	Brick veneer, good stucco or siding, little ornamentation	Plaster and drywall, good hardwood, low-cost terrazzo, vinyl composition	*Adequate lighting and outlets, adequate restrooms	Warm and cool air (zoned)
<b>S</b>	Good	139.25	Sandwich panels, brick trim, good fenestration	Drywall, some trim, carpet, vinyl, acoustic tile, good office space	*Good lighting and plumbing, tiled restrooms	Warm and cool air (zoned)
	Average	108.15	Sandwich panels, adequate fenestration, some trim	Drywall, acoustic, vinyl composition, some pavers or ceramic	*Adequate lighting and outlets, adequate restrooms	Warm and cool air (zoned)
<b>CDS</b> <sup>†</sup>	Fin. bsmt.	69.90	Plaster or drywall interior	Typical bank finish and detail	Adequate lighting and plumbing	Forced air
	Stor. bsmt.	24.40	Painted interior	Paint only, few partitions	Minimum lighting, drains	None
	Pkg. bsmt.	29.55	Unfinished interior	Finished ceiling, concrete floor	Minimum lighting, drains	Ventilation
	Mezzanine	51.30	Not included	Typical bank finish and detail	Adequate lighting and plumbing	In bldg. cost

<sup>†</sup>For fire-resistant Type I basements, with concrete slab separation under Class C, D or S units, add \$4.35 per square foot.

**MEZZANINES:** Do not use story height or area/perimeter multipliers with mezzanine costs.

# BANKS – CENTRAL

**REFINEMENTS:** On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

**1**

<p><b>ELEVATORS:</b> Buildings whose base costs include service elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs, see Section UIP 8.</p>				<p><b>SPRINKLERS:</b> Apply to sprinklered area.</p>						
<b>Classes A/B</b>	<b>Sq. Ft.</b>	<b>Classes C/D</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>		
	<b>Costs</b>		<b>Costs</b>							
Good .....	\$5.65	Excellent .....	\$4.15	1,000	\$2.95	\$3.75	\$4.95	\$6.35		
Average .....	3.85	Good .....	2.55	2,000	2.85	3.65	4.00	5.05		
		Average .....	1.55	5,000	2.45	3.15	3.50	4.45		
				10,000	2.20	2.80	2.95	4.10		
				15,000	2.60	2.25	3.25	3.90		
				20,000	2.50	2.60	3.10	3.25		
				50,000	2.15	2.50	2.65	2.70		
				80,000	1.95	2.15	2.40	3.00		
				100,000	1.55	1.90	2.35	2.90		
<p><b>ELEVATOR STOPS:</b> For basement or mezzanine elevator stops, add \$3,825 to \$5,825 per stop. A small passenger elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs \$35,250 to \$55,500.</p>				<p><b>BANK FIXTURES:</b> Typical cost of banking fixtures including vault doors, safe deposit cabinets, counters, cages, etc. is 15% to 35% of structure cost. Vault door and safe deposit costs may be computed and added separately from Section UIP 2.</p>						

**2**

<p><b>HEATING AND COOLING</b></p> <p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
	<b>Sq. Ft.</b>		<b>Sq. Ft.</b>		<b>Sq. Ft.</b>
<b>HEATING ONLY</b>	<b>Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Costs</b>	<b>COOLING ONLY</b>	<b>Costs</b>
Electric cable or baseboard ..	\$5.60	Package A.C. (short ductwork) ....	\$ 8.70	Central refrigeration (zoned) .....	\$7.50
Electric wall heaters .....	2.05	Warm and cool air (zoned) .....	14.45	package (short ductwork) .....	5.30
Forced air furnace .....	6.30	Hot/chilled water (zoned) .....	21.60	Central evaporative .....	3.25
Hot water .....	9.80	Heat pump system .....	11.50	Pkg. refrig. . . \$1,335 to \$1,635 per ton capacity	
Space heaters, with fan .....	2.05			Evap. coolers . \$200 to \$350 per MCFM capacity	
radiant .....	2.40				
Steam (including boiler) .....	8.50			<b>VENTILATION ONLY</b>	
without boiler .....	8.05	Small indiv. heat pumps cost \$1,100 to \$1,475		Vent. (blowers/ducts) .....	\$1.70
Wall or floor furnace .....	2.20	per ton of rated capacity.			

**3**

<p><b>HEIGHT REFINEMENTS</b></p> <p><b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.</p>			
<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
8	.86	16	1.04
9	.89	18	1.09
10	.91	20	1.13
11	.94	24	1.22
12	.96	28	1.30
14	1.00 (base)		

**4**

Average Floor Area Sq. Ft./Story	<b>AVERAGE PERIMETER</b>														Average Floor Area Sq. Ft./Story
	100	150	200	250	300	400	450	500	600	800	1000	1200	1500	2000	
1,000	1.10	1.23	1.36	1.49	---	---	---	---	---	---	---	---	---	---	1,000
2,000	---	1.03	1.10	1.16	1.23	1.36	---	---	---	---	---	---	---	---	2,000
3,000	---	---	1.01	1.05	1.10	1.19	1.23	1.27	---	---	---	---	---	---	3,000
5,000	---	---	---	.97	.99	1.05	1.07	1.10	1.15	1.26	---	---	---	---	5,000
7,000	---	---	---	---	.95	.99	1.00	1.02	1.06	1.14	1.21	1.29	---	---	7,000
10,000	---	---	---	---	---	.94	.95	.97	.99	1.05	1.10	1.15	---	---	10,000
15,000	---	---	---	---	---	---	.91	.92	.94	.98	1.01	1.05	---	---	15,000
20,000	---	---	---	---	---	---	---	.90	.91	.94	.97	.99	1.03	---	20,000
30,000	---	---	---	---	---	---	---	---	.89	.91	.92	.94	.97	---	30,000
50,000	---	---	---	---	---	---	---	---	---	.88	.89	.90	.91	---	50,000
80,000	---	---	---	---	---	---	---	---	---	---	.87	.88	.89	.90	80,000
100,000	---	---	---	---	---	---	---	---	---	---	.86	.87	.88	.89	100,000

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## BANKS – MINI (WALK-UP AND DRIVE-THROUGH)



LOW-COST CLASS C



AVERAGE CLASS C

**OCCUPANCY DESCRIPTION:** These buildings are small walk- or drive-up facilities, typically between 500 and 2,000 square feet in size. Exteriors have some ornamentation at all quality levels, with the better qualities using stone, ornamental concrete, brick and/or solar glass. The interiors in the larger facilities for walk-in trade have plaster or drywall with special detailing in some areas, and may have some office and storage area. The office area may be open and located in the same general area as the banking services. Floor finishes usually are terrazzo, carpet or vinyl tile or sheet flooring.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Drive-up windows, night depositories, surveillance systems and vaults. Island drive-up units utilizing pneumatic conveying systems are included in the rates of the good and excellent banks.

**NOT INCLUDED IN COSTS:** Vault doors, banking equipment, safe deposit boxes, sprinklers or exterior canopies and yard improvements.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$312.90	Marble, granite, best metal and glass, highly decorative	Plaster and drywall, best stone or wood panels, terrazzo, carpet	Good lighting and closed-circuit TV, quality restrooms and plumbing	Warm and cool air (zoned)
	Average	255.20	Brick, concrete, metal and glass, stone trim, some ornamentation	Plaster or drywall, good detail, terrazzo, carpet, vinyl tile	Good lighting and outlets, adequate restroom, TV circuits	Warm and cool air (zoned)
C	Excellent	309.30	Stone ashlar, best metal or concrete and glass panels	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo	Good lighting and closed-circuit TV, quality restrooms & plumbing	Warm and cool air (zoned)
	Good	250.25	Brick, metal and glass, stone trim, good ornamentation	Plaster and drywall, paneling, vinyl and carpeting	Good lighting and plumbing, tiled restroom, TV circuits	Warm and cool air (zoned)
	Average	198.05	Metal and glass, brick, block, concrete, little ornamentation	Some plaster, acoustic tile, some terrazzo or tile, vinyl composition	Adequate lighting and outlets, adequate restroom, TV circuits	Package A.C.
	Low cost	160.60	Decorative block, some trim	Acoustic tile, vinyl composition	Minimum electrical, plumbing, TV	Package A.C.
D	Excellent	306.90	Stone or face brick veneer, good metal and glass panels	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo	Good lighting and closed-circuit TV, quality restrooms and plumbing	Warm and cool air (zoned)
	Good	247.05	Brick veneer, metal and glass, panels, EIFS, ornamental finishes	Plaster and drywall, some paneling, vinyl and carpeting	Good lighting and plumbing, tiled restroom, closed-circuit TV	Warm and cool air (zoned)
	Average	194.45	Stucco or siding, some brick veneer, little ornamentation	Plaster and drywall, some tile or low-cost terrazzo, vinyl composition	Adequate lighting and outlets, adequate restroom, TV circuits	Package A.C.
	Low cost	156.85	Siding or stucco, some trim	Acoustic tile, vinyl composition	Minimum electrical, plumbing, TV	Package A.C.
S	Average	183.25	Sandwich or prefab. building panels, adequate fenestration	Drywall, acoustic, vinyl composition, some pavers or ceramic tile	Adequate lighting and outlets, adequate restroom, TV circuits	Package A.C.

# BANKS – MINI (WALK-UP AND DRIVE-THROUGH)

**REFINEMENTS:** On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

**1**

<p><b>BANK FIXTURES:</b> See Section UIP 2.</p> <p><b>CANOPIES:</b> Large drive-thru canopies generally cost 1/5 to 2/5 of the final base cost per square foot of the building, or they may be computed from the Segregated or Unit-in-Place costs.</p> <p><b>NOTE:</b> For ATM structures, see Section UIP 14.</p>	<p><b>SPRINKLERS:</b> Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>1,000</td> <td>\$2.95</td> <td>\$3.75</td> <td>\$4.95</td> <td>\$6.35</td> </tr> <tr> <td>2,000</td> <td>2.85</td> <td>3.65</td> <td>4.70</td> <td>6.05</td> </tr> <tr> <td>5,000</td> <td>2.45</td> <td>3.15</td> <td>4.00</td> <td>5.05</td> </tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	1,000	\$2.95	\$3.75	\$4.95	\$6.35	2,000	2.85	3.65	4.70	6.05	5,000	2.45	3.15	4.00	5.05
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																	
1,000	\$2.95	\$3.75	\$4.95	\$6.35																	
2,000	2.85	3.65	4.70	6.05																	
5,000	2.45	3.15	4.00	5.05																	

**2**

<b>HEATING AND COOLING</b>					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard . . .	\$4.95	Package A.C. (short ductwork) . . . . .	\$ 7.90	Central refrigeration (zoned) . . . . .	\$6.80
Electric wall heaters . . . . .	1.70	Warm and cool air (zoned) . . . . .	13.65	package (short ductwork) . . . . .	4.80
Forced air furnace . . . . .	5.45	Hot/chilled water (zoned) . . . . .	19.70	Central evaporative . . . . .	2.95
Hot water . . . . .	7.80	Heat pump system . . . . .	10.50	Pkg. refrig. . \$1,335 to \$1,635 per ton capacity	
Space heaters, with fan . . . . .	1.75			Evap. coolers . \$200 to \$350 per MCFM capacity	
radiant . . . . .	2.15				
Steam (including boiler) . . . . .	7.75				
without boiler . . . . .	6.90	Small indiv. heat pumps cost \$1,100 to \$1,475		<b>VENTILATION ONLY</b>	
Wall or floor furnace . . . . .	1.80	per ton of rated capacity.		Vent. (blowers/ducts) . . . . .	\$1.55

**3**

<b>HEIGHT REFINEMENTS</b>			
<p><b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p><b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.96	13	1.06
9	.98	14	1.07
10	1.00 (base)	15	1.09
11	1.02	16	1.11
12	1.04		

**4**

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER												Average Floor Area Sq. Ft./Story	
	90	100	125	150	175	200	250	300	350	400	450	500		600
500	1.32	1.38	1.51	----	----	----	----	----	----	----	----	----	----	500
1,000	1.08	1.10	1.17	1.24	1.31	1.38	1.51	----	----	----	----	----	----	1,000
2,000	----	----	1.00	1.03	1.07	1.10	1.17	1.24	1.31	----	----	----	----	2,000
3,000	----	----	----	----	.99	1.01	1.06	1.10	1.15	1.19	----	----	----	3,000
4,000	----	----	----	----	----	.97	1.00	1.03	1.07	1.10	1.14	----	----	4,000
5,000	----	----	----	----	----	.97	.99	1.02	1.05	1.08	1.10	1.16	----	5,000

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## BARBER/BEAUTY SHOPS



AVERAGE CLASS C



AVERAGE CLASS C

**OCCUPANCY DESCRIPTION:** Barber shops as individual structures are normally one-story buildings of wood frame or masonry exterior walls. They may also be found in large shopping mall areas of mixed building construction. Interiors are very plain, with little trim or ornament. Most barber/beauty shops have large open areas with very few interior partitions. Floor finishes are resilient floor covering; e.g., asphalt tile, vinyl tile, vinyl composition tile, etc.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Plumbing fixtures and electrical service.

**NOT INCLUDED IN COSTS:** Sprinklers, mechanical chairs, furnishings or mirrors.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>A-B</b>	Average	\$65.60	Brick or concrete, usually part of a building	Plaster or drywall, acoustic tile, vinyl composition, some carpet	Good lighting and outlets, adequate plumbing	Warm and cool air (zoned)
<b>C</b>	Good	67.30	Brick, best block, plain front, some ornamentation	Plaster, good acoustic tile, carpet and vinyl	Good lighting and outlets, many fixtures	Package A.C.
	Average	48.30	Brick, block, low-cost storefront	Plaster or drywall, exposed masonry, vinyl composition	Necessary electrical and plumbing outlets	Wall furnace
<b>D</b>	Good	64.95	Good stucco or siding, brick veneer, plain front, some ornamentation	Plaster, good acoustic tile, carpet and vinyl	Good lighting and outlets, many fixtures	Package A.C.
	Average	46.25	Stucco or siding, low-cost storefront	Plaster or drywall, little ornamentation, vinyl composition	Necessary electrical and plumbing outlets	Wall furnace
<b>S</b>	Good	61.20	Sandwich panels, plain front, some ornamentation	Good acoustic tile, carpet and vinyl, some trim	Good lighting and outlets, many fixtures	Package A.C.
	Average	43.20	Finished interior, small low-cost front	Acoustic tile, gypsum board, vinyl composition	Necessary electrical and plumbing outlets	Wall furnace
<b>CDS</b>	Storage basement	22.15	Painted interior	Painted ceiling and floor, few partitions	Exposed lighting, few outlets, drains	Space heaters

# BARBER/BEAUTY SHOPS

**REFINEMENTS:** On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

**1**

<b>SPRINKLERS:</b> Apply to sprinklered area					
Sq. Ft.	LOW	AVG.	GOOD	EXCL.	
500	\$3.20	\$4.10	\$5.35	\$7.00	
1,000	2.85	3.65	4.75	6.15	
1,500	2.65	3.40	4.40	5.75	
2,000	2.55	3.25	4.20	5.40	
2,500	2.45	3.10	4.00	5.15	
3,000	2.40	3.05	3.90	5.00	
4,000	2.25	2.85	3.70	4.75	
5,000	2.20	2.80	3.55	4.55	

**2**

<b>HEATING AND COOLING</b>					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard . . .	\$3.00	Package A.C. (short ductwork) . . . . .	\$ 6.10	Central refrigeration (zoned) . . . . .	\$5.60
Electric wall heaters . . . . .	1.35	Warm and cool air (zoned) . . . . .	8.35	package (short ductwork) . . . . .	3.75
Forced air furnace . . . . .	3.20	Hot/chilled water (zoned) . . . . .	13.50	Central evaporative . . . . .	2.60
Hot water, baseboard/convactor radiant floor/ceiling . . . . .	5.85	Heat pump system . . . . .	7.05	Pkg. refriger. . . \$1,250 to \$1,600 per ton capacity	
Space heaters, with fan . . . . .	1.50			Evap. coolers . \$170 to \$295 per MCFM capacity	
radiant . . . . .	1.70				
Steam (including boiler) . . . . .	5.00				
without boiler . . . . .	4.15	Small indiv. heat pumps cost \$1,100 to \$1,525 per ton of rated capacity.		<b>VENTILATION ONLY</b>	
Wall or floor furnace . . . . .	1.45			Vent. (blowers/ducts) . . . . .	\$1.00

**3**

<b>HEIGHT REFINEMENTS</b>			
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.96	11	1.02
10	1.00 (base)	12	1.04

**4**

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	75	100	120	140	160	180	200	225	250	275	300	350	400	500	
500	1.27	1.43	1.55	1.67	1.79	----	----	----	----	----	----	----	----	----	500
1,000	----	1.14	1.19	1.24	1.30	1.37	1.43	1.53	----	----	----	----	----	----	1,000
1,200	----	----	1.14	1.18	1.23	1.27	1.33	1.39	1.46	----	----	----	----	----	1,200
1,400	----	----	1.10	1.14	1.17	1.21	1.25	1.30	1.37	1.42	----	----	----	----	1,400
1,600	----	----	1.06	1.10	1.14	1.17	1.20	1.25	1.29	1.34	1.39	----	----	----	1,600
1,800	----	----	----	1.08	1.11	1.14	1.17	1.20	1.24	1.28	1.33	----	----	----	1,800
2,000	----	----	----	1.04	1.08	1.11	1.14	1.17	1.20	1.24	1.27	1.35	1.43	----	2,000
2,500	----	----	----	----	1.02	1.05	1.08	1.11	1.14	1.16	1.19	1.24	1.30	----	2,500
3,000	----	----	----	----	----	1.00	1.04	1.06	1.09	1.11	1.14	1.18	1.23	----	3,000
3,500	----	----	----	----	----	----	.99	1.02	1.05	1.08	1.10	1.14	1.17	1.25	3,500
4,000	----	----	----	----	----	----	.96	.99	1.01	1.04	1.06	1.10	1.14	1.20	4,000
5,000	----	----	----	----	----	----	----	.94	.96	.98	1.00	1.04	1.08	1.14	5,000

Use the total length of exterior walled sides as the perimeter in the Floor Area/Perimeter table.

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## BARS/LOUNGES



**LOW-COST CLASS S**

**OCCUPANCY DESCRIPTION:** Bars are constructed for the preparation and service of beverages and limited food. Lounges are

typically larger facilities than bars and may serve some food and contain entertainment floors or stages; the better qualities contain full kitchens.

They include a combination of the following areas: consumption, serving, preparation, recreation or dance floor, receiving and storage and restrooms. They also include suitable office areas and all necessary plumbing and electrical connections for the bar and kitchen equipment.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Suitable office space and restroom facilities.

**NOT INCLUDED IN COSTS:** Bar fixtures, kitchen equipment, seating, restaurant fixtures, furnishings, and signs.

**SQUARE FOOT COST TABLE**

**BARS (TAVERNS)**

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$82.90	Brick or concrete, usually part of a building	Drywall or plaster, carpet and vinyl, some ornamentation	Good lighting and service outlets, small restrooms	Complete H.V.A.C.
	Good	90.15	Brick, concrete or metal and glass panels, ornamentation	Drywall or plaster, some ornament., good carpet, vinyl/ceramic floors	Good lighting and service outlets, tiled restrooms, limited food prep.	Complete H.V.A.C.
C	Average	69.00	Brick, block, plain building & front, little trim	Typical neighborhood bar, carpet, vinyl comp., small game area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	52.90	Cheap brick or block, very plain	Low-cost finish, small office, storage	Minimum lighting and plumbing	Com. H.V.A.C.
D	Good	87.90	Stucco or siding, metal and glass, some ornamentation	Drywall or plaster, some ornament., good carpet, vinyl/ceramic floors	Good lighting and service outlets, tiled restrooms, limited food prep.	Complete H.V.A.C.
	Average	67.00	Stucco or siding, plain building and front, little trim	Typical neighborhood bar, carpet, vinyl comp., small game area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	51.20	Cheap stucco/siding, very plain	Low-cost finish, small office, storage	Minimum lighting and plumbing	Complete H.V.A.C.
DPOLE	Low cost	48.20	Pole frame, good metal panels, lined and insulated, plain front	Low-cost finish, asphalt tile, small office and storage area	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.
S	Average	64.20	Insulated panels, metal and glass, little ornamentation	Typical neighborhood bar, carpet, vinyl comp., small game area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	48.45	Finished interior, some front, very plain construction	Low-cost finish, asphalt tile, small office and storage area	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.

**COCKTAIL LOUNGES**

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$118.30	Concrete, metal/glass, or masonry panels, usually part of a bldg.	Plaster with enamel & vinyl, carpet & dance floor, decorated interior, stage	Good lighting and outlets, good plumbing, small kitchen	Complete H.V.A.C.
	Average	92.35	Brick or concrete, usually part of a building	Plaster or drywall, acoustic tile, carpet, dance floor, small stage	Adequate lighting outlets, adequate plumbing, food prep.	Complete H.V.A.C.
C	Excellent	136.75	Individual design, highly ornamental exterior	High-quality detail, best acoustics, deluxe quality, full stage, dance floor	Special lighting effects, tiled restrooms, small kitchen	Complete H.V.A.C.
	Good	100.95	Brick, concrete or metal and glass panels, ornamentation	Good bar, some ornamentation, good dance floor, small stage	Good lighting & service outlets, tiled restrooms, food prep. area	Complete H.V.A.C.
	Average	76.50	Brick, block, plain building and front, little trim	Typical bar finishes, dance/good game floor, good performance platform	Adequate lighting & outlets, small restrooms, limited food prep.	Complete H.V.A.C.
	Low cost	58.05	Cheap brick or block, very plain, low-cost front	Low-cost finishes, game/dance floor area, small performance platform	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.
D	Excellent	135.35	Individual design, highly ornamental exterior	High-quality detail, best acoustics, deluxe quality, full stage, dance floor	Special lighting effects, tiled restrooms, small kitchen	Complete H.V.A.C.
	Good	99.20	Stucco or siding, metal and glass, some ornamentation	Good bar, some ornamentation, good dance floor, small stage	Good lighting and service outlets, tiled restrooms, food prep. area	Complete H.V.A.C.
	Average	74.65	Stucco or siding, plain building and front, little trim	Typical bar finishes, dance/good game floor, good performance plat.	Adequate lighting & outlets, small restrooms, limited food prep.	Complete H.V.A.C.
	Low cost	56.35	Cheap stucco/siding, very plain construction, low-cost front	Low-cost finishes, game or dance floor area, small performance platform	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.
DPOLE	Low cost	53.60	Pole frame, good metal panels, lined and insulated, plain front	Low-cost finishes, game/dance floor area, small performance platform	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.
S	Good	95.80	Insulated sandwich panels, metal and glass, some orn.	Good bar, some ornamentation, good dance floor, small stage	Good lighting & service outlets, tiled restrooms, food prep. area	Complete H.V.A.C.
	Average	71.60	Insulated panels, metal and glass, little ornamentation	Typical bar finishes, dance or good game floor, good performance platform	Adequate lighting & outlets, small restrooms, limited food prep.	Complete H.V.A.C.
	Low cost	53.65	Finished interior, some front, very plain construction	Low-cost finishes, game/dance floor area, small performance platform	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.
CDS <sup>†</sup>	Storage basement	23.70	Painted interior, outside entry	Paint only, some partitions	Adequate lighting, drains	None
	Open mezzanine	19.90	Not included	Open, finished floors and soffit, minimum work stations	Adequate lighting, minimum plumbing	Included in building cost

<sup>†</sup>For fire-resistant Type 1 basements, with concrete slab separation under Class C, D or S units, add \$4.35 per square foot.

**MEZZANINES:** Do not use story height or area/perimeter multipliers with mezzanine costs.

## BARS/LOUNGES

**REFINEMENTS:** On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

<b>1</b>	<p><b>CANOPIES:</b> These basic costs include normal overhangs commensurate with the quality, but not large carports or canopies. Patio or carport canopies generally cost 1/5 to 1/3 of the final base cost per square foot of the building, or they may be computed from the Segregated or Unit-in-Place costs.</p> <p><b>FIREPLACES:</b> For each additional opening using the same chimney, add 30% to 50%. Bars and lounges with basements, add 40% to extend the foundation to the basement level. Custom oversized units can run 100% to 200% more.</p> <p><b>TYPE</b> <span style="float: right;"><b>COST RANGE</b></span></p> <p>One-story ..... \$1,875 – \$6,100</p> <p>Two-stories ..... 2,375 – 7,325</p>	<p><b>SPRINKLERS:</b> Apply to sprinklered area</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>500</td> <td>\$3.20</td> <td>\$4.10</td> <td>\$45.35</td> <td>\$7.00</td> </tr> <tr> <td>1,000</td> <td>2.85</td> <td>3.65</td> <td>4.75</td> <td>6.15</td> </tr> <tr> <td>1,500</td> <td>2.65</td> <td>3.40</td> <td>4.40</td> <td>5.75</td> </tr> <tr> <td>2,000</td> <td>2.55</td> <td>3.25</td> <td>4.20</td> <td>5.45</td> </tr> <tr> <td>2,500</td> <td>2.45</td> <td>3.10</td> <td>4.00</td> <td>5.15</td> </tr> <tr> <td>3,000</td> <td>2.40</td> <td>3.05</td> <td>3.90</td> <td>5.00</td> </tr> <tr> <td>4,000</td> <td>2.25</td> <td>2.85</td> <td>3.70</td> <td>4.75</td> </tr> <tr> <td>5,000</td> <td>2.20</td> <td>2.80</td> <td>3.55</td> <td>4.55</td> </tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	500	\$3.20	\$4.10	\$45.35	\$7.00	1,000	2.85	3.65	4.75	6.15	1,500	2.65	3.40	4.40	5.75	2,000	2.55	3.25	4.20	5.45	2,500	2.45	3.10	4.00	5.15	3,000	2.40	3.05	3.90	5.00	4,000	2.25	2.85	3.70	4.75	5,000	2.20	2.80	3.55	4.55
	Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																										
500	\$3.20	\$4.10	\$45.35	\$7.00																																											
1,000	2.85	3.65	4.75	6.15																																											
1,500	2.65	3.40	4.40	5.75																																											
2,000	2.55	3.25	4.20	5.45																																											
2,500	2.45	3.10	4.00	5.15																																											
3,000	2.40	3.05	3.90	5.00																																											
4,000	2.25	2.85	3.70	4.75																																											
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<b>2</b>	<p><b>BAR/COCKTAIL LOUNGE HEATING, COOLING AND AIR CONDITIONING</b></p> <p>Costs listed below are averages. These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">COMPLETE H.V.A.C Classes A/B</th> <th style="text-align: left;">Sq. Ft. Costs</th> <th style="text-align: left;">Classes C/D/S</th> <th style="text-align: left;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Good .....</td> <td>\$17.30</td> <td>Excellent .....</td> <td>\$20.70</td> </tr> <tr> <td>Average .....</td> <td>14.50</td> <td>Good .....</td> <td>14.50</td> </tr> <tr> <td></td> <td></td> <td>Average .....</td> <td>12.15</td> </tr> <tr> <td></td> <td></td> <td>Low cost .....</td> <td>10.15</td> </tr> <tr> <td></td> <td></td> <td>Forced-air ventilation .....</td> <td>4.80</td> </tr> </tbody> </table>	COMPLETE H.V.A.C Classes A/B	Sq. Ft. Costs	Classes C/D/S	Sq. Ft. Costs	Good .....	\$17.30	Excellent .....	\$20.70	Average .....	14.50	Good .....	14.50			Average .....	12.15			Low cost .....	10.15			Forced-air ventilation .....	4.80
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**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## BOWLING CENTERS



**LOW-COST CLASS S**



**AVERAGE/GOOD CLASS C**

**OCCUPANCY DESCRIPTION:** This occupancy includes plumbing and electrical connections for restaurants, bars, billiard rooms, restrooms and miscellaneous rooms within the basic structure. Side aisles are typically found in service areas behind the pinsetters and adjacent to each lane along the exterior walls. Areas designated for spectator seating and promenades vary in size depending on design characteristics for the building and the personnel capacities. Bowling alleys typically have some type of combined heating and

cooling system servicing the buildings. Floor finishes usually are a combination of carpet and resilient floor coverings.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Partitions for offices and auxiliary facilities commensurate with quality.

**NOT INCLUDED IN COSTS:** Equipment or fixtures associated with the bowling alley; i.e., ball returns, alleys, billiard, kitchen or bar equipment.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>C</b>	Excellent	\$88.60	Face brick, ornamental block, concrete, heavy frame, good entrance	Plaster, paneling, carpet, terrazzo, tile, good banquet/meeting, rec. rooms	Good lighting and plumbing, tiled restrooms and kitchens	Warm and cool air (zoned)
	Good	72.15	Brick, best block or tilt-up, good frame and girders, entrance	Sound-control, vinyl tile, carpet, terrazzo, many extra facilities	Extensive lighting and outlets, good restrooms and kitchens	Warm and cool air (zoned)
	Average	54.60	Brick, block, tilt-up, little ornamentation	Painted walls, acoustic tile and asphalt tile, some carpet	Good fluorescent lighting, plumbing for kitchen and bar	Package A.C.
	Low cost	41.05	Low-cost block, tilt-up	Minimal facilities, few extras	Minimum per code, snack bar	Forced air
<b>D</b>	Good	68.30	Brick veneer or best stucco on heavy frame, good entrance	Plaster or drywall, good sound-control, carpet, vinyl tile, lounge	Extensive lighting and outlets, good restrooms and kitchens	Warm and cool air (zoned)
	Average	51.05	Stucco or siding on Glulam frame with girders or trusses	Plaster or drywall, some carpet, acoustic and asphalt tile	Good fluorescent lighting, kitchen and bar plumbing	Package A.C.
	Low cost	37.80	Low-cost stucco or siding, composition roof, very plain	Few partitions, some vinyl comp., minimal facilities, snack bar	Minimum lighting and plumbing	Forced air
<b>DPOLE</b>	Low cost	34.55	Pole frame, metal panels, finished interior liner, very plain	Minimal construction, few extras, snack bar	Minimum lighting and plumbing	Forced air
<b>S</b>	Good	63.90	Insulated metal sandwich panels, good frame, entrance	Plaster or drywall, good sound-control, carpet, vinyl tile, lounge	Extensive lighting and outlets, good restrooms and kitchens	Warm and cool air (zoned)
	Average	47.70	Good metal panels and roof, little ornamentation, small front	Some carpet, acoustic and asphalt tile	Good fluorescent lighting, kitchen and bar plumbing	Package A.C.
	Low cost	35.30	Single wall, low-cost interior finish and insulation, very plain	Few partitions, some vinyl comp., minimal facilities, snack bar	Minimum lighting and plumbing	Forced air
<b>CDS</b>	Storage basement	26.10	Unfinished interior	Unfinished storage and utility	Minimum lighting, drains	None

# BOWLING CENTERS

**REFINEMENTS:** On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

<b>1</b>	<b>LOCKERS:</b> per opening,	<b>COST RANGE</b>	<b>SPRINKLERS:</b> Apply to sprinklered area.				
	single tier . . . . .	\$95 – \$195	<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
	double . . . . .	65 – 120	5,000	\$2.45	\$3.10	\$3.90	\$4.95
	triple . . . . .	45 – 100	10,000	2.20	2.60	3.45	4.35
	box type . . . . .	35 – 65	15,000	2.10	2.45	3.25	4.00
			20,000	1.85	2.20	3.05	3.80
	<b>BOWLING EQUIPMENT:</b> See Section UIP 15 for bowling alley equipment.		30,000	1.80	2.30	2.85	3.55
			40,000	1.70	2.20	2.70	3.35
			60,000	1.45	2.05	2.55	3.10
			80,000	1.40	1.95	2.40	2.95
		100,000	1.55	1.90	2.30	2.80	

<b>2</b>	<b>HEATING AND COOLING</b>					
	These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
		<b>Sq. Ft.</b>		<b>Sq. Ft.</b>		<b>Sq. Ft.</b>
	<b>HEATING ONLY</b>	<b>Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Costs</b>	<b>COOLING ONLY</b>	<b>Costs</b>
	Electric cable or baseboard . . .	\$4.60	Package A.C. (short ductwork) . . . .	\$ 9.20	Central refrigeration (zoned) . . . . .	\$7.30
	Electric wall heaters . . . . .	1.85	Warm and cool air (zoned) . . . . .	13.90	package (short ductwork) . . . . .	5.20
	Forced air furnace . . . . .	5.65	Hot/chilled water (zoned) . . . . .	20.35	Central evaporative . . . . .	3.15
	Hot water . . . . .	8.55	Heat pump system . . . . .	11.05	Pkg. refrig. . . \$1,375 to \$1,760 per ton capacity	
	Space heaters, with fan . . . . .	1.80			Evap. coolers . \$205 to \$345 per MCFM capacity	
	Steam (including boiler) . . . . .	7.10				
without boiler . . . . .	6.85	Small indiv. heat pumps cost \$1,225 to \$1,650		<b>VENTILATION ONLY</b>		
Wall or floor furnace . . . . .	2.05	per ton of rated capacity.		Vent. (blowers/ducts) . . . . .	\$1.60	

<b>3</b>	<b>HEIGHT REFINEMENTS</b>			
	<b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.			
	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
	12	.89	20	1.11
	14	.95	22	1.16
	16	1.00 (base)	24	1.21
	18	1.05		

<b>4</b>	<b>Average Floor Area Sq.Ft./Story</b>	<b>AVERAGE PERIMETER</b>														<b>Average Floor Area Sq. Ft./Story</b>
		150	200	250	300	400	500	600	700	800	900	1000	1200	1500	2000	
	2,000	1.10	1.17	1.24	1.30	1.44	----	----	----	----	----	----	----	----	----	2,000
	5,000	----	----	1.04	1.07	1.11	1.17	1.23	----	----	----	----	----	----	----	5,000
	10,000	----	----	----	.98	1.01	1.04	1.06	1.09	1.12	----	----	----	----	----	10,000
	12,000	----	----	----	.97	.99	1.02	1.04	1.06	1.08	1.10	----	----	----	----	12,000
	15,000	----	----	----	----	.98	.99	1.01	1.03	1.05	1.06	1.08	1.12	----	----	15,000
	20,000	----	----	----	----	----	.97	.98	1.00	1.01	1.02	1.04	1.06	1.10	----	20,000
	25,000	----	----	----	----	----	.96	.97	.98	.99	1.00	1.01	1.03	1.06	1.12	25,000
	30,000	----	----	----	----	----	----	.96	.97	.98	.98	.99	1.01	1.04	1.08	30,000
40,000	----	----	----	----	----	----	----	.95	.96	.96	.97	.98	1.00	1.04	40,000	
50,000	----	----	----	----	----	----	----	.94	.95	.95	.96	.97	.98	1.01	50,000	
60,000	----	----	----	----	----	----	----	----	.93	.94	.95	.96	.97	.99	60,000	
80,000	----	----	----	----	----	----	----	----	----	----	.93	.94	.95	.97	80,000	

## 5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

## BROADCASTING FACILITIES



**AVERAGE/GOOD CLASS C**



**LOW/AVERAGE CLASS C**

**OCCUPANCY DESCRIPTION:** Broadcast facilities are averages of radio and TV stations and include all wiring and conduit necessary for operation, but not broadcasting equipment. Exterior decorative fronts, entry lobby, studios and ancillary support offices and facilities will be commensurate with the quality level.

The better qualities will have good presentation studios, some live

audience facilities, many offices, good acoustic design and good interior finishes and detail.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. All wiring and conduit necessary for operation.

**NOT INCLUDED IN COSTS:** Sprinklers, broadcasting equipment.

**SQUARE FOOT COST TABLE**

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$179.00	Good metal and glass, concrete, some good stone, good entrance	Special finishes, acoustic design, good presentation studios	Special lighting and electrical, good plumbing	Hot and chilled water (zoned)
	Average	137.00	Precast concrete, brick, limestone trim, decorative front and lobby	Acoustic design, some special finishes, good main studio, many offices	Studio lighting and electrical, adequate plumbing	Hot and chilled water (zoned)
	Low cost	99.75	Face brick, concrete, some ornamentation, plain entrance	Plaster or gyp., suspended ceiling, finished lobby, offices, small studios	Adequate electrical, lighting and plumbing	Warm and cool air (zoned)
A-B	Average basement	32.75	Reinforced concrete, unfinished interior	Unfinished storage areas, some partitions	Minimum lighting and plumbing, drains	None
C	Excellent	172.85	Face brick, stone, architectural concrete, good entrance and lobby	Special finishes, acoustic design, high-cost finishes, good main studio	Special lighting and electrical, good plumbing	Hot and chilled water (zoned)
	Good	124.15	Face brick, stone, metal and glass, decorative front and lobby	Good interior finish and detail, good studios, many offices	Studio lighting, good electrical and plumbing	Warm and cool air (zoned)
	Average	91.95	Brick, block, concrete, plain front and lobby, some trim	Plaster or gypsum, suspended ceiling, some access floor, carpeted lobby	Adequate electrical, lighting and plumbing	Heat-pump system
	Low cost	68.05	Brick, block, tilt-up, very plain	Plain construction, small studios, vinyl composition, minimum facility	Minimum lighting, adequate electrical, minimum plumbing	Package A.C.
D	Excellent	170.65	Face brick or stone veneer, EIFS, good entrance and lobby	Special finishes, acoustic design, high-cost finishes, good main studio	Special lighting and electrical, good plumbing	Hot and chilled water (zoned)
	Good	122.10	Brick veneer, best stucco or siding with good front & lobby	Good interior finish and detail, good studios, many offices	Studio lighting and electrical, adequate plumbing	Warm and cool air (zoned)
	Average	90.15	Brick veneer, good stucco or siding, some trim, plain front and lobby	Plaster or gypsum, suspended ceiling, some access floor, carpeted lobby	Adequate electrical, lighting and plumbing	Heat-pump system
	Low cost	66.50	Stucco or siding, little trim, plain entry	Plain construction, small studios, vinyl composition, minimum facility	Minimum lighting, adequate electrical, minimum plumbing	Package A.C.
DPOLE	Average	85.85	Pole frame, good metal panels, finished inside, some trim	Plaster or gypsum, suspended ceiling, some access floor, carpeted lobby	Adequate electrical, lighting and plumbing	Heat-pump system
	Low cost	63.20	Metal panels on pole frame, finished interior, small entrance	Plain construction, small studios, vinyl composition, minimum facility	Minimum lighting, adequate electrical, minimum plumbing	Package A.C.
S	Good	116.45	Good sandwich panels, good entrance and trim	Good interior finish and detail, good studios, many offices	Studio lighting and electrical, adequate plumbing	Warm and cool air (zoned)
	Average	85.55	Sandwich panels, or finished interior, some ornamentation	Plaster or gypsum, suspended ceiling, some access floor, carpeted lobby	Adequate electrical, lighting and plumbing	Heat-pump system
	Low cost	62.85	Metal panels, finished interior, little trim, plain entry	Plain construction, small studios, vinyl composition, minimum facility	Minimum lighting, adequate electrical, minimum plumbing	Package A.C.
CDS <sup>†</sup>	Average basement	21.85	Reinforced concrete, unfinished interior	Unfinished storage area	Minimum lighting and drains	None

<sup>†</sup>For fire-resistant Type I basements with concrete slab separation under Class C, D or S units, add \$4.35 per square foot. For parking basements, see Page CAL 36.

# BROADCASTING FACILITIES

**REFINEMENTS:** On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

**1**

<b>ELEVATORS:</b> A small passenger elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs \$35,250 to \$55,500. For greater detail, see Section UIP 8.	<b>SPRINKLERS:</b> Apply to sprinklered area.				
	<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
	5,000	\$2.05	\$2.65	\$3.50	\$4.55
	10,000	1.85	2.35	3.10	3.50
	20,000	1.65	2.15	2.75	3.50
	30,000	1.55	2.00	2.55	3.25
	50,000	1.45	1.85	2.35	2.95
	80,000	1.35	1.70	2.15	2.70
	100,000	1.30	1.65	2.05	2.60
	200,000	1.20	1.45	1.85	2.30

**2**

<b>HEATING AND COOLING</b>					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
	<b>Sq. Ft.</b>		<b>Sq. Ft.</b>		<b>Sq. Ft.</b>
<b>HEATING ONLY</b>	<b>Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Costs</b>	<b>COOLING ONLY</b>	<b>Costs</b>
Electric cable or baseboard ..	\$3.15	Package A.C. (short ductwork) . . . .	\$ 6.85	Central refrigeration (zoned) . . . . .	\$5.95
Electric wall heaters . . . . .	1.35	Warm and cool air (zoned) . . . . .	9.05	package (short ductwork) . . . . .	4.50
Forced air furnace . . . . .	3.45	Hot/chilled water (zoned) . . . . .	15.10	Central evaporative . . . . .	2.70
Hot water . . . . .	6.15	Heat pump system . . . . .	8.05	Pkg. refrig. . . \$1,180 to \$1,540 per ton capacity	
Space heaters, with fan . . . . .	1.60			Evap. coolers . \$160 to \$270 per MCFM capacity	
radiant . . . . .	1.90				
Steam (including boiler) . . . . .	5.50	Small indiv. heat pumps cost \$1,125 to \$1,510		<b>VENTILATION ONLY</b>	
without boiler . . . . .	4.65	per ton of rated capacity.		Vent. (blowers/ducts) . . . . .	\$1.05

**3**

<b>HEIGHT REFINEMENTS</b>			
<b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs.			
<b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.			
<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
8	.89	20	1.13
10	.92	22	1.18
12	.96	24	1.23
14	1.00 (base)	26	1.28
16	1.04	28	1.33
18	1.09	30	1.38

**4**

Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	300	400	500	600	800	1000	1200	1400	1600	1800	2000	2200	2400	3000	
5,000	1.07	1.15	1.23	1.30	----	----	----	----	----	----	----	----	----	----	5,000
10,000	.95	.99	1.03	1.07	1.15	----	----	----	----	----	----	----	----	----	10,000
15,000	----	.94	.97	.99	1.05	1.10	----	----	----	----	----	----	----	----	15,000
20,000	----	----	.94	.95	.99	1.03	1.07	----	----	----	----	----	----	----	20,000
25,000	----	----	.92	.93	.96	.99	1.02	----	----	----	----	----	----	----	25,000
30,000	----	----	----	.92	.94	.97	.99	1.02	----	----	----	----	----	----	30,000
40,000	----	----	----	.90	.92	.94	.95	.97	.99	----	----	----	----	----	40,000
50,000	----	----	----	.89	.90	.92	.93	.95	.96	----	----	----	----	----	50,000
80,000	----	----	----	----	.88	.89	.90	.91	.92	.93	.94	.95	----	----	80,000
100,000	----	----	----	----	----	.88	.89	.89	.90	.91	.92	.92	.93	----	100,000
200,000	----	----	----	----	----	----	----	.86	.87	.87	.88	.88	.89	.90	200,000

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**