

OFFICE BUILDINGS



AVERAGE CLASS A



GOOD CLASS C

OCCUPANCY DESCRIPTION: These buildings are designed for commercial occupancies and are normally subdivided into smaller units for tenant use.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, parking or balconies.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$179.45	Best metal or stone, brick or block backup, solar glass	Plaster, best veneers, vinyl wall coverings, vinyl, terrazzo, carpet	*Luminous ceilings, many outlets, many private restrooms	Hot and chilled water (zoned)
	Good	143.65	Good metal/solar glass, face brick, precast concrete panels	Drywall and plaster, some wall cover, acoustic tile, vinyl tile, carpet	*Good fluorescent, high intensity lighting, good restrooms	Hot and chilled water (zoned)
	Average	109.25	Brick, concrete or metal and glass panels, little trim	Average partitions, acoustic tile, vinyl composition, some extras	*Average intensity fluorescent lighting, average restrooms	Warm and cool air (zoned)
	Low cost	88.00	Minimum-cost walls and fenestration, little trim	Drywall, acoustic ceilings, asphalt tile, few partitions	*Minimum office lighting and plumbing	Warm and cool air (zoned)
B	Excellent	173.65	Best metal or stone, brick or block backup, tinted glass	Plaster, best veneers, vinyl wall coverings, vinyl tile, terrazzo	*Luminous ceilings, many outlets, many private restrooms	Hot and chilled water (zoned)
	Good	138.15	Good metal/solar glass, face brick, precast concrete panels	Drywall/plaster, some wall cover, acoustic tile, vinyl tile, carpet	*Good fluorescent, high intensity lighting, good restrooms	Hot and chilled water (zoned)
	Average	104.15	Brick, concrete or metal and glass panels, little trim	Average partitions, acoustic tile, vinyl composition, some extras	*Average intensity fluorescent lighting, average restrooms	Warm and cool air (zoned)
	Low cost	83.45	Minimum-cost walls and fenestration, little trim	Drywall, acoustic ceilings, asphalt tile, few partitions	*Minimum office lighting and plumbing	Warm and cool air (zoned)
A-B	Basement offices	82.15	Plaster interior	Average office finish, acoustic tile, vinyl composition	Adequate office lighting and plumbing	Warm and cool air (zoned)
	Stor. bsmt.	37.95	Painted interior	Partitions for storage and heating	Minimum lighting/plumbing	Space heaters
	Pkg. bsmt.	41.15	Unfinished interior	Unfinished, small service area	Minimum lighting/plumbing	Ventilation
C	Excellent	151.95	Steel frame, masonry & glass, stone ornament., top quality	Plaster, paneling, carpet and terrazzo, suspended ceilings	*Best fluorescent ceiling panels, tiled restrooms, good fixtures	Warm and cool air (zoned)
	Good	106.90	Steel frame or bearing walls, brick/conc. panels, some orn.	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.
	Average	76.50	Steel or concrete frame, or bearing walls, some trim	Paint, drywall partitions, acoustic tile, vinyl composition	*Fluorescent lighting, adequate outlets and plumbing	Forced air
	Low cost	51.60	Masonry bearing walls, light rafters, very plain	Paint, few low-cost partitions, acoustic tile, asphalt tile	Minimum office lighting and plumbing	Wall furnace
D	Excellent	147.85	Studs or steel columns, bar or web joists, brick/stone ven., EIFS	Best plaster, paneling, carpet and vinyl tile	*Fluorescent panels, many outlets, good tiled restrooms	Warm and cool air (zoned)
	Good	103.45	Best stucco on good frame, brick or stone trim, good front	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.
	Average	73.65	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	*Adequate lighting and plumbing	Forced air
	Low cost	49.30	Light stucco or siding on wood or steel studs, very plain	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace
DPOLE	Good	96.10	Good metal panels, fenestration, some brick or stone trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent, lighting, good restrooms and fixtures	Package A.C.
	Average	65.70	Pole frame, insulated metal panels, some ornamentation	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Forced air
	Low cost	44.10	Pole frame, finished interior, some insulation	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace
S	Good	96.55	Good sandwich panels & fenestration, some brick or stone	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.
	Average	66.30	Insulated wall or sandwich panels, adequate fenestration	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Forced air
	Low cost	44.65	Steel or alum. on light frame, finished interior, some insul.	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace
CDS [†]	Basement office	54.45	Plaster or drywall interior	Average office finish, acoustic tile, vinyl composition	Typical office lighting and plumbing	Forced air
	Stor. bsmt.	23.25	Painted interior	Paint only, few partitions	Minimum lighting, drains	None
	Pkg. bsmt.	28.25	[†] Unfinished interior	Finished ceiling, concrete floor	Minimum lighting, drains	Ventilation

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

OFFICE BUILDINGS

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

ELEVATORS: 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.				SPRINKLERS: Apply to sprinklered area.				
Classes A/B	Sq. Ft. Costs	Classes C/D	Sq. Ft. Costs	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Excellent	\$8.15	Excellent	\$4.10	1,000	\$2.95	\$3.75	\$4.95	\$6.35
Good	5.60	Good	2.50	2,000	2.85	3.65	4.70	6.05
Average	3.80	Average	1.50	5,000	2.45	3.15	4.00	5.05
Low cost	2.60			10,000	2.20	2.80	3.50	4.45
				15,000	2.05	2.60	3.25	4.10
				20,000	2.00	2.50	3.10	3.90
				30,000	1.85	2.30	2.90	3.60
				50,000	1.70	2.15	2.65	3.25
				75,000	1.60	2.00	2.45	3.05
				100,000	1.55	1.90	2.35	2.90

ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$4,325 to \$6,525 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.

BALCONIES: Exterior balconies generally cost 1/3 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.

2

HEATING AND COOLING

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	\$5.35	Package A.C. (short ductwork)	\$ 8.30	Central refrigeration (zoned)	\$7.15
Electric wall heaters	1.95	Warm and cool air (zoned)	13.80	package (short ductwork)	5.05
Forced air furnace	6.00	Hot/chilled water (zoned)	20.65	Central evaporative	3.10
Hot water	9.35	Heat pump system	11.00	Pkg. refriger. . \$1,380 to \$1,770 per ton capacity	
Space heaters, with fan	1.95			Evap. coolers . \$205 to \$340 per MCFM capacity	
radiant	2.30				
Steam (including boiler)	8.75				
without boiler	7.70	Small indiv. heat pumps cost \$1,190 to \$1,650 per ton of rated capacity.		VENTILATION ONLY	
Wall or floor furnace	2.10			Vent. (blowers/ducts)	\$1.65

3

HEIGHT REFINEMENTS

MULTISTORY BUILDINGS: Up to 30 stories, add .5% (1/2%) for each story over three, above ground, to all base costs; over 30, add .4% (4/10%) for each additional story.

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	.90	13	1.02
9	.93	14	1.05
10	.95	15	1.07
11	.98	16	1.09
12	1.00 (base)		

4

Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	125	150	200	250	300	400	500	600	700	800	900	1000	1200	1500	
1,000	1.19	1.26	1.38	1.51	1.64	----	----	----	----	----	----	----	----	----	1,000
3,000	----	.98	1.03	1.07	1.12	1.21	1.30	1.38	----	----	----	----	----	----	3,000
5,000	----	.94	.95	.98	1.00	1.06	1.12	1.18	1.23	1.28	----	----	----	----	5,000
8,000	----	----	----	.93	.94	.98	1.01	1.05	1.09	1.12	1.16	----	----	----	8,000
10,000	----	----	----	.91	.92	.95	.98	1.00	1.03	1.06	1.09	1.12	1.18	----	10,000
15,000	----	----	----	----	.90	.92	.93	.94	.96	.98	1.00	1.02	1.06	1.12	15,000
20,000	----	----	----	----	----	----	.91	.92	.93	.94	.96	.98	1.00	1.04	20,000
25,000	----	----	----	----	----	----	.90	.91	.92	.93	.94	.95	.97	1.00	25,000
30,000	----	----	----	----	----	----	----	.89	.90	.91	.92	.92	.95	.97	30,000
50,000	----	----	----	----	----	----	----	.86	.87	.88	.88	.89	.90	.91	50,000
80,000	----	----	----	----	----	----	----	----	----	.85	.85	.86	.87	.89	80,000
100,000	----	----	----	----	----	----	----	----	----	----	----	.85	.86	.87	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

OFFICE BUILDINGS – REFINEMENTS

OCCUPANCY DESCRIPTION: Atrium/vestibule entries or lobbies are glassed structures which usually abut or are underneath elevated buildings.

Mechanical penthouses shelter the buildings' elevators and other mechanical equipment that is generally located on the roof. The excellent cost rank represents a full intermediate mechanical utility floor found in large high-rise construction. For finished penthouses, i.e., those containing roof apartments, restaurants, use the proper costs for that occupancy.

Mezzanines are generally partial floors between two finished floors, or between the ground floor and the roof, occupying a lesser area than the full floor or floors. The area may be open for general storage or to house the building's mechanicals, or it may be finished for a particular use, such as offices.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit.

NOT INCLUDED IN COSTS: Sprinklers, elevators or other mechanical equipment.

ATRIUMS/VESTIBULES

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	\$330.75	Structural glass, decorative space frame/shed atrium glazing	Granite, marble, high-cost pavers, ornate finishes	Best lighting, adequate electrical and plumbing	Hot and chilled water (zoned)
	Good	212.55	Architectural glazed shed atrium, good space frame	Good stone, masonry pavers, good lobby wall treatment, trim	Good lighting and plumbing	Hot and chilled water (zoned)
	Average	139.65	Glass shed curtain wall, glass and some exposed roof deck	Terrazzo, masonry pavers, few partitions or extras	Adequate electrical and plumbing	Hot and chilled water (zoned)
	Low cost	87.65	Metal and glass, some concrete, brick or stucco panels, no roof	Under elevated building vestibule, low-cost terrazzo, vinyl and acoustic	Minimum electrical and plumbing	Warm and cool air (zoned)
	Cheap	45.85	Brick, block, concrete, very plain, no roof structure	Under elevated building, low-cost elevator/stairway vestibule	Minimum electrical	None
CDS	Good	175.40	Good glazed shed atrium	Stone or masonry pavers, some good lobby wall treatment, trim	Good lighting and plumbing	Hot and chilled water (zoned)
	Average	107.60	Glass shed curtain wall, skylights, some exposed roof deck	Low-cost terrazzo, masonry pavers, few partitions or extras	Adequate electrical and plumbing	Warm and cool air (zoned)
	Low cost	70.70	Glass panels, block, brick veneer or stucco, no roof	Under building vestibule, vinyl composition and acoustic tile	Minimum electrical and plumbing	Warm and cool air (zoned)
	Cheap	34.55	Block, brick veneer or stucco, very plain, no roof structure	Under elevated building, low-cost elevator/stairway vestibule	Minimum electrical	None

MECHANICAL PENTHOUSES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent (Full floor)	\$61.45	Louvers, best curtain wall panels, matching spandrel	Intermediate full mechanical floor, utility space, some storage	Adequate lighting, utility outlets and drains	None
	Good	55.40	Good curtain panels, masonry, louvers, concrete roof	Mechanical and storage, some finish and partitions	Adequate lighting, utility outlets and drains	None
	Average	39.25	Curtain panels or masonry, steel roof deck	Unfinished equipment and storage, few partitions	Exposed lighting, adequate drains	None
	Low cost	27.75	Low-cost panels, masonry, very plain	Unfinished interior, roof access only	Minimum lighting, floor drains	None
CDS	Average	31.30	Frame or bearing walls, good panels, louvers/masonry, trim	Unfinished equipment and storage, few partitions	Exposed lighting, adequate drains	None
	Low cost	21.85	Light frame or stud single wall, low-cost metal, stucco or siding	Unfinished interior	Minimum lighting, floor drains	None

MEZZANINES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Office	\$55.15	Not included	Enclosed, average office finish, plaster soffit	Average office lighting and plumbing	In building cost
	Open	31.20	Not included	Carpet and vinyl composition, plaster soffit	Average lighting and plumbing	In building cost
	Good stor./mechanical	37.60	Not included	Metal grating on steel structure	Adequate lighting, no plumbing	In building cost
	Average storage	20.95	Not included	Painted soffit, light storage, unfinished floor	Minimum, exposed lighting	In building cost
	Low stor./mechanical	9.05	Not included	Interstitial space, walk-on platform ceiling assembly, unfinished interior	Minimum lighting, drains	In building cost
CDS	Office	41.90	Not included	Enclosed, average office finish, acoustic tile soffit	Average office lighting and plumbing	In building cost
	Open	23.10	Not included	Open, finished floors and soffit	Average lighting, no plumbing	In building cost
	Average storage	15.45	Not included	Drywall soffit, wood floor, light storage	Minimum lighting, no plumbing	In building cost

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

OFFICE BUILDINGS – REFINEMENTS

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	ELEVATOR STOPS: For vestibule, penthouse or mezzanine elevator stops, add \$4,325 to \$6,525 per stop.	SPRINKLERS: Apply to sprinklered area.																																													
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Sq. Ft.</th> <th style="width: 10%;">LOW</th> <th style="width: 10%;">AVG.</th> <th style="width: 10%;">GOOD</th> <th style="width: 10%;">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> <tr><td>10,000</td><td>2.20</td><td>2.80</td><td>3.50</td><td>4.45</td></tr> <tr><td>15,000</td><td>2.05</td><td>2.60</td><td>3.25</td><td>4.10</td></tr> <tr><td>20,000</td><td>2.00</td><td>2.50</td><td>3.10</td><td>3.90</td></tr> <tr><td>30,000</td><td>1.85</td><td>2.30</td><td>2.90</td><td>3.60</td></tr> <tr><td>50,000</td><td>1.70</td><td>2.15</td><td>2.15</td><td>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	2.05	2.60	3.25	4.10	20,000	2.00	2.50	3.10	3.90	30,000	1.85	2.30	2.90	3.60	50,000	1.70	2.15	2.15	3.25
	Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																										
	1,000	\$2.95	\$3.75	\$4.95	\$6.35																																										
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	30,000	1.85	2.30	2.90	3.60																																										
50,000	1.70	2.15	2.15	3.25																																											
For intermediate or ground-floor parking levels under elevated office buildings, see Parking Structures.																																															

2	HEATING AND COOLING					
	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.					
		Sq. Ft.		Sq. Ft.		Sq. Ft.
	HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
	Electric cable or baseboard . . .	\$5.35	Package A.C. (short ductwork)	\$ 8.30	Central refrigeration (zoned)	\$7.15
	Electric wall heaters	1.95	Warm and cool air (zoned)	13.80	package (short ductwork)	5.05
	Forced air furnace	6.00	Hot/chilled water (zoned)	20.65	Central evaporative	3.10
	Hot water	9.35	Heat pump system	11.00	Pkg. refriger. . \$1,380 to \$1,770 per ton capacity	
	Space heaters, with fan	1.95			Evap. coolers . \$205 to \$340 per MCFM capacity	
	radiant	2.30				
Steam (including boiler)	8.75					
without boiler	7.70	Small indiv. heat pumps cost \$1,190 to \$1,650		VENTILATION ONLY		
Wall or floor furnace	2.10	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.65	

3	HEIGHT REFINEMENTS					
	MULTISTORY BUILDINGS: Up to 30 stories, add .5% (1/2%) for each story over three, above ground, to all base costs; over 30, add .4% (4/10%) for each additional story.					
	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	Average Wall Height	Square Foot Multiplier
	8	.90	13	1.02	24	1.28
	9	.93	14	1.05	28	1.37
	10	.95	15	1.07	32	1.46
	11	.98	16	1.09	36	1.55
	12	1.00 (base)	20	1.18	40	1.64

4	Average Floor Area	AVERAGE PERIMETER														Average Floor Area
	Sq.Ft./Story	125	150	200	250	300	400	500	600	700	800	900	1000	1200	1500	Sq. Ft./Story
	1,000	1.19	1.26	1.38	1.51	1.64	----	----	----	----	----	----	----	----	----	1,000
	3,000	----	.98	1.03	1.07	1.12	1.21	1.30	1.38	----	----	----	----	----	----	3,000
	5,000	----	.94	.95	.98	1.00	1.06	1.12	1.18	1.23	1.28	----	----	----	----	5,000
	8,000	----	----	----	.93	.94	.98	1.01	1.05	1.09	1.12	1.16	----	----	----	8,000
	10,000	----	----	----	.91	.92	.95	.98	1.00	1.03	1.06	1.09	1.12	1.18	----	10,000
	15,000	----	----	----	----	.90	.92	.93	.94	.96	.98	1.00	1.02	1.06	1.12	15,000
	20,000	----	----	----	----	----	.91	.92	.93	.94	.96	.98	1.00	1.04	----	20,000
	25,000	----	----	----	----	----	.90	.91	.92	.93	.94	.95	.97	1.00	----	25,000
30,000	----	----	----	----	----	----	----	.89	.90	.91	.92	.92	.95	.97	30,000	
50,000	----	----	----	----	----	----	----	.86	.87	.88	.88	.89	.90	.91	50,000	

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

PASSENGER TERMINALS

OCCUPANCY DESCRIPTION: These passenger or commuter terminal buildings include low-quality bus or train stop waiting structures to the high-cost major airport-type facility with separate baggage, ticket lobby, concession, lounge and concourse facilities.



FAIR CLASS C

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Ticket, baggage, boarding, concession or other food service equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	\$304.20	Special architecture, metal and glass, stone, concrete, skylights	Special finishes, acoustic design, high-cost lobby, concourse finishes	*High-quality specialty lighting, best wiring throughout, good plumbing	Complete H.V.A.C.
	Good	215.25	Face brick, metal and glass, limestone, architectural concrete	Good finishes throughout, some extras, typical major terminal facility	*Special lighting, good sound systems and plumbing, some extras	Complete H.V.A.C.
	Average	152.40	Brick, concrete or metal panels, formed concrete, decorative lobby	Vaulted ceilings, pavers, terrazzo, good air- or train-type terminal	*Good lighting, sound systems and plumbing, food service	Complete H.V.A.C.
	Low cost	108.00	Brick, precast concrete, good block, some trim	Finished interior, suspended ceiling, terrazzo lobby, small main terminal	*Average lighting, good sound and plumbing, lounge	Complete H.V.A.C.
A-B	Semi-fin. basement	47.90	Low-cost finishes	Minimum lounge area, restrooms, some utility and storage	Minimum lighting, adequate plumbing	None
	Utility basement	32.75	Reinforced concrete, unfinished interior	Unfinished storage areas, some partitions	Minimum lighting and plumbing, drains	None
C	Excellent	215.95	High-cost roof, large arched entries and domed skylights	Special finishes, acoustic design, high-cost lobby, concourse finishes	*High-quality specialty lighting, best wiring throughout, good plumbing	Complete H.V.A.C.
	Very good	169.95	Face brick, stone, terra cotta, ornamental entrance and lobby	Good finishes throughout, some extras, typical major terminal facility	*Special lighting, good sound systems and plumbing, some extras	Complete H.V.A.C.
	Good	127.00	Brick, block, concrete, good decorative front and lobby	Vaulted ceilings, pavers, terrazzo, good air- or train-type terminal	Good lighting, sound systems and plumbing, food service	Hot and chilled water (zoned)
	Average	78.30	Brick, block, concrete, good front and lobby, some trim	Finished interior, suspended ceiling, terrazzo lobby, small main terminal	Average lighting, good sound and plumbing, lounge	Warm and cool air (zoned)
	Fair	62.60	Brick, block, concrete panels, plain commercial building, small entry	Drywall, acoustic tile, vinyl comp. lobby, small city bus station	Minimum lighting, adequate sound, minimum plumbing	Heat pump system
	Low cost	49.80	Low-cost block, tilt-up, very plain, acoustic sound walls	Few partitions, very plain, minimum waiting and concession/ticket area	Minimum code, public address system	Package A.C. system
D	Very good	165.25	Face brick or stone veneer, ornamental entrance and lobby	Good finishes throughout, some extras, typical major terminal facility	*Special lighting, good sound systems and plumbing, some extras	Complete H.V.A.C.
	Good	123.40	Stucco, some brick or stone trim, decorative front and lobby	Vaulted ceilings, pavers, terrazzo, good air- or train-type terminal	Good lighting, sound systems and plumbing, food service	Hot and chilled water (zoned)
	Average	75.70	Stucco or siding, good front and lobby, some trim	Finished interior, suspended ceiling, terrazzo lobby, small main terminal	Average lighting, good sound and plumbing, lounge	Warm and cool air (zoned)
	Fair	60.40	Siding or stucco, small entrance	Drywall, acoustic tile, vinyl comp. lobby, small city bus station	Minimum lighting, adequate sound, minimum plumbing	Heat pump system
	Low cost	48.00	Low-cost wood or stucco, very plain	Few partitions, very plain, minimum waiting and concession/ticket area	Minimum code, public address system	Package A.C. system
DPOLE	Fair	56.45	Metal panels on pole frame, finished interior, small entrance	Drywall, acoustic tile, vinyl comp. lobby, small city bus station	Minimum lighting, adequate sound, minimum plumbing	Heat pump system
	Low cost	44.65	Pole frame and truss, metal siding, low-cost finish & insul.	Few partitions, very plain, minimum waiting and concession/ticket area	Minimum code, public address system	Package A.C. system
S	Average	71.25	Good metal panels, roof, front and lobby, some trim	Finished interior, suspended ceiling, terrazzo lobby, small main terminal	Average lighting, good sound and plumbing, lounge	Warm and cool air (zoned)
	Fair	56.75	Metal panels, fin. interior, small entrance, masonry sound walls	Drywall, acoustic tile, vinyl comp. lobby, small city bus station	Minimum lighting, adequate sound, minimum plumbing	Heat pump system
	Low cost	45.00	Single wall, low-cost interior finish and insulation	Few partitions, very plain, minimum waiting and concession/ticket area	Minimum code, public address system	Package A.C. system
CDS	Semi-fin. basement	34.70	Low-cost finishes	Minimum lounge area, restrooms, some utility and storage	Minimum lighting, adequate plumbing	None
	Utility basement	21.85	Reinforced concrete, unfinished interior	Unfinished storage area	Minimum lighting and drains	None

PASSENGER TERMINALS

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

ELEVATORS: 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.				SPRINKLERS: Apply to sprinklered area.				
Classes A/B	Sq. Ft.	Classes C/D/S	Sq. Ft.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	Costs		Costs	5,000	\$2.05	\$2.65	\$3.50	\$4.55
Excellent	\$8.15	Excellent	\$5.10	10,000	1.85	2.35	3.10	4.00
Good	5.95	Very good	3.70	20,000	1.65	2.15	2.75	3.50
Average	4.35			40,000	1.55	2.00	2.55	3.25
Low-cost	3.20			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
				400,000	1.05	1.30	1.60	2.00

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 pedestrian bridges or tunnels, see Page CAL 248.

2

PASSENGER TERMINAL HEATING, COOLING AND AIR CONDITIONING					
Costs of some high-quality terminal mechanical items are listed separately from those of other buildings because of special requirements. 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.					
COMPLETE H.V.A.C.		COMPLETE H.V.A.C.		COMPLETE H.V.A.C.	
Classes A/B	Sq. Ft.	Classes A/B	Sq. Ft.	Classes C/D	Sq. Ft.
	Costs		Costs		Costs
Excellent	\$38.65	Average	\$22.20	Excellent	\$29.25
Good	29.25	Low	16.80	Very good	22.20
HEATING ONLY		HEATING & COOLING		COOLING ONLY	
Forced air furnace	3.45	Package A.C. (short ductwork)	\$ 6.85	Central refrigeration (zoned)	\$5.95
Hot water	6.15	Warm and cool air (zoned)	9.05	package (short ductwork)	4.05
Space heaters, with fan	1.60	Hot/chilled water (zoned)	15.10	Central evaporative	2.70
radiant	1.90	Heat pump system	8.05		
Steam (including boiler)	5.50	Small indiv. heat pumps cost \$1,125 to \$1,510		VENTILATION ONLY	
without boiler	4.65	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.05

3

HEIGHT REFINEMENTS					
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	Average Wall Height	Square Foot Multiplier
8	.89	18	1.09	28	1.33
10	.92	20	1.13	30	1.38
12	.96	22	1.18	35	1.51
14	1.00 (base)	24	1.23	40	1.65
16	1.04	26	1.28	50	1.93

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	1.16	1.24	1.33	---	---	---	---	---	---	---	---	---	---	5,000
10,000	.95	.99	1.03	1.07	1.16	---	---	---	---	---	---	---	---	---	10,000
15,000	---	.94	.97	.99	1.05	1.10	---	---	---	---	---	---	---	---	15,000
20,000	---	---	.93	.95	.99	1.03	1.07	---	---	---	---	---	---	---	20,000
25,000	---	---	.91	.93	.96	.99	1.02	---	---	---	---	---	---	---	25,000
30,000	---	---	---	.91	.94	.97	.99	1.02	---	---	---	---	---	---	30,000
40,000	---	---	---	.89	.92	.93	.95	.97	.99	---	---	---	---	---	40,000
50,000	---	---	---	.87	.89	.91	.93	.95	.96	---	---	---	---	---	50,000
80,000	---	---	---	---	.86	.88	.89	.90	.91	.92	.93	.94	---	---	80,000
100,000	---	---	---	---	---	.86	.87	.88	.89	.90	.91	.92	.93	---	100,000
200,000	---	---	---	---	---	---	.85	.85	.86	.86	.87	.87	.88	.89	200,000
400,000	---	---	---	---	---	---	---	---	.83	.84	.84	.84	.85	.85	400,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

POST OFFICES – MAIN



GOOD CLASS C



GOOD CLASS C

OCCUPANCY DESCRIPTION: These larger buildings, typically between 10,000 and 30,000 square feet, are usually built under lease agreements with the U.S. Department of the Post Office. The exteriors vary, but generally include some ornamentation even at the low quality levels. Interiors are plaster or drywall. The most common floor finishes are vinyl composition with terrazzo or pavers in the lobby areas.

A post office commonly has work space, lobby, office, restrooms, directory, loading area and mechanical rooms. The area associated

with each of these segments varies due to the overall size of the building and community served. The better quality levels include lookout galleries, as well as good security wiring.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Material-handling equipment, dock levelers, signs and furnishings.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$173.90	Face brick, metal panels, good glass, ornamentation	Plaster, vinyl wall finishes, vinyl composition, some terrazzo/pavers	*High-quality lighting and security wiring, good plumbing	Hot and chilled water (zoned)
	Average	131.35	Brick, precast or metal and glass panels, ornamentation	Plaster and drywall, vinyl wall finish, vinyl composition tile	*Good illumination, security wiring, adequate plumbing	Warm and cool air (zoned)
A-B	Parking basement	37.80	Unfinished concrete, water-proofed walls	Unfinished, concrete floor, striped	Minimum lighting, adequate drains	Ventilation
	Good storage bsmt.	43.25	Reinforced concrete, semifinished, painted interior	Some partitions, heavy floor, good storage or work areas	Adequate lighting and plumbing, good drains	Space heaters
	Avg. storage bsmt.	32.75	Reinforced concrete, unfinished interior	Unfinished storage areas, some partitions	Minimum lighting and plumbing, drains	None
C	Excellent	168.55	Stone, ashlar or panels, highly ornamental	Plaster, vinyl wall finishes, vinyl composition, some terrazzo or pavers	High-quality lighting and security wiring, good plumbing	Hot and chilled water (zoned)
	Good	124.35	Ornamental brick or block, precast concrete, good trim	Plaster/drywall, vinyl or enamel wall finish, good resilient floors	Good illumination, security wiring, adequate plumbing	Warm and cool air (zoned)
	Average	94.55	Brick, block, tilt-up, some good ornamentation	Drywall, vinyl or enamel wall finish, resilient floors, adequate offices	Adequate illumination, security wiring and plumbing	Heat pump system
D	Very Good	134.80	Best siding, much trim, highly ornamented, complex roof skylights	Plaster/drywall, vinyl wall finishes, vinyl composition some terrazzo or pavers	Good-quality, lighting and security wiring, good plumbing	Warm and cool air (zoned)
	Good	118.45	Best stucco or siding, good ornamentation	Plaster/drywall, vinyl or enamel wall finish, good resilient floors	Good illumination, security wiring, adequate plumbing	Warm and cool air (zoned)
	Average	90.80	Stucco, EIFS, or siding, some good ornamentation	Drywall, vinyl or enamel wall finish, resilient floors, adequate offices	Adequate illumination, security wiring and plumbing	Heat pump system
D Masonry Veneer	Excellent	160.50	Best stone or brick veneer, good trim	Plaster, vinyl wall finishes, vinyl composition, some terrazzo/pavers	High-quality lighting and security wiring, good plumbing	Warm and cool air (zoned)
	Good	122.75	Brick veneer, good built-up or shingle roof and trim	Plaster/drywall, vinyl or enamel wall finish, good resilient floors	Good illumination, security wiring, adequate plumbing	Warm and cool air (zoned)
	Average	93.90	Brick or block veneer, shingle or built-up roof, some good ornamentation	Drywall, vinyl or enamel wall finish, resilient floors, adequate offices	Adequate illumination, security wiring and plumbing	Heat pump system
S	Average	87.05	Steel frame, best sandwich panels, some good ornamentation	Drywall, vinyl or enamel wall finish, resilient floors, adequate offices	Adequate illumination, security wiring and plumbing	Heat pump system
CDS †	Parking basement	25.25	Unfinished concrete, waterproofed	Plaster or drywall ceiling, concrete floor, striped	Minimum lighting, adequate drains	Ventilation
	Storage basement	21.85	Reinforced concrete, unfinished interior	Unfinished storage areas, some partitions	Minimum lighting and drains	None

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

POST OFFICES – MAIN

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>ELEVATORS: 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>SPRINKLERS: Apply to sprinklered area.</p>				
Classes A/B	Sq. Ft. Costs	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Good	\$5.65	5,000	\$2.05	\$2.65	\$3.50	\$4.55
Average	4.15	10,000	1.85	2.35	3.10	4.00
		15,000	1.75	2.25	2.85	3.70
		20,000	1.65	2.15	2.75	3.50
		30,000	1.55	2.00	2.55	3.25
		40,000	1.50	1.90	2.45	3.10
		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
		150,000	1.25	1.55	1.95	2.40
<p>ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$4,275 to \$6,475 per stop.</p>		<p>DOCK HEIGHT FLOORS: Add \$1.50 to \$3.35 per square foot to base cost of first floor.</p>				
<p>AUTOMATIC DOCK LEVELERS: Cost \$3,900 to \$8,500 each. See Section UIP 15 for greater detail.</p>		<p>For loading docks, see Page CAL 244.</p>				

2

<p>HEATING AND COOLING</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>					
HEATING ONLY		Sq. Ft. Costs	HEATING & COOLING		Sq. Ft. Costs
Electric cable or baseboard ..	\$3.15	Package A.C. (short ductwork)	\$ 6.85	COOLING ONLY	
Electric wall heaters	1.35	Warm and cool air (zoned)	9.05	Central refrigeration (zoned)	\$5.95
Forced air furnace	3.45	Hot/chilled water (zoned)	15.10	package (short ductwork)	4.05
Hot water	6.15	Heat pump system	8.05	Central evaporative	2.70
Space heaters, with fan	1.60			Pkg. refrig. . \$1,180 to \$1,540 per ton capacity	
radiant	1.90			Evap. coolers. \$160 to \$270 per MCFM capacity	
Steam (including boiler)	5.50	Small indiv. heat pumps cost \$1,125 to \$1,510		VENTILATION ONLY	
without boiler	4.65	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.05

3

<p>HEIGHT REFINEMENTS</p> <p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: 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	.89	16	1.04
10	.92	18	1.09
12	.96	20	1.13
14	1.00 (base)	22	1.18

4

Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER													Average Floor Area Sq. Ft./Story
	250	300	350	400	450	500	600	800	1000	1200	1500	2000	2500	
5,000	1.04	1.08	1.12	1.16	1.21	1.25	1.33	----	----	----	----	----	----	5,000
10,000	----	----	.98	1.01	1.03	1.04	1.08	1.16	----	----	----	----	----	10,000
15,000	----	----	----	.95	.96	.97	.99	1.06	1.11	----	----	----	----	15,000
20,000	----	----	----	----	----	.94	.96	1.01	1.04	1.08	----	----	----	20,000
25,000	----	----	----	----	----	.92	.93	.97	1.01	1.04	1.08	----	----	25,000
30,000	----	----	----	----	----	.91	.92	.95	.98	1.01	1.04	1.11	----	30,000
40,000	----	----	----	----	----	.89	.90	.92	.94	.96	.99	1.04	----	40,000
50,000	----	----	----	----	----	.87	.88	.90	.92	.93	.96	1.01	1.04	50,000
75,000	----	----	----	----	----	----	----	.87	.89	.91	.92	.94	.97	75,000
100,000	----	----	----	----	----	----	----	----	.87	.88	.90	.92	.94	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

POST OFFICES – BRANCH/MAIL-PROCESSING FACILITIES



LOW-COST CLASS D BRANCH



LOW-COST CLASS D BRANCH

OCCUPANCY DESCRIPTION: Branch post offices are small buildings, typically under 10,000 square feet, usually built under lease agreements with the U.S. Department of the Post Office. The exteriors vary, but generally include some ornamentation even at the low quality levels. Interiors are generally drywall. The most common floor finish is vinyl composition.

Mail and package sorting centers are usually built under lease agreements with the U.S. Department of the Post Office, or by commercial package delivery companies. They are designed with large areas to accommodate the processing and shipment of small lots of packages and mail. They have more plumbing and lighting than main post offices, in order to service the large personnel load.

A post office commonly has work space, lobby, office, restrooms, directory, loading area and mechanical rooms. The area associated with each of these segments varies due to the overall size of the building and community served. The better quality levels include some security wiring.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Elevators are included in costs designated with an asterisk (*). Costs for mail-processing facilities include lookout galleries and security wiring.

NOT INCLUDED IN COSTS: Material-handling equipment, dock levelers, signs and furnishings.

SQUARE FOOT COST TABLE BRANCH POST OFFICES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$ 98.95	Concrete, metal/glass, or masonry panels, usually part of a building	Plaster and drywall, vinyl wall finish, resilient floors	Good illumination and wiring, adequate plumbing	Warm and cool air (zoned)
	Excellent	150.15	Best brick ashlar on block, stone trim, good ornamentation	Plaster/drywall, vinyl wall finishes, tiled lobby	Good lighting and security wiring, good plumbing	Heat pump system
C	Good	110.80	Ornamental brick or block, precast concrete, good trim	Plaster/drywall, vinyl or enamel wall finish, resilient floors, good lobby	Good illumination, adequate plumbing and wiring,	Package A.C.
	Average	82.85	Brick, block, tilt-up, some trim	Drywall interiors, vinyl composition tile, acoustic tile, adequate lobby	Adequate illumination and plumbing, standard fixtures	Package A.C.
	Low cost	58.85	Block or brick, stock plans, plain, minimum fenestration	Gypsum board and paint, vinyl composition, very small lobby	Adequate lighting, minimum plumbing and wiring	Forced air
D	Excellent	140.15	Best siding, shingles, EIFS, elastometric roof cover	Plaster/drywall, vinyl wall finishes, tiled lobby	Good lighting and security wiring, good plumbing	Heat pump system
	Good	105.00	Good siding or stucco, good trim	Plaster/drywall, vinyl or enamel wall finish, resilient floors, good lobby	Good illumination, adequate plumbing and wiring,	Package A.C.
	Average	79.60	Stucco, EIFS, or siding, some trim	Drywall interiors, vinyl composition tile, acoustic tile, adequate lobby	Adequate lighting and plumbing, standard fixtures	Package A.C.
	Low cost	57.35	Stucco or siding, stock plans, plain, minimum fenestration	Drywall, few partitions, asphalt tile, few extras, very small lobby	Adequate lighting, minimum plumbing and wiring	Forced air
D Masonry Veneer	Excellent	140.15	Brick or stone veneer, good ornamentation	Plaster/drywall, vinyl wall finishes, tiled lobby	Good lighting and security wiring, good plumbing	Heat pump system
	Good	109.60	Good brick veneer, good trim	Plaster/drywall, vinyl or enamel wall finish, resilient floors, good lobby	Good illumination, adequate plumbing and wiring	Package A.C.
	Average	82.25	Brick veneer, built-up or shingle roof, some trim	Drywall interiors, vinyl composition tile, acoustic tile, adequate lobby	Adequate illumination and plumbing, standard fixtures	Package A.C.
	Low cost	58.70	Brick veneer, stock plans, plain, minimum fenestration	Gypsum board and paint, vinyl composition, very small lobby	Adequate lighting, minimum plumbing and wiring	Forced air
S	Average	76.65	Sandwich panels, some ornamentation	Drywall interiors, vinyl composition tile, acoustic tile, adequate lobby	Adequate illumination and plumbing, standard fixtures	Package A.C.

MAIL-PROCESSING FACILITIES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$98.55	Brick, precast or metal and glass panels, good trim	Plaster and drywall, good office and sorting areas, lookout galleries	*Good illumination, security wiring, adequate plumbing	Hot and chilled water (zoned)
C	Good	88.05	Ornamental brick or block, precast concrete, good trim	Some good offices and interior finish, sorting areas, lookout galleries	High-level lighting and good plumbing and wiring	Hot and chilled water(zoned)
	Average	61.40	Brick, block, tilt-up, some trim, bar or web joists	Painted walls, finished offices and sorting areas, hardened slab	Reading-level lighting, adequate plumbing, security wiring	Warm and cool air (zoned)
S	Good	82.45	Steel frame, sandwich panels, good trim	Some good offices and interior finish, sorting areas, lookout galleries	High-level lighting and good plumbing and wiring	Hot and chilled water (zoned)
	Average	57.85	Sandwich panels, some trim, bar or web joists	Drywall interiors, finished offices and sorting areas, hardened slab	Reading-level lighting, adequate plumbing, security wiring	Warm and cool air (zoned)

NOTE: Basement and mezzanine costs are listed under Main Post Offices.

POST OFFICES – BRANCH/MAIL-PROCESSING 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

<p>ELEVATORS: 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>Classes A/B Sq. Ft. Costs</p> <p>Good \$5.65</p> <p>Average 4.15</p>		<p>SPRINKLERS: Apply to sprinklered area.</p> <table border="1"> <thead> <tr> <th>Sq. Ft.</th> <th>LOW</th> <th>AVG.</th> <th>GOOD</th> <th>EXCL.</th> </tr> </thead> <tbody> <tr><td>1,000</td><td>\$2.60</td><td>\$3.40</td><td>\$4.65</td><td>\$6.15</td></tr> <tr><td>2,000</td><td>2.05</td><td>3.10</td><td>4.15</td><td>5.40</td></tr> <tr><td>5,000</td><td>2.05</td><td>2.65</td><td>3.50</td><td>4.55</td></tr> <tr><td>10,000</td><td>1.85</td><td>2.35</td><td>3.10</td><td>4.00</td></tr> <tr><td>15,000</td><td>1.75</td><td>2.25</td><td>2.85</td><td>3.70</td></tr> <tr><td>20,000</td><td>1.65</td><td>2.15</td><td>2.75</td><td>3.50</td></tr> <tr><td>30,000</td><td>1.55</td><td>2.00</td><td>2.55</td><td>3.25</td></tr> <tr><td>40,000</td><td>1.50</td><td>1.90</td><td>2.45</td><td>3.10</td></tr> <tr><td>50,000</td><td>1.45</td><td>1.85</td><td>2.35</td><td>2.95</td></tr> <tr><td>80,000</td><td>1.35</td><td>1.70</td><td>2.15</td><td>2.70</td></tr> <tr><td>100,000</td><td>1.30</td><td>1.65</td><td>2.05</td><td>2.60</td></tr> <tr><td>150,000</td><td>1.25</td><td>1.55</td><td>1.95</td><td>2.40</td></tr> </tbody> </table>					Sq. Ft.	LOW	AVG.	GOOD	EXCL.	1,000	\$2.60	\$3.40	\$4.65	\$6.15	2,000	2.05	3.10	4.15	5.40	5,000	2.05	2.65	3.50	4.55	10,000	1.85	2.35	3.10	4.00	15,000	1.75	2.25	2.85	3.70	20,000	1.65	2.15	2.75	3.50	30,000	1.55	2.00	2.55	3.25	40,000	1.50	1.90	2.45	3.10	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	150,000	1.25	1.55	1.95	2.40
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																																																			
1,000	\$2.60	\$3.40	\$4.65	\$6.15																																																																			
2,000	2.05	3.10	4.15	5.40																																																																			
5,000	2.05	2.65	3.50	4.55																																																																			
10,000	1.85	2.35	3.10	4.00																																																																			
15,000	1.75	2.25	2.85	3.70																																																																			
20,000	1.65	2.15	2.75	3.50																																																																			
30,000	1.55	2.00	2.55	3.25																																																																			
40,000	1.50	1.90	2.45	3.10																																																																			
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																																																																			
150,000	1.25	1.55	1.95	2.40																																																																			
<p>ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$4,275 to \$6,475 per stop.</p>																																																																							
<p>DOCK HEIGHT FLOORS: Add \$1.50 to \$3.35 per square foot to base cost of first floor.</p>																																																																							
<p>AUTOMATIC DOCK LEVELERS: Cost \$3,900 to \$8,500 each. See Section UIP 15 for greater detail.</p>		<p>Loading docks, see Page CAL 244.</p>																																																																					

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<p>HEATING AND COOLING</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>																																																					
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<p>HEIGHT REFINEMENTS</p> <p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: 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	.89	16	1.04
10	.92	18	1.09
12	.96	20	1.13
14	1.00 (base)	22	1.18

4

<p>Average Floor Area Sq. Ft./Story</p>	<p>AVERAGE PERIMETER</p>														<p>Average Floor Area Sq. Ft./Story</p>
	100	150	200	250	300	350	400	450	500	800	1000	1200	1500	2000	
1,000	1.25	1.47	1.69	1.91	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	1,000
2,000	-----	1.15	1.25	1.36	1.47	1.58	-----	-----	-----	-----	-----	-----	-----	-----	2,000
5,000	-----	-----	1.00	1.04	1.08	1.13	1.17	1.21	1.25	1.51	-----	-----	-----	-----	5,000
10,000	-----	-----	-----	-----	-----	.97	1.00	1.02	1.04	1.17	-----	-----	-----	-----	10,000
15,000	-----	-----	-----	-----	-----	-----	.93	.94	.97	1.05	1.11	-----	-----	-----	15,000
20,000	-----	-----	-----	-----	-----	-----	-----	-----	.93	1.00	1.04	1.08	-----	-----	20,000
25,000	-----	-----	-----	-----	-----	-----	-----	-----	.91	.96	1.00	1.03	1.08	-----	25,000
30,000	-----	-----	-----	-----	-----	-----	-----	-----	.90	.94	.97	1.00	1.04	1.11	30,000
40,000	-----	-----	-----	-----	-----	-----	-----	-----	.88	.91	.93	.95	.98	1.04	40,000
50,000	-----	-----	-----	-----	-----	-----	-----	-----	.86	.89	.91	.93	.95	1.00	50,000
75,000	-----	-----	-----	-----	-----	-----	-----	-----	.86	.88	.90	.91	.93	.93	75,000
100,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	.86	.87	.89	.91	.91	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.