

# STORES AND COMMERCIAL BUILDINGS

## SECTION SEG 3 (SEGREGATED COST METHOD)

Stores, restaurants and other commercial buildings usually have fairly large open spaces designed to accommodate a large number of people. The costs given are average costs of various components including the contractors' profit and overhead but not the architects' fees. They cover the basic construction of the building, including most items usually found in the general contract, but do not include furnishing and fixtures peculiar to a definite tenant such as bars, kitchen equipment, counters or seating. Prices of such items may be found in Section UIP 15. They do include all fixed partitioning, ceilings, air-conditioning ducts, flooring, etc.

Where several occupancies are found in one building, such as apartments over a store building, the two portions should be priced separately from the appropriate sections, i.e., Section SEG 1 for the apartments and Section SEG 3 for the stores.

Foundations in Class A and B commercial structures can be priced quite accurately on a square foot of floor area basis. However, in light Class C, D and S buildings, the perimeter foundation may carry most or all of the load and the cost is generally proportional to the perimeter. Such foundations often may better be priced on the basis of a linear foot of bearing wall, with costs of column footings added if there are interior columns supporting a roof or floor load above.

Frame costs should be adjusted for partial bearing walls, as described in Section UIP 1, using a cost proportional to the load which is carried by the frame. If the frame members are visible and

uniform enough to be easily measured and counted, they may be priced from Section UIP 1. When a complete frame cost is used, generally the trusses or girders would be included as the horizontal members of the frame. See explanations in Section UIP 1 or SEG INTRO. In single-story buildings where the frame supports only a light roof, Rating 1 might often be chosen, even in average buildings.

Interior construction varies widely in commercial structures. The costs given in Table I are only typical ranges and should be used with caution. Partitions may be measured and priced from Table II which includes a typical number of openings and covers only common types of partitions. If desirable, partition costs may also be built-up from Section UIP 2. However, the interior construction costs (Table I) also include miscellaneous cabinets, shelves, stairs and other items.

Plumbing in commercial buildings, such as stores, where costs can vary widely, often may be best priced on a per fixture basis. Square foot costs given are typical ranges for complete plumbing costs.

Exterior wall costs and interior construction costs, with regard to shopping centers, do not include storefronts, signs or marquees which can be priced in detail from Section UIP 6.

### SEGREGATED COSTS

(For explanation of the rating numbers which head the columns, see Introduction to SEG Method.)

#### EXCAVATION AND SITE PREPARATION

|  | 1     | 2     | 3     | 4     |
|--|-------|-------|-------|-------|
| Excavation (per cu. ft.) . . . . .               | \$.21 | \$.28 | \$.38 | \$.52 |
| Fill (per cu. ft. of compacted earth) . . . . .  | .22   | .28   | .36   | .46   |
| Site preparation (per sq. ft. of site) . . . . . | .17   | .23   | .29   | .38   |

**FOUNDATION – Table I gives complete average costs per square foot of floor area. If a more detailed estimate is desired for Class C, D or S buildings with bearing walls, use Tables II and III as appropriate.**

#### TABLE I. CONCRETE FOUNDATIONS – Apply to total floor area including basements, but excluding mezzanines or balconies.

| Concrete foundations for:  |        |        |        |        |
|--|--------|--------|--------|--------|
| Class A . . . . .  | \$2.15 | \$2.81 | \$3.67 | \$4.79 |
| Class B . . . . .  | 2.28   | 2.94   | 3.80   | 4.91   |
| Class C, bearing wall . . . . .  | 2.03   | 2.66   | 3.49   | 4.58   |
| nonbearing wall . . . . .  | 1.93   | 2.54   | 3.34   | 4.39   |
| Class D, masonry veneer . . . . .  | 1.85   | 2.43   | 3.20   | 4.21   |
| siding or stucco . . . . .   | 1.63   | 2.14   | 2.81   | 3.69   |
| pole-frame construction . . . . .  | 1.50   | 1.96   | 2.57   | 3.37   |
| Class S . . . . .  | 1.61   | 2.14   | 2.84   | 3.77   |
| Classes C, D and S light perimeter foundation for large open-shell-type structures . . . . . | .65    | .83    | 1.06   | 1.35   |
| Add for perimeter insulation, ground floor area only . . . . .                               | .05    | .10    | .16    | .27    |
| earth-sheltered structures . . . . .   | .09    | .15    | .24    | .38    |

#### CONCRETE FOUNDATIONS (Continued)

#### TABLE II. ALTERNATE METHOD – Apply to linear feet of continuous footings or foundation walls if Table I is not used. See discussion above.

| Heavy-grade beam/stem foot.                               | 1       | 2       | 3       | 4       |
|---|---------|---------|---------|---------|
| Class C . . . . .   | \$27.50 | \$36.75 | \$49.50 | \$66.25 |
| Class D, masonry veneer . . . . .                         | 25.00   | 33.75   | 45.75   | 62.00   |
| siding or stucco . . . . .                                | 22.00   | 29.75   | 40.00   | 53.75   |
| Class S . . . . .   | 21.75   | 29.75   | 40.25   | 54.75   |
| Light reinforced-grade beam, Classes C, D and S . . . . . | 17.25   | 23.50   | 32.25   | 44.25   |
| Add for perimeter insulation . . . . .                    | 1.45    | 2.60    | 4.35    | 6.90    |
| earth-sheltered structures . . . . .                      | 2.15    | 3.85    | 6.50    | 10.00   |
| Add for perim. radon-control mat. . . . .                 | 2.00    | 2.40    | 2.85    | 3.30    |
| Add for perim. raised-floor skirt. . . . .                | 5.95    | 6.85    | 8.00    | 9.25    |

#### TABLE III. CONCRETE COLUMN FOOTINGS – Apply to total number of columns if Table I is not used. Costs apply to one-story buildings. For others, add 20% for each story over one.

|                                      |         |          |          |          |
|--------------------------------------|---------|----------|----------|----------|
| Concrete columns . . . . .           | \$65.25 | \$104.00 | \$162.50 | \$249.00 |
| Steel columns . . . . .              | 60.00   | 97.00    | 152.00   | 235.00   |
| light pre-engineered frame . . . . . | 37.25   | 48.50    | 62.75    | 81.50    |
| light tubular/pipe frame . . . . .   | 29.75   | 41.00    | 56.25    | 77.25    |
| Wood columns . . . . .               | 49.75   | 76.25    | 115.75   | 174.50   |
| light pole-frame . . . . .           | 30.50   | 41.75    | 57.25    | 78.50    |

#### FOUNDATION ADJUSTMENTS – Apply to base cost used.

Add 2% for each foot over 12' average story height.  
 Deduct 2% for each foot under 12' average story height.  
 Deduct .8% for each story over one, above ground, for multistory buildings.  
 For one-story buildings with foundations and footings formed and poured monolithically with floor slabs, use 70% of the above costs, for that floor only.  
 Add for pilings from Section UIP 1. If foundations are brick or stone instead of concrete, increase costs by 20%. For concrete block, reduce costs by 8%.

# STORES AND COMMERCIAL BUILDINGS

## SECTION SEG 3

(SEGREGATED COST METHOD)

**FRAME – Apply to total floor area including basements, but excluding mezzanines.**

|  | 1      | 2       | 3       | 4       |
|--|--------|---------|---------|---------|
| Bearing walls, wood or steel floor supports only | \$1.02 | \$ 1.17 | \$ 1.33 | \$ 1.52 |
| masonry supports only                            | 1.45   | 1.66    | 1.91    | 2.18    |
| Steel, fireproofed, Class A                      | 9.53   | 10.93   | 12.55   | 14.40   |
| Composite concrete-steel, Class B                | 9.11   | 10.27   | 11.56   | 13.04   |
| Concrete, reinforced, Class B                    | 8.89   | 10.14   | 11.54   | 13.16   |
| precast, post-tension                            | 8.50   | 9.59    | 10.82   | 12.22   |
| Steel, Classes C and D                           | 3.75   | 4.57    | 5.58    | 6.80    |
| Class S  | 3.47   | 4.24    | 5.18    | 6.33    |
| light pre-engineered frame                       | 2.22   | 2.70    | 3.29    | 4.01    |
| light tubular/pipe frame                         | 1.33   | 1.70    | 2.18    | 2.79    |
| add for fireproofing                             | .57    | .90     | 1.42    | 2.18    |
| Steel columns, wood beams                        | 2.32   | 2.99    | 3.84    | 4.93    |
| Wood, A-frame construction                       | 2.96   | 3.54    | 4.24    | 5.07    |
| laminated bents and arches                       | 3.36   | 4.00    | 4.75    | 5.66    |
| light arch-rib construction                      | 2.15   | 2.58    | 3.11    | 3.74    |
| mill-type (heavy timber) construction            | 3.48   | 4.16    | 4.97    | 5.95    |
| heavy timber/log construction, architectural     | 7.03   | 8.72    | 10.79   | 13.35   |
| post and beam construction                       | 2.47   | 2.94    | 3.50    | 4.15    |
| light pole-type construction                     | 1.42   | 1.75    | 2.18    | 2.71    |

**FRAME ADJUSTMENTS – Apply to base cost used.**

Add 3% for each foot of average story height over 12' base height. Deduct 3% for each foot of average story height under 12' base. For multi-story buildings, add 2% for each story over two, to apply against the total floor area up to 30 stories; over 30, add 1% for each additional story.

For partially framed structures, see Section UIP 1.

**FLOOR STRUCTURE – Apply to area of described floor or mezzanine.**

|  | 1       | 2       | 3       | 4       |
|--|---------|---------|---------|---------|
| Asphalt, on ground, including base               | \$ 1.59 | \$ 2.08 | \$ 2.71 | \$ 3.54 |
| Concrete, on ground (exclusive of vapor barrier) | 2.53    | 3.02    | 3.62    | 4.33    |
| lift slab  | 7.54    | 8.36    | 9.28    | 10.28   |
| elevated flat slab and joists                    | 8.52    | 9.48    | 10.54   | 11.72   |
| pan or waffle slab and joists                    | 7.82    | 8.65    | 9.57    | 10.59   |
| precast joists and deck                          | 7.46    | 8.25    | 9.13    | 10.10   |
| precast joists, wood sheathing                   | 5.77    | 6.39    | 7.06    | 7.83    |
| cored plank on bearing walls                     | 6.46    | 7.18    | 7.98    | 8.87    |
| Steel joists: flat slab                          | 9.24    | 10.47   | 11.88   | 13.46   |
| corrugated deck and concrete                     | 7.49    | 8.82    | 10.39   | 12.24   |
| cellular deck and concrete                       | -----   | 10.17   | 12.15   | 14.54   |
| open metal grating                               | 13.08   | 17.71   | 23.98   | 32.43   |
| precast deck                                     | 8.10    | 9.05    | 10.10   | 11.29   |
| wood sheathing                                   | 4.49    | 5.60    | 7.00    | 8.74    |
| light-gauge truss joists                         | 3.91    | 4.94    | 6.25    | 7.87    |
| Wood joists and sheathing                        | 3.85    | 4.86    | 6.13    | 7.74    |
| Wood joists and bridging only                    | 2.89    | 3.77    | 4.93    | 6.43    |

For treated wood, increase costs by 10% to 20%.

**FLOOR EXTRAS – Add to floor structure costs.**

|   | 1      | 2      | 3      | 4      |
|---|--------|--------|--------|--------|
| Vapor barrier                                   | \$ .46 | \$ .64 | \$ .90 | \$1.26 |
| Super flat (level) slab on grade, add           | .43    | .70    | 1.11   | 1.74   |
| Each inch of sheathing over 1", (mill type) add | .86    | .96    | 1.07   | 1.19   |
| Foamed concrete surfacing,                      |        |        |        |        |
| 1 1/2" – 2"                                     | .66    | .82    | 1.01   | 1.25   |
| Floor insulation, add                           | .61    | .69    | .78    | .89    |
| cold storage                                    | 1.04   | 1.29   | 1.58   | 1.96   |
| for each inch over 2", add                      | .21    | .29    | .43    | .61    |

**FLOOR COVER – Apply to area of described floor.**

|  | 1       | 2       | 3       | 4       |
|--|---------|---------|---------|---------|
| Access (computer) floor, on stanchions       | \$12.50 | \$15.00 | \$17.75 | \$21.00 |
| full retail floors                           | 8.50    | 9.75    | 11.50   | 13.25   |
| Asphalt tile                                 | 1.45    | 1.70    | 1.95    | 2.30    |
| Bamboo, laminated plank                      | 6.90    | 8.35    | 10.05   | 12.05   |
| Block, wood, treated                         | 4.45    | 5.35    | 6.40    | 7.65    |
| Brick, common, in mortar                     | 5.65    | 6.80    | 8.20    | 9.80    |
| Brick pavers, in concrete                    | 6.75    | 8.05    | 9.65    | 11.55   |
| Carpet and pad                               | 1.65    | 2.60    | 4.15    | 6.45    |
| custom carpet and pad                        | 5.90    | 9.90    | 15.90   | 24.95   |
| indoor/outdoor                               | 1.40    | 1.85    | 2.40    | 3.10    |
| Color, concrete                              | .70     | .86     | 1.06    | 1.31    |
| Cork   | 3.80    | 4.35    | 5.00    | 5.70    |
| Diat, magnesite, etc.                        | 4.95    | 5.80    | 6.75    | 7.85    |
| Flagstone, random local stone, in concrete   | 9.25    | 10.90   | 12.80   | 15.25   |
| Hardener and sealer, concrete                | .50     | .70     | .95     | 1.30    |
| heavy duty                                   | 1.25    | 1.55    | 1.85    | 2.25    |
| aggregate topping, 1/2" – 1"                 | 3.40    | 4.45    | 5.90    | 7.75    |
| *Hardwood                                    | 5.60    | 7.35    | 9.70    | 12.75   |
| sports-gym floors on resilient sleepers      | 6.45    | 7.90    | 9.65    | 11.75   |
| Linoleum                                     | 2.35    | 2.85    | 3.45    | 4.20    |
| Marble or granite                            | 16.50   | 23.25   | 32.25   | 45.00   |
| cast tile                                    | 10.25   | 12.00   | 14.25   | 16.25   |
| Melamine/laminated tile                      | 1.95    | 2.70    | 3.75    | 5.25    |
| deluxe                                       | 4.90    | 5.75    | 6.70    | 7.85    |
| Plastic tile, interlocking                   | 4.85    | 5.40    | 6.00    | 6.65    |
| Rubber fabric tile                           | 6.45    | 7.60    | 8.95    | 10.55   |
| Rubber tile or sheet                         | 2.60    | 3.65    | 5.20    | 7.25    |
| Seamless plastic, epoxy, urethane, neoprene, |         |         |         |         |
| 1/32" – 1/16" thincoat                       | 2.55    | 3.20    | 4.00    | 5.00    |
| 1/8" – 3/8"                                  | 4.15    | 5.25    | 6.55    | 8.25    |
| add for colored chips or glitter             | 1.05    | 1.30    | 1.65    | 2.05    |
| Slate, grouted                               | 10.35   | 12.25   | 14.45   | 17.15   |
| Softwood                                     | 4.35    | 5.25    | 6.30    | 7.65    |
| Synthetic sports surfacing                   | 5.00    | 6.25    | 7.85    | 9.80    |
| Terrazzo (exclusive of base slab)            | 7.30    | 9.05    | 11.15   | 13.85   |
| tile   | 13.75   | 15.50   | 18.00   | 20.75   |
| Tile, ceramic or quarry                      | 7.10    | 9.05    | 11.55   | 14.70   |
| custom tile                                  | 17.00   | 20.25   | 24.25   | 29.25   |
| *Wood over concrete, hardwood                | 6.50    | 8.40    | 10.85   | 14.05   |
| parquet block, prefinished                   | 6.15    | 8.60    | 12.05   | 16.85   |
| softwood                                     | 5.05    | 6.05    | 7.20    | 8.60    |
| Vinyl composition tile or sheet              | 1.35    | 1.75    | 2.25    | 2.85    |
| Vinyl sheet                                  | 2.15    | 3.00    | 4.25    | 6.00    |
| Vinyl tile                                   | 2.25    | 3.30    | 5.00    | 7.50    |
| For pictorial artwork, add                   | 7.00    | 9.75    | 13.75   | 19.00   |
| *Add for custom wood floors                  | 4.45    | 9.25    | 16.10   | 26.45   |

Add 15% for conductive floor coverings.

**RETAIL MALLS – For pedestrian concourse, see Calculator section.**

# STORES AND COMMERCIAL BUILDINGS

## SECTION SEG 3 (SEGREGATED COST METHOD)

### CEILING – Apply to area of described ceiling.

|   | 1       | 2       | 3       | 4       |
|---|---------|---------|---------|---------|
| Acoustical ceilings, tile or panels, metal panels, including pads and suspension system . . . . . | \$ 4.90 | \$ 6.10 | \$ 7.60 | \$ 9.45 |
| min. fiber, fiberglass, panels only   | 1.05    | 1.49    | 2.14    | 3.06    |
| organic fiber, wood or cane, panels only . . . . .  | 1.36    | 1.58    | 1.84    | 2.14    |
| Embossed metal . . . . .  | 3.75    | 5.20    | 7.10    | 9.75    |
| Fiber sports court panel with suspension system . . . . .   | 3.70    | 4.60    | 5.65    | 7.05    |
| Gypsum board, taped and painted   | 1.41    | 1.56    | 1.71    | 1.90    |
| spray-on texture . . . . .  | 1.35    | 1.47    | 1.59    | 1.73    |
| Mirror-faced panels . . . . .   | 13.35   | 14.70   | 16.35   | 18.25   |
| Paint or stain, bottom of roof/floor  | .43     | .57     | .75     | .99     |
| Plaster on lath, acoustical . . . . .   | 2.81    | 3.17    | 3.58    | 4.03    |
| spray-on, thincoat with texture on lath or drywall . . . . .                                      | 2.02    | 2.23    | 2.46    | 2.73    |
| standard, add 20% for Keene's add for metal lath . . . . .  | 2.44    | 2.76    | 3.12    | 3.53    |
| .34 .38 .44 .50   |         |         |         |         |
| Plaster on masonry soffit: acous. spray-on, thincoat with texture                                 | 2.41    | 2.71    | 3.05    | 3.43    |
| standard, add 23% for Keene's   | 1.61    | 1.77    | 1.94    | 2.13    |
| 2.04 2.30 2.59 2.93   |         |         |         |         |
| Plaster panels, decorative . . . . .  | 9.00    | 9.80    | 10.65   | 11.70   |
| Plastic panels, with suspension system, but excluding lighting (in electrical cost) . . . . .     | 4.45    | 5.40    | 6.50    | 7.85    |
| Plywood (softwood) or hardboard panels . . . . .  | 2.20    | 2.50    | 2.90    | 3.30    |
| hardwood . . . . .  | 3.15    | 3.80    | 4.60    | 5.50    |
| coffered or vaulted panel with molding . . . . .  | 6.75    | 9.25    | 12.50   | 17.25   |
| custom wood, site-built . . . . .   | 16.90   | 19.90   | 23.45   | 27.50   |
| Poly laminated panels (FRP) . . . . .   | 2.15    | 2.35    | 2.60    | 2.95    |
| insulated panel . . . . .   | 3.25    | 3.65    | 4.15    | 4.65    |
| Wood, boards or T&G, softwood   | 2.05    | 2.45    | 2.90    | 3.40    |
| hardwood . . . . .  | 3.45    | 4.05    | 4.75    | 5.55    |
| carved, decorative . . . . .  | 6.00    | 9.00    | 13.00   | 19.25   |

### CEILING EXTRAS – Add to ceiling costs. For special ornamentation, see Section UIP 2.

|  |         |         |         |         |
|--|---------|---------|---------|---------|
| Ceramic tile, add . . . . .  | \$ 8.90 | \$11.50 | \$14.95 | \$19.35 |
| custom tile, decorative . . . . .  | 18.50   | 23.00   | 28.00   | 34.25   |
| Custom papers, stenciling, staff, add border or coving only . . . . .                            | 8.50    | 11.75   | 16.25   | 22.50   |
| 2.15 2.80 3.65 4.80  |         |         |         |         |
| Extensive decorating, cust. plaster, terra cotta, add . . . . .                                  | 26.00   | 33.00   | 41.75   | 53.25   |
| Wood furring . . . . .   | .65     | .81     | 1.00    | 1.24    |
| Metal furring . . . . .  | .99     | 1.25    | 1.60    | 2.03    |
| If ceiling structure is required which is not part of the roof or floor structure, add . . . . . | 1.04    | 1.30    | 1.64    | 2.06    |
| Suspended ceiling, metal (suspension sys.) add . . . . .   | .98     | 1.23    | 1.54    | 1.92    |
| fiberglass, (FRP) . . . . .  | 1.49    | 1.80    | 2.17    | 2.62    |
| hardwood, decorative . . . . .   | 2.40    | 3.45    | 4.95    | 7.10    |
| Ceiling insulation, add . . . . .  | .60     | .77     | .99     | 1.27    |
| vinyl faced, exposed . . . . .   | .70     | .81     | .93     | 1.07    |
| add for underdeck sup. bands   | .22     | .26     | .31     | .37     |
| rigid board, faced . . . . .   | .97     | 1.29    | 1.69    | 2.23    |
| cold storage . . . . .   | 1.45    | 1.95    | 2.60    | 3.50    |
| for each inch over 2", add   | .21     | .31     | .44     | .64     |

For specific cold-storage insulation, see Section UIP 8.

**INTERIOR CONSTRUCTION – Table I is based on averages for several types of occupancies, not including furniture, fixtures, and equipment. Table II gives costs based on a square foot of partition area and may be used when a more detailed analysis is desired. For additional interior costs, see Sections UIP 2, 5 and 6. Fixtures and equipment, see Section UIP 15.**

### TABLE I. Apply to total floor area.

Add or deduct 5% for each foot of variation from 12' average story height.

#### FRAME INTERIOR PARTITIONS

|  | 1       | 2       | 3       | 4       |
|--|---------|---------|---------|---------|
| Barbershops . . . . .                          | \$ 4.81 | \$ 6.47 | \$ 8.72 | \$11.75 |
| Bars . . . . .                                 | 5.62    | 7.37    | 9.67    | 12.67   |
| cocktail lounges . . . . .                     | 6.09    | 8.29    | 11.30   | 15.40   |
| Dairy sales . . . . .                          | 7.49    | 8.67    | 10.03   | 11.60   |
| Department stores . . . . .                    | 7.62    | 8.95    | 10.51   | 12.34   |
| mall anchor stores . . . . .                   | 3.38    | 4.69    | 6.49    | 8.99    |
| Discount stores . . . . .                      | 4.19    | 4.58    | 5.01    | 5.49    |
| warehouse discount . . . . .                   | 2.20    | 2.92    | 3.88    | 5.16    |
| warehouse food marts . . . . .                 | 4.85    | 5.33    | 5.85    | 6.43    |
| warehouse showrooms . . . . .                  | 3.01    | 3.60    | 4.31    | 5.14    |
| Drugstores . . . . .                           | 12.30   | 14.50   | 17.09   | 20.15   |
| Florist shops . . . . .                        | 8.74    | 9.57    | 10.49   | 11.48   |
| Laundromats . . . . .                          | 5.05    | 6.07    | 7.30    | 8.79    |
| Laundry/dry cleaners . . . . .                 | 5.38    | 6.50    | 7.84    | 9.45    |
| Markets . . . . .                              | 7.83    | 8.27    | 8.74    | 9.24    |
| convenience stores . . . . .                   | 9.79    | 10.59   | 11.48   | 12.43   |
| mini-marts . . . . .                           | 27.76   | 29.14   | 30.57   | 32.08   |
| roadside stands . . . . .                      | .92     | 2.43    | 4.69    | 8.07    |
| Restaurants, small fast food . . . . .         | 15.03   | 24.63   | 39.01   | 60.50   |
| snack bars . . . . .                           | 5.62    | 13.19   | 24.47   | 41.29   |
| table service . . . . .                        | 14.24   | 19.08   | 25.56   | 34.25   |
| cafeterias . . . . .                           | 7.50    | 10.92   | 15.90   | 23.16   |
| truck stops . . . . .                          | 18.76   | 20.13   | 21.61   | 23.21   |
| dining atriums/playrooms . . . . .             | 9.69    | 12.38   | 15.82   | 20.21   |
| Retail stores . . . . .                        | 4.75    | 5.62    | 6.66    | 7.88    |
| Shopping center stores, neighborhood . . . . . | 5.78    | 6.46    | 7.24    | 8.11    |
| community . . . . .                            | 5.85    | 6.62    | 7.49    | 8.47    |
| regional . . . . .                             | 6.34    | 7.37    | 8.55    | 9.92    |
| discount . . . . .                             | 4.49    | 5.06    | 5.70    | 6.42    |

#### MASONRY INTERIOR PARTITIONS

|  |         |         |         |         |
|--|---------|---------|---------|---------|
| Barbershops . . . . .                          | \$ 5.38 | \$ 7.15 | \$ 9.50 | \$12.62 |
| Bars . . . . .                                 | 6.27    | 8.10    | 10.47   | 13.55   |
| cocktail lounges . . . . .                     | 6.76    | 9.08    | 12.20   | 16.38   |
| Dairy sales . . . . .                          | 8.26    | 9.47    | 10.87   | 12.46   |
| Department stores . . . . .                    | 8.40    | 9.77    | 11.36   | 13.21   |
| mall anchor stores . . . . .                   | 3.92    | 5.32    | 7.20    | 9.77    |
| Discount stores . . . . .                      | 4.74    | 5.17    | 5.62    | 6.13    |
| warehouse discount . . . . .                   | 2.69    | 3.47    | 4.47    | 5.77    |
| food marts . . . . .                           | 5.44    | 5.95    | 6.52    | 7.13    |
| showrooms . . . . .                            | 3.53    | 4.15    | 4.89    | 5.76    |
| Drugstores . . . . .                           | 13.18   | 15.47   | 18.16   | 21.32   |
| Florist shops . . . . .                        | 9.52    | 10.38   | 11.31   | 12.34   |
| Laundromats . . . . .                          | 5.66    | 6.74    | 8.02    | 9.56    |
| Laundry/dry cleaners . . . . .                 | 6.02    | 7.18    | 8.58    | 10.24   |
| Markets . . . . .                              | 8.61    | 9.06    | 9.53    | 10.02   |
| convenience stores . . . . .                   | 10.59   | 11.43   | 12.34   | 13.31   |
| mini-marts . . . . .                           | 29.12   | 30.55   | 32.05   | 33.62   |
| roadside stands . . . . .                      | 1.17    | 2.80    | 5.23    | 8.84    |
| Restaurants, small fast food . . . . .         | 16.02   | 25.95   | 40.71   | 62.68   |
| snack bars . . . . .                           | 6.27    | 14.09   | 25.72   | 43.02   |
| table service . . . . .                        | 15.22   | 20.23   | 26.91   | 35.78   |
| cafeterias . . . . .                           | 8.28    | 11.88   | 17.03   | 24.42   |
| truck stops . . . . .                          | 19.88   | 21.30   | 22.82   | 24.46   |
| dining atriums/playrooms . . . . .             | 10.49   | 13.30   | 16.86   | 21.39   |
| Retail stores . . . . .                        | 5.33    | 6.27    | 7.37    | 8.67    |
| Shopping center stores, neighborhood . . . . . | 6.43    | 7.16    | 7.98    | 8.88    |
| community . . . . .                            | 6.52    | 7.32    | 8.23    | 9.25    |
| regional . . . . .                             | 7.03    | 8.10    | 9.32    | 10.73   |
| discount . . . . .                             | 5.06    | 5.67    | 6.35    | 7.12    |

# STORES AND COMMERCIAL BUILDINGS

## SECTION SEG 3

(SEGREGATED COST METHOD)

### INTERIOR CONSTRUCTION (Continued)

**TABLE II. – ALTERNATE METHOD – Apply to square feet of partition area. Costs include doors and openings only. See discussion on Page 1. Do not use these costs if Table I is used. Section UIP 2 has a more detailed list.**

|  | 1       | 2       | 3       | 4       |
|--|---------|---------|---------|---------|
| Acoustic accordion partitions . . . . .    | \$27.50 | \$39.00 | \$54.75 | \$77.50 |
| Clear glass, full height, framed . . . . . | 20.00   | 27.75   | 38.75   | 54.00   |
| Masonry, tile or concrete block . . . . .  | 6.25    | 9.25    | 13.25   | 19.50   |
| Metal partitions . . . . .                 | 12.00   | 15.50   | 20.25   | 26.25   |
| Metal and glass . . . . .                  | 12.50   | 16.25   | 21.50   | 28.00   |
| Steel studs, drywall, two sides . . . . .  | 4.25    | 6.00    | 8.25    | 11.50   |
| plaster, two sides . . . . .               | 6.50    | 8.75    | 11.75   | 15.75   |
| Wood frame, drywall, two sides . . . . .   | 4.00    | 5.50    | 7.75    | 10.75   |
| plaster, two sides . . . . .               | 6.00    | 8.25    | 11.25   | 15.00   |
| For wood paneling, add . . . . .           | 1.00    | 2.50    | 4.75    | 7.75    |

### MEZZANINES – Apply to open mezzanine area. (Cost of miscellaneous items such as rail, stairs, etc.).

|  | 1      | 2      | 3      | 4      |
|--|--------|--------|--------|--------|
|  | \$2.05 | \$2.45 | \$2.90 | \$3.45 |

### STAGES AND PERMANENT STAGE FIXTURES – Apply to stage area.

|  |         |         |         |         |
|--|---------|---------|---------|---------|
| Live performance . . . . .                 | \$23.00 | \$29.50 | \$38.25 | \$49.00 |
| Speakers' (performance) platform . . . . . | 11.75   | 14.75   | 18.50   | 23.25   |

### PLUMBING – Apply to total floor area or use Section UIP 3 for more detailed cost per fixture. The following costs represent typical ranges only.

|   |        |        |         |         |
|---|--------|--------|---------|---------|
| Barbershops . . . . .                             | \$2.90 | \$3.96 | \$ 5.41 | \$ 7.38 |
| Bars . . . . .                                    | 5.37   | 7.27   | 9.84    | 13.32   |
| cocktail lounges . . . . .                        | 5.81   | 7.84   | 10.58   | 14.29   |
| Dairy sales . . . . .                             | 4.33   | 5.25   | 6.38    | 7.74    |
| Department stores . . . . .                       | 1.02   | 1.75   | 2.87    | 4.52    |
| mall anchor stores . . . . .                      | .82    | 1.42   | 2.31    | 3.63    |
| Discount stores . . . . .                         | .97    | 1.41   | 2.05    | 2.99    |
| warehouse discount stores and showrooms . . . . . | .59    | .71    | .85     | 1.01    |
| food marts . . . . .                              | 1.24   | 1.91   | 2.90    | 4.38    |
| Drugstores . . . . .                              | 1.92   | 2.57   | 3.43    | 4.60    |
| Florist shops . . . . .                           | 3.53   | 4.36   | 5.41    | 6.69    |
| Laundromats . . . . .                             | 6.62   | 7.80   | 9.22    | 10.88   |
| Laundry/dry cleaners . . . . .                    | 4.84   | 6.28   | 8.15    | 10.58   |
| Markets . . . . .                                 | 2.21   | 3.03   | 4.16    | 5.71    |
| convenience stores . . . . .                      | 2.81   | 3.52   | 4.41    | 5.54    |
| mini-marts . . . . .                              | 6.85   | 8.61   | 10.82   | 13.60   |
| roadside stands . . . . .                         | .13    | .73    | 1.64    | 2.99    |
| Restaurants, lower qualities . . . . .            | 4.67   | 5.83   | 7.29    | 9.12    |
| higher qualities/small fast food . . . . .        | 6.52   | 9.13   | 12.80   | 17.93   |
| cafeterias . . . . .                              | 4.87   | 7.19   | 10.63   | 15.71   |
| snack bars . . . . .                              | 3.36   | 7.82   | 14.52   | 24.62   |
| truck stops . . . . .                             | 6.54   | 9.62   | 14.18   | 20.87   |
| dinning atriums/playrooms . . . . .               | 2.52   | 3.19   | 4.04    | 5.12    |
| Retail stores . . . . .                           | 1.25   | 2.38   | 4.04    | 6.56    |
| Shopping center stores, neighborhood . . . . .    | 2.39   | 3.12   | 4.08    | 5.32    |
| community . . . . .                               | 2.62   | 3.44   | 4.55    | 6.00    |
| regional . . . . .                                | 2.75   | 3.49   | 4.43    | 5.61    |
| discount . . . . .                                | 1.13   | 1.82   | 2.84    | 4.36    |

### SPRINKLERS – Apply to sprinklered area. Costs include all piping and connections to main for light-hazard occupancies, but do not include tanks. For double sprinkler systems with heads both above and below a ceiling, use sprinklered area and 1.6 times the listed cost.

|                             | 1      | 2      | 3      | 4      |
|-----------------------------|--------|--------|--------|--------|
| 1,000 square feet . . . . . | \$2.65 | \$3.43 | \$4.44 | \$5.74 |
| 2,000 . . . . .             | 2.39   | 3.06   | 3.92   | 5.04   |
| 3,000 . . . . .             | 2.25   | 2.87   | 3.65   | 4.67   |
| 5,000 . . . . .             | 2.07   | 2.63   | 3.34   | 4.24   |
| 10,000 . . . . .            | 1.86   | 2.34   | 2.95   | 3.72   |
| 15,000 . . . . .            | 1.75   | 2.20   | 2.75   | 3.44   |
| 20,000 . . . . .            | 1.68   | 2.09   | 2.62   | 3.26   |
| 30,000 . . . . .            | 1.58   | 1.96   | 2.43   | 3.02   |
| 50,000 . . . . .            | 1.46   | 1.80   | 2.22   | 2.75   |
| 75,000 . . . . .            | 1.37   | 1.69   | 2.07   | 2.54   |
| 100,000 . . . . .           | 1.32   | 1.61   | 1.97   | 2.41   |
| 150,000 . . . . .           | 1.23   | 1.50   | 1.83   | 2.23   |
| 200,000 . . . . .           | 1.19   | 1.44   | 1.74   | 2.11   |
| 300,000 . . . . .           | 1.11   | 1.34   | 1.62   | 1.96   |
| 400,000 . . . . .           | 1.07   | 1.29   | 1.54   | 1.85   |
| 600,000 . . . . .           | 1.00   | 1.20   | 1.43   | 1.71   |
| 800,000 . . . . .           | .96    | 1.14   | 1.36   | 1.62   |
| 1,000,000 . . . . .         | .93    | 1.10   | 1.31   | 1.56   |

### HEATING, COOLING AND VENTILATING – Apply to total floor area.

Add or deduct 3% for each foot of variation in average story height from 12' base.

Costs are given for gas-fired heating systems. Add or deduct as follows for other fuels.

|               |                  |                      |
|---------------|------------------|----------------------|
| Oil-fired +7% | Coal, stoker +7% | Coal, hand-fired -2% |
|---------------|------------------|----------------------|

#### Heating Only

|   |        |        |        |        |
|---|--------|--------|--------|--------|
| Electric, cable or baseboard . . . . .    | \$2.45 | \$2.95 | \$3.55 | \$4.25 |
| radiant panels . . . . .                  | 2.15   | 2.40   | 2.70   | 3.00   |
| Electric wall heaters . . . . .           | 1.15   | 1.30   | 1.45   | 1.65   |
| Forced air . . . . .                      | 2.55   | 3.15   | 3.85   | 4.70   |
| Hot water, baseboard/convectors . . . . . | 4.60   | 5.70   | 7.05   | 8.70   |
| radiant floor . . . . .                   | 4.55   | 5.85   | 7.45   | 9.55   |
| Radiant heat, gas, suspended . . . . .    | 1.35   | 1.70   | 2.15   | 2.75   |
| Space heaters, gas, with fan . . . . .    | 1.10   | 1.45   | 1.85   | 2.40   |
| steam coil, with boiler . . . . .         | 1.85   | 2.30   | 2.80   | 3.45   |
| steam coil, without boiler . . . . .      | 1.35   | 1.70   | 2.15   | 2.75   |
| Steam radiator, with boiler . . . . .     | 4.10   | 4.85   | 5.75   | 6.80   |
| without boiler . . . . .                  | 3.35   | 4.05   | 4.90   | 5.95   |
| Wall or floor furnace . . . . .           | 1.25   | 1.40   | 1.60   | 1.85   |
| Wood burning furnace, exterior . . . . .  | 1.25   | 1.53   | 1.87   | 2.29   |

#### Heating and Cooling

|  |         |         |         |         |
|--|---------|---------|---------|---------|
| Zoned A.C., hot and chilled water . . . . .        | \$11.15 | \$13.20 | \$16.60 | \$18.45 |
| warm and cooled air . . . . .                      | 6.60    | 8.20    | 10.15   | 12.55   |
| Package heating and cooling, short ducts . . . . . | 4.70    | 6.00    | 7.60    | 9.70    |
| Heat pump system . . . . .                         | 5.35    | 6.85    | 8.75    | 11.15   |
| add for ground-loop heat source . . . . .          | 1.00    | 1.50    | 2.20    | 3.15    |
| Individual thru-wall heat pump . . . . .           | 2.40    | 3.20    | 4.25    | 5.70    |

#### Cooling Only

|  |        |        |        |        |
|--|--------|--------|--------|--------|
| Evaporative coolers . . . . .                              | \$2.25 | \$2.50 | \$2.80 | \$3.10 |
| Refrigerated air conditioning only, zoned system . . . . . | 4.55   | 5.45   | 6.50   | 7.80   |
| package unit, short ducts . . . . .                        | 3.10   | 3.65   | 4.35   | 5.15   |
| Ventilation only, with ducts and blowers . . . . .         | .82    | .95    | 1.10   | 1.28   |

# STORES AND COMMERCIAL BUILDINGS

## SECTION SEG 3 (SEGREGATED COST METHOD)

**ELECTRICAL AND LIGHTING – Apply to total floor area. Restaurants are listed by occupancy but are not included in the general tables.**

|  | 1      | 2       | 3       | 4       |
|--|--------|---------|---------|---------|
| <b>Few Outlets:</b>  |        |         |         |         |
| Nonmetallic .....  | \$2.74 | \$3.39  | \$4.20  | \$5.20  |
| Armored cable (BX) .....   | 3.26   | 4.04    | 5.01    | 6.22    |
| Flexible conduit .....   | 3.89   | 4.83    | 6.00    | 7.44    |
| Rigid conduit .....  | 4.64   | 5.77    | 7.17    | 8.91    |
| <b>Average Number of Outlets:</b>  |        |         |         |         |
| Nonmetallic .....  | \$3.97 | \$4.93  | \$6.10  | \$7.58  |
| Armored cable (BX) .....   | 4.74   | 5.89    | 7.30    | 9.07    |
| Flexible conduit .....   | 5.68   | 7.05    | 8.75    | 10.87   |
| Rigid conduit .....  | 6.79   | 8.44    | 10.47   | 13.01   |
| <b>Many Outlets:</b>   |        |         |         |         |
| Nonmetallic .....  | \$5.74 | \$ 7.14 | \$ 8.88 | \$11.05 |
| Armored cable (BX) .....   | 6.89   | 8.57    | 10.65   | 13.24   |
| Flexible conduit .....   | 8.27   | 10.28   | 12.77   | 15.87   |
| Rigid conduit .....  | 9.92   | 12.32   | 15.30   | 19.01   |
| For undercarpet cable systems, deduct 10% from base costs for that floor only. |        |         |         |         |
| <b>Unfinished Areas:</b>   |        |         |         |         |
| Nonmetallic .....  | \$1.11 | \$ 1.36 | \$ 1.66 | \$ 2.03 |
| Armored cable (BX) .....   | 1.34   | 1.64    | 1.98    | 2.41    |
| Flexible conduit .....   | 1.64   | 1.97    | 2.39    | 2.88    |
| Rigid conduit .....  | 1.97   | 2.37    | 2.84    | 3.42    |

**Typical costs for some occupancies.**

|                                  |         |         |         |         |
|----------------------------------|---------|---------|---------|---------|
| Barbershops .....                | \$ 3.26 | \$ 4.49 | \$ 6.20 | \$ 8.55 |
| Bars .....                       | 6.18    | 8.31    | 11.17   | 15.02   |
| cocktail lounges .....           | 8.79    | 11.28   | 14.50   | 18.63   |
| Dairy sales .....                | 5.07    | 6.51    | 8.36    | 10.74   |
| Department stores .....          | 7.05    | 9.55    | 12.92   | 17.48   |
| mall anchor stores .....         | 4.16    | 5.96    | 8.55    | 12.25   |
| Discount stores .....            | 2.87    | 3.89    | 5.29    | 7.18    |
| warehouse discount stores ..     | 1.35    | 1.94    | 2.78    | 3.99    |
| foodmarts .....                  | 3.37    | 4.60    | 6.28    | 8.57    |
| showrooms .....                  | 1.97    | 2.77    | 3.88    | 5.44    |
| Drugstores .....                 | 6.30    | 8.37    | 11.13   | 14.78   |
| Florist shops .....              | 4.75    | 6.39    | 8.57    | 11.51   |
| Laundromats .....                | 5.86    | 6.89    | 8.10    | 9.52    |
| Laundry/dry cleaners .....       | 4.80    | 5.81    | 7.05    | 8.55    |
| Markets .....                    | 5.28    | 6.69    | 8.48    | 10.75   |
| convenience stores .....         | 5.58    | 7.51    | 10.10   | 13.59   |
| mini-marts .....                 | 14.01   | 16.02   | 18.32   | 20.95   |
| roadside stands .....            | .85     | 2.68    | 5.44    | 9.56    |
| Restaurants, lower qualities ..  | 7.05    | 8.93    | 11.31   | 14.32   |
| higher qualities/small fast food | 12.59   | 15.31   | 18.63   | 22.66   |
| cafeterias .....                 | 7.19    | 9.35    | 12.15   | 15.79   |
| snack bars .....                 | 5.12    | 7.22    | 10.17   | 14.33   |
| truck stops .....                | 7.95    | 10.52   | 13.92   | 18.42   |
| dinning atriums/playrooms ..     | 3.26    | 4.82    | 7.12    | 10.51   |
| Retail stores, Classes A and B   | 3.97    | 5.96    | 8.97    | 13.48   |
| Classes C, D and S .....         | 3.14    | 5.11    | 8.07    | 12.46   |
| Shopping center stores,          |         |         |         |         |
| neighborhood .....               | 4.38    | 5.89    | 7.91    | 10.64   |
| community .....                  | 4.56    | 6.30    | 8.71    | 12.03   |
| regional .....                   | 5.32    | 7.42    | 10.36   | 14.44   |
| discount .....                   | 3.20    | 4.52    | 6.39    | 9.03    |

**\*NOTE:** The additional cost to the right for face block or brick is the difference between the cost of face block or brick and standard block or common brick in place as part of a wall. For the cost of ornamented, face, or synthetic masonry veneer, see Wall Ornamentation on Page 7.

**EXTERIOR WALL – Apply to total wall area. Costs do not include storefronts.**

|                                     | 1       | 2       | 3       | 4       |
|-------------------------------------|---------|---------|---------|---------|
| <b>Concrete or Masonry Walls</b>    |         |         |         |         |
| Adobe or hollow clay block, 6" ..   | \$14.33 | \$15.83 | \$17.48 | \$19.31 |
| 8" .....                            | 15.41   | 17.08   | 18.93   | 20.98   |
| 12" .....                           | 17.54   | 19.41   | 21.48   | 23.77   |
| 14" .....                           | 19.37   | 21.45   | 23.76   | 26.31   |
| Adobe block, grouted or cavity,     |         |         |         |         |
| 22" – 24" .....                     | 22.32   | 24.76   | 27.47   | 30.47   |
| 30" – 32" .....                     | 24.15   | 26.73   | 29.57   | 32.72   |
| Block, concrete, 6" .....           | 12.52   | 13.81   | 15.23   | 16.80   |
| 8" .....                            | 13.45   | 14.83   | 16.36   | 18.05   |
| 12" .....                           | 15.35   | 16.93   | 18.68   | 20.61   |
| 16" .....                           | 17.27   | 19.05   | 21.03   | 23.20   |
| for each add'l 4" of block, add ..  | 1.90    | 2.15    | 2.35    | 2.55    |
| Block, grouted or cavity, 10" – 12" | 14.54   | 16.01   | 17.63   | 19.40   |
| *Add for ornamented face block ..   | .95     | 1.40    | 2.20    | 3.25    |
| Brick, block backup, 8" .....       | 16.21   | 17.92   | 19.81   | 21.90   |
| 12" .....                           | 18.13   | 20.03   | 22.14   | 24.47   |
| 16" .....                           | 20.06   | 22.16   | 24.48   | 27.05   |
| Brick, common, 8" .....             | 18.18   | 20.03   | 22.07   | 24.32   |
| 12" .....                           | 21.94   | 24.21   | 26.72   | 29.47   |
| 16" .....                           | 25.71   | 28.39   | 31.36   | 34.64   |
| for each add'l 4" of brick, add ..  | 3.75    | 4.20    | 4.65    | 5.20    |
| Brick, grouted or cavity,           |         |         |         |         |
| reinforced, 9" – 10" .....          | 19.85   | 21.89   | 24.14   | 26.63   |
| block backup, 9" – 10" .....        | 17.99   | 19.82   | 21.84   | 24.07   |
| block backup, 12" – 14" .....       | 19.86   | 21.89   | 24.12   | 26.59   |
| Brick, 6" SCR modular .....         | 13.76   | 15.28   | 16.97   | 18.86   |
| 8" .....                            | 15.29   | 16.91   | 18.68   | 20.66   |
| *Add for face brick .....           | 2.05    | 2.30    | 2.50    | 2.75    |
| Concrete, reinforced, formed, 4"    | 14.08   | 15.58   | 17.23   | 19.06   |
| 6" .....                            | 15.14   | 16.74   | 18.51   | 20.47   |
| 8" .....                            | 16.25   | 17.95   | 19.84   | 21.91   |
| 12" .....                           | 18.46   | 20.36   | 22.46   | 24.78   |
| for each add'l 4" of concrete, add  | 2.20    | 2.40    | 2.60    | 2.85    |
| precast panels, 2" .....            | 11.65   | 12.89   | 14.26   | 15.77   |
| 4" .....                            | 12.39   | 13.70   | 15.14   | 16.74   |
| 6" .....                            | 13.59   | 15.01   | 16.58   | 18.31   |
| 8" .....                            | 15.07   | 16.59   | 18.26   | 20.10   |
| 12" .....                           | 17.70   | 19.39   | 21.23   | 23.26   |
| tilt-up panels, 4" .....            | 11.71   | 13.03   | 14.49   | 16.11   |
| 6" .....                            | 12.55   | 13.97   | 15.58   | 17.35   |
| 8" .....                            | 13.51   | 15.06   | 16.80   | 18.74   |
| 10" .....                           | 14.58   | 16.27   | 18.15   | 20.25   |
| 12" .....                           | 15.70   | 17.52   | 19.55   | 21.82   |
| add for insulated sandwich .....    | 1.10    | 1.35    | 1.70    | 2.15    |
| Glass block, white or aqua .....    | 32.25   | 34.00   | 36.00   | 38.25   |
| colors or reflective .....          | 43.00   | 45.25   | 47.75   | 50.25   |
| Local stone, block backup,          |         |         |         |         |
| ashlar veneer, 12" .....            | 28.50   | 32.25   | 36.25   | 40.50   |
| rubble or rustic, veneer, 12" ..    | 23.00   | 26.25   | 29.75   | 33.75   |
| for each 4" variation in thickness  | 1.90    | 2.15    | 2.35    | 2.55    |
| Local fieldstone, in mortar, 12" .. | 19.00   | 22.25   | 26.00   | 30.25   |
| for each 4" variation in thickness  | 1.75    | 2.05    | 2.40    | 2.85    |
| Local stone, rough cut, solid, 12"  | 31.25   | 38.25   | 46.25   | 56.50   |
| granite .....                       | 33.00   | 41.75   | 52.50   | 66.25   |
| limestone .....                     | 35.50   | 42.75   | 51.75   | 62.75   |
| for each 6" variation in thickness  | 14.50   | 17.25   | 20.25   | 24.00   |
| Rammed earth, soil cement, 24"      | 15.25   | 17.75   | 20.50   | 23.75   |
| pneumatic build-up, formed one      |         |         |         |         |
| side .....                          | 24.50   | 27.50   | 30.75   | 34.50   |
| for each 6" variation in thickness  | .85     | 1.05    | 1.20    | 1.40    |
| Tile, structural clay, 6" .....     | 13.37   | 14.88   | 16.55   | 18.40   |
| 10" .....                           | 15.66   | 17.39   | 19.29   | 21.41   |

# STORES AND COMMERCIAL BUILDINGS

## SECTION SEG 3

(SEGREGATED COST METHOD)

### EXTERIOR WALL (Continued)

| Concrete or Masonry Wall Extras                                | 1      | 2      | 3       | 4       |
|--|--------|--------|---------|---------|
| Add for stay-in-place forming . . .                            | \$ .76 | \$1.01 | \$ 1.35 | \$ 1.80 |
| Add for glazed block or tile, each side                        | 4.25   | 4.80   | 5.40    | 6.10    |
| Add for pilasters . . . . .                                    | .80    | .97    | 1.19    | 1.45    |
| Add for bond beams . . . . .                                   | .85    | 1.02   | 1.23    | 1.48    |
| Add for synthetic plaster on rigid insulation (EIFS) . . . . . | 3.40   | 4.15   | 5.05    | 6.20    |
| deluxe, textured or aggregate                                  | 5.60   | 6.70   | 8.00    | 9.55    |
| Add for thin masonry, on rigid insulation . . . . .            | 8.55   | 9.55   | 10.70   | 11.95   |
| Add for clay tile backup in lieu of block . . . . .            | 1.40   | 1.70   | 2.00    | 2.40    |
| Add for earth-sheltered waterproofing . . . . .                | .64    | .98    | 1.47    | 2.23    |
| Add for insulation . . . . .                                   | .52    | .75    | 1.08    | 1.55    |
| earth-sheltered structures . . . .                             | .87    | 1.28   | 1.86    | 2.73    |
| For special stonework, see Section UIP 6.                      |        |        |         |         |

### Curtain Walls

|   |         |         |         |         |
|---|---------|---------|---------|---------|
| Brick or tile panels . . . . .  | \$16.50 | \$20.00 | \$23.75 | \$28.25 |
| Concrete and glass panels, precast glass fiber reinforced, molded . . . | 20.50   | 23.75   | 27.25   | 31.50   |
| Metal and glass panels (ordinary) . . .                                 | 22.50   | 26.75   | 31.50   | 37.25   |
| Stainless steel or bronze and glass                                     | 33.25   | 38.50   | 44.25   | 51.00   |
| Stone panels, local stone . . . . .                                     | 30.25   | 33.25   | 36.75   | 40.50   |
| granite . . . . .   | 33.00   | 37.25   | 42.25   | 48.00   |
| limestone or slate . . . . .  | 31.25   | 34.50   | 38.00   | 41.75   |
| marble . . . . .  | 31.00   | 35.50   | 40.25   | 46.00   |
| composite or aggregate panels   | 20.75   | 25.50   | 31.50   | 39.00   |
| Structural glazed atrium (including supports) . . . . .                 | 50.25   | 67.00   | 89.75   | 120.00  |
| Steel studs and stucco . . . . .  | 12.00   | 14.00   | 16.50   | 19.25   |
| synthetic plaster on rigid insulation (EIFS) . . . . .                  | 13.75   | 16.25   | 19.50   | 23.50   |
| deluxe, textured or aggregate . . .                                     | 15.75   | 18.75   | 22.50   | 27.00   |
| wood or aggregate board siding  | 12.00   | 14.75   | 18.00   | 22.00   |
| Add for insulated area only . . . . .                                   | .69     | 1.01    | 1.47    | 2.18    |

### Pre-engineered Walls

|  |         |         |         |         |
|--|---------|---------|---------|---------|
| Sandwich panels, steel or alum., both sides . . . . .                | \$13.10 | \$15.15 | \$17.50 | \$20.20 |
| cold storage, metal both sides . . .                                 | 16.10   | 18.10   | 20.35   | 22.90   |
| cement fiber/shotcrete, 2 sides . . .                                | 9.60    | 11.65   | 14.10   | 17.15   |
| fiberglass panels, 2 sides . . . . .                                 | 12.80   | 15.20   | 18.05   | 21.40   |
| glass exterior, metal interior . . .                                 | 14.70   | 17.05   | 19.75   | 22.90   |
| add for stainless steel or textured (Galbestos) . . . . .            | 2.15    | 2.55    | 3.05    | 3.65    |
| add for polylam. (FRP) interior . . .                                | .55     | .65     | .80     | 1.05    |
| deduct for gypsum/hdbd. int. . . . .                                 | .95     | 1.00    | 1.10    | 1.20    |
| Prefabricated building panels, alum. or steel and glass panels . . . | 18.50   | 20.50   | 22.25   | 24.50   |
| add for porcelain enamel fin . . . .                                 | 1.85    | 2.25    | 2.65    | 3.15    |
| add for block backup . . . . .                                       | 3.80    | 4.30    | 4.85    | 5.45    |
| stucco on steel panel . . . . .                                      | 20.50   | 22.50   | 25.25   | 28.00   |
| veneer, block or brick, on steel panel . . . . .                     | 23.50   | 26.50   | 29.75   | 33.50   |
| stone, rubble or rustic . . . . .                                    | 29.75   | 32.50   | 35.75   | 39.00   |

### EXTERIOR WALL (Continued)

| Single-wall Construction   | 1       | 2       | 3       | 4       |
|--|---------|---------|---------|---------|
| Aluminum or steel, on steel frame  | \$ 5.07 | \$ 6.14 | \$ 7.43 | \$ 9.00 |
| on wood frame . . . . .  | 4.59    | 5.59    | 6.80    | 8.28    |
| add for porcelain enamel finish  | 1.85    | 2.25    | 2.65    | 3.15    |
| add for stainless steel or textured (Galbestos) . . . . .                    | 2.15    | 2.55    | 3.05    | 3.65    |
| Asphalt siding, on wood frame . . . . .                                      | 3.75    | 4.35    | 5.00    | 5.75    |
| Cement fiber (Transite), on steel frame . . . . .                            | 5.65    | 6.90    | 8.40    | 10.25   |
| sheet siding on wood frame . . . . .   | 5.19    | 6.35    | 7.78    | 9.54    |
| siding/shingles on wood frame  | 5.58    | 6.78    | 8.24    | 10.02   |
| Fiberglass panels, on steel frame  | 4.99    | 6.17    | 7.63    | 9.44    |
| on wood frame . . . . .  | 4.51    | 5.62    | 7.00    | 8.72    |
| Glass panels . . . . .   | 15.00   | 18.75   | 24.00   | 30.25   |
| projected greenhouse . . . . .   | 32.25   | 36.00   | 40.25   | 45.00   |
| Log, up to 10" diameter . . . . .  | 12.75   | 16.25   | 21.00   | 27.25   |
| deluxe, hand-hewn or oversized   | 18.55   | 22.90   | 28.35   | 34.90   |
| Plywood, boards/siding, on stl. frm.   | 5.13    | 6.14    | 7.32    | 8.75    |
| on wood frame . . . . .  | 4.65    | 5.58    | 6.69    | 8.03    |
| Stucco, on baled straw . . . . .   | 10.70   | 12.75   | 15.25   | 18.25   |
| Stucco, on wood frame . . . . .  | 5.23    | 6.07    | 7.05    | 8.19    |
| Synthetic plaster on rigid insul. (EIFS), on steel frame . . . . .           | 7.41    | 8.61    | 9.97    | 11.55   |
| on wood frame . . . . .  | 5.49    | 6.41    | 7.47    | 8.71    |
| Add for exterior sheathing, /layer   | .80     | .90     | 1.02    | 1.17    |
| Add for interior sheathing/liner, fin.                                       | 1.36    | 1.61    | 1.91    | 2.26    |
| poly laminated panel (FRP) . . . . .   | 1.85    | 2.25    | 2.65    | 3.20    |
| Add for stud wall backing . . . . .  | .49     | .60     | .73     | .88     |
| Add for insulation . . . . .   | .48     | .58     | .70     | .85     |
| vinyl faced, exposed . . . . .   | .64     | .72     | .80     | .88     |
| rigid board, faced . . . . .   | .83     | 1.08    | 1.42    | 1.85    |
| Add for air infiltration wrap . . . . .                                      | .13     | .17     | .22     | .28     |
| <b>Wood or Steel Stud Walls</b>  |         |         |         |         |
| Aluminum or steel siding, horizontal sheet panels . . . . .                  | \$10.33 | \$12.14 | \$14.26 | \$16.75 |
| Asphalt siding . . . . .   | 9.29    | 11.02   | 13.08   | 15.52   |
| Cement fiber siding or shingles, horizontal . . . . .                        | 9.04    | 10.55   | 12.32   | 14.38   |
| sheet, embossed . . . . .  | 9.94    | 11.58   | 13.49   | 15.72   |
| Hardboard siding or shingles, horizontal . . . . .                           | 9.47    | 11.02   | 12.83   | 14.93   |
| sheet, embossed . . . . .  | 9.85    | 11.47   | 13.34   | 15.52   |
| Plywood, textured . . . . .  | 9.41    | 10.92   | 12.68   | 14.72   |
| deluxe, redwood, cedar, etc. . . . .   | 9.28    | 10.78   | 12.54   | 14.57   |
| log, veneer siding . . . . .   | 10.34   | 12.06   | 14.05   | 16.38   |
| Shingles or shakes, wood . . . . .   | 10.42   | 12.27   | 14.45   | 17.01   |
| Stucco . . . . .   | 10.22   | 12.03   | 14.16   | 16.66   |
| Synthetic plaster on rigid insul. (EIFS) deluxe, textured or aggregate . . . | 11.98   | 14.15   | 16.70   | 19.72   |
| Vinyl siding . . . . .   | 14.16   | 16.71   | 19.73   | 23.28   |
| Wood siding . . . . .  | 10.22   | 12.02   | 14.15   | 16.64   |
| deluxe, redwood, cedar, etc. . . . .   | 10.03   | 11.67   | 13.59   | 15.82   |
| log, veneer siding . . . . .   | 10.93   | 12.88   | 15.18   | 17.89   |
| deluxe, half-round, full corners   | 11.30   | 14.05   | 17.50   | 21.80   |
| deluxe, half-round, full corners   | 17.75   | 20.00   | 22.50   | 25.25   |
| Ven., face block or concrete brick common brick . . . . .                    | 12.80   | 14.90   | 17.35   | 20.20   |
| face brick . . . . .   | 13.05   | 15.20   | 17.80   | 20.75   |
| mortarless brick . . . . .   | 14.90   | 17.30   | 20.10   | 23.35   |
| stone, ashlar veneer . . . . .   | 15.05   | 17.35   | 19.95   | 23.00   |
| rubble or rustic . . . . .   | 23.00   | 26.75   | 31.25   | 36.75   |
| synthetic veneer or panel . . . . .  | 18.25   | 21.50   | 25.25   | 29.75   |
| thin veneer on rigid insulation . . .  | 12.90   | 15.85   | 19.50   | 24.00   |
| Add for sheathing . . . . .  | 15.75   | 18.30   | 21.25   | 24.70   |
| Add for insulation . . . . .   | .64     | .78     | .96     | 1.18    |
| Add for air infiltration wrap . . . . .                                      | .47     | .57     | .69     | .83     |
| Add for double-stud walls . . . . .  | .15     | .20     | .25     | .32     |
| Add for wood stressskin sandwich panels . . . . .                            | 1.01    | 1.22    | 1.47    | 1.78    |
| Add for wood stressskin sandwich panels . . . . .                            | 3.10    | 3.65    | 4.35    | 5.10    |

# STORES AND COMMERCIAL BUILDINGS

## SECTION SEG 3 (SEGREGATED COST METHOD)

### WALL ORNAMENTATION – Apply to ornamented area.

|  | 1       | 2       | 3       | 4        |
|--|---------|---------|---------|----------|
| Brick, split face, Roman or Norman                 | \$ 7.35 | \$ 8.50 | \$ 9.80 | \$ 11.35 |
| face, standard size                                | 8.00    | 9.30    | 10.85   | 12.60    |
| mortarless brick                                   | 8.45    | 9.70    | 11.10   | 12.75    |
| select common                                      | 7.15    | 8.30    | 9.60    | 11.10    |
| used   | 7.80    | 9.00    | 10.35   | 11.95    |
| simulated veneer or panel,<br>1/4" – 3/8"          | 6.40    | 7.75    | 9.35    | 11.40    |
| thin veneer on rigid insul.                        | 8.55    | 9.55    | 10.70   | 11.95    |
| add for pictorial carved art.                      | 102.50  | 117.25  | 134.25  | 153.75   |
| Cement fiber siding                                | 2.00    | 2.45    | 3.00    | 3.65     |
| Concrete, orn. cast stone                          | 16.25   | 19.50   | 23.25   | 27.75    |
| Concrete block, imitation flagstone                | 6.50    | 7.60    | 8.90    | 10.35    |
| solar screen                                       | 7.05    | 8.25    | 9.65    | 11.30    |
| ornamented face, slump,<br>fluted, split or ground | 7.00    | 8.05    | 9.30    | 10.75    |
| glazed one side, add                               | 4.25    | 4.80    | 5.40    | 6.10     |
| Cut stone, carved                                  | 68.75   | 99.75   | 144.75  | 209.75   |
| Glass block, white or aqua                         | 26.50   | 29.25   | 32.50   | 36.00    |
| colors or solar reflective                         | 36.75   | 40.25   | 44.25   | 48.25    |
| Granite, ashlar or panel                           | 33.75   | 39.00   | 45.00   | 52.00    |
| Limestone, ashlar or panel                         | 24.50   | 29.00   | 34.00   | 40.00    |
| Local stone, ashlar veneer or panel                | 21.50   | 25.25   | 29.75   | 35.00    |
| rubble or rustic                                   | 16.00   | 19.00   | 22.50   | 27.00    |
| imitation precast stone                            | 7.10    | 9.25    | 12.10   | 15.80    |
| Marble, panels                                     | 27.50   | 32.50   | 38.00   | 44.50    |
| Metal panels, screens, louvers                     | 11.75   | 15.25   | 20.00   | 26.25    |
| preformed wall panels                              | 2.15    | 3.80    | 6.25    | 10.10    |
| add for curved panels                              | .60     | .85     | 1.25    | 1.85     |
| Ornamental doorways                                | 42.00   | 81.75   | 141.50  | 230.50   |
| Slate, panels                                      | 23.75   | 27.25   | 31.50   | 36.50    |
| Stucco   | 2.55    | 2.90    | 3.25    | 3.65     |
| on masonry   | 2.00    | 2.30    | 2.60    | 3.00     |
| add for synthetic on<br>rigid insulation (EIFS)    | 1.65    | 2.15    | 2.75    | 3.50     |
| *built-up (EIFS) panel relief                      | 3.50    | 4.45    | 5.80    | 7.45     |
| Terra cotta  | 19.00   | 22.50   | 26.50   | 31.25    |
| Tile, ceramic                                      | 9.20    | 10.65   | 12.20   | 14.05    |
| *mosaics   | 13.75   | 16.50   | 20.00   | 24.25    |
| hand-painted tiles                                 | 73.00   | 101.00  | 139.75  | 193.50   |
| Vinyl siding                                       | 2.20    | 2.60    | 3.15    | 3.75     |
| Vitrolite (structural glass)                       | 15.25   | 18.00   | 21.00   | 24.75    |
| Wood, plywood                                      | 1.75    | 2.25    | 2.80    | 3.55     |
| shingles   | 2.40    | 2.90    | 3.45    | 4.15     |
| siding   | 2.25    | 2.80    | 3.45    | 4.25     |
| ornamented molding or trim                         | 7.25    | 9.85    | 13.40   | 18.25    |
| add for treated wood                               | .35     | .41     | .50     | .60      |
| *For pictorial artwork, add                        | 7.50    | 10.25   | 14.50   | 20.25    |

### BASEMENT WALLS – Apply to basement wall area.

|  | 1       | 2       | 3       | 4       |
|--|---------|---------|---------|---------|
| Concrete block, reinforced, 6"             | \$ 7.35 | \$ 8.35 | \$ 9.45 | \$10.65 |
| 8"   | 8.25    | 9.30    | 10.55   | 12.00   |
| 12"  | 10.15   | 11.45   | 12.90   | 14.55   |
| for each additional 4" of block, add       | 1.90    | 2.15    | 2.35    | 2.55    |
| Concrete, reinforced, 6"                   | 8.85    | 10.05   | 11.35   | 12.85   |
| 8"   | 9.95    | 11.30   | 12.75   | 14.45   |
| 12"  | 12.20   | 13.70   | 15.30   | 17.10   |
| 16"  | 14.40   | 16.10   | 17.95   | 20.05   |
| for each additional<br>4" of concrete, add | 2.20    | 2.40    | 2.60    | 2.85    |
| Masonry, brick, 8"                         | 12.35   | 13.95   | 15.70   | 17.70   |
| stone, 12"                                 | 17.45   | 20.15   | 23.35   | 27.00   |
| for each 4" variation in thickness         | 3.75    | 4.20    | 4.65    | 5.20    |
| Wood, treated                              | 6.90    | 8.55    | 10.55   | 13.10   |
| Add for stay-in-place forming              | .44     | .64     | .95     | 1.41    |
| Add for waterproofing                      | .69     | .85     | 1.06    | 1.32    |
| earth-sheltered structures                 | .85     | 1.26    | 1.87    | 2.78    |
| Add for insulation                         | .50     | .72     | 1.04    | 1.49    |
| earth-sheltered structures                 | .80     | 1.19    | 1.78    | 2.65    |

For specific earth-sheltered waterproofing, see Section UIP 1.

### EXTERIOR, BASEMENT AND TOWER STAIRS – Per riser.

|  |          |          |          |          |
|--|----------|----------|----------|----------|
| Concrete                                   | \$121.00 | \$168.25 | \$233.75 | \$324.75 |
| Steel pans or prefab.<br>concrete on steel | 135.25   | 183.75   | 249.50   | 339.00   |
| Steel or aluminum grating                  | 154.75   | 207.00   | 275.00   | 365.25   |
| Wood                                       | 45.75    | 71.75    | 111.00   | 170.00   |

For fire escapes, see Section UIP

### EXTERIOR BALCONIES – Apply to balcony area.

|                                      |         |         |         |         |
|--------------------------------------|---------|---------|---------|---------|
| Concrete                             | \$12.75 | \$16.50 | \$21.75 | \$28.25 |
| Steel                                | 11.75   | 16.00   | 22.25   | 30.75   |
| Wood                                 | 10.25   | 14.25   | 19.00   | 26.00   |
| Add for ornate finishes, balustrades | 11.00   | 13.75   | 16.50   | 20.75   |

**STOREFRONTS – Apply to total storefront wall area including bulkheads. See Section UIP 6 for complete description and detailed costs. Costs include typical glazed areas, entrances, ornamentation, and bulkheads commensurate with the quality, excluding extremes. The deluxe front is highly ornamented, best stones, metals, revolving entries, etc. Costs do not include signs.**

|  |         |          |          |          |
|--|---------|----------|----------|----------|
| Exterior front, without displays             | \$22.00 | \$ 33.25 | \$ 50.50 | \$ 76.25 |
| deluxe (luxury boutique type)                | 81.75   | 103.00   | 129.75   | 163.50   |
| add for display areas                        | 5.75    | 6.00     | 6.50     | 6.75     |
| Interior mall fronts<br>(including closures) | 17.25   | 24.00    | 33.75    | 47.50    |

**STAINED GLASS – Apply to art glass for window, dome or skylight area. These costs vary greatly and the following typical cost ranges should be used with caution. See Section UIP 6 for complete description and detailed costs. For residential straight seams or simple bevel, deduct 50% from the Low Cost.**

|  |          |          |          |          |
|--|----------|----------|----------|----------|
| Low cost, plain, min. work<br>or detailed bevel-etched | \$ 47.25 | \$ 64.00 | \$ 86.75 | \$117.75 |
| Average, simple figures<br>and scenes                  | 120.00   | 166.50   | 231.25   | 321.50   |
| High cost, highly detailed work<br>(including domes)   | 299.75   | 426.25   | 605.75   | 861.00   |

**MISCELLANEOUS – Apply to total square feet of lined area if required.**

|                                |        |        |        |        |
|--------------------------------|--------|--------|--------|--------|
| Cold storage, insulation board | \$1.30 | \$1.70 | \$2.25 | \$2.90 |
| for each inch over 2", add     | .21    | .31    | .44    | .64    |

## STORES AND COMMERCIAL BUILDINGS

### SECTION SEG 3

(SEGREGATED COST METHOD)

**ROOF STRUCTURE – Apply to roof area.**

|  | 1       | 2       | 3       | 4       |
|--|---------|---------|---------|---------|
| Concrete joists, slab . . . . .                                  | \$ 7.54 | \$ 8.48 | \$ 9.54 | \$10.73 |
| lift slab . . . . .  | 6.87    | 7.65    | 8.53    | 9.52    |
| pan or waffle slab and joists                                    | 6.98    | 7.80    | 8.73    | 9.77    |
| precast joists and deck . . . .                                  | 6.59    | 7.39    | 8.28    | 9.28    |
| precast joists, wood deck . . .                                  | 5.28    | 5.88    | 6.54    | 7.28    |
| cored plank on bearing walls                                     | 5.86    | 6.55    | 7.31    | 8.18    |
| thin shell . . . . .   | 10.90   | 13.10   | 15.55   | 18.55   |
| Concrete dome, cast-in-place . .                                 | 25.00   | 27.50   | 30.00   | 32.75   |
| thin shell . . . . .   | 16.25   | 18.25   | 20.50   | 23.00   |
| Fabric roof, air supported . . . .                               | 26.25   | 28.50   | 31.00   | 34.00   |
| tension supported . . . . .                                      | 29.50   | 33.00   | 36.75   | 41.25   |
| add for thermal liner . . . . .                                  | 2.55    | 3.15    | 3.85    | 4.75    |
| Steel joists, concrete slab . . . .                              | 8.57    | 9.74    | 11.07   | 12.59   |
| gypsum on formboard . . . . .                                    | 4.51    | 5.54    | 6.78    | 8.32    |
| precast deck . . . . .   | 7.47    | 8.44    | 9.54    | 10.78   |
| steel deck . . . . .   | 4.77    | 5.96    | 7.44    | 9.29    |
| light-gauge truss joists . .                                     | 3.91    | 4.98    | 6.33    | 8.06    |
| steel deck, gypsum or conc.                                      | 6.01    | 7.38    | 9.08    | 11.16   |
| wood or composition deck . .                                     | 3.89    | 4.91    | 6.19    | 7.80    |
| light-gauge truss joists . .                                     | 3.31    | 4.24    | 5.42    | 6.93    |
| Open-steel system<br>for corrugated metal . . . . .              | 1.91    | 2.73    | 3.88    | 5.54    |
| light purlin supports only . . .                                 | .87     | 1.13    | 1.47    | 1.92    |
| Steel space frame and sheathing<br>(three dimensional) . . . . . | 13.35   | 17.45   | 22.60   | 29.70   |
| architectural<br>(exclusive of glazing) . . . . .                | 21.25   | 32.15   | 49.05   | 74.40   |
| Metal dome and cover . . . . .                                   | 19.25   | 22.00   | 25.25   | 29.25   |
| glazed or translucent panels                                     | 42.50   | 52.00   | 64.00   | 78.50   |
| Wood joists,<br>wood or composition deck . .                     | 3.20    | 4.16    | 5.42    | 7.04    |
| exposed rafters,<br>2" T&G sheathing . . . . .                   | 4.69    | 5.88    | 7.36    | 9.21    |
| prefab. panels<br>(exclusive of girders) . . . . .               | 1.26    | 1.57    | 1.94    | 2.41    |
| stresskin sandwich panels<br>(exclusive of purlins) . . . . .    | 4.52    | 5.83    | 7.58    | 9.81    |
| add for snow roof,<br>furred sheathing layer . . . . .           | 1.35    | 1.48    | 1.62    | 1.79    |
| Open-wood system for<br>corrugated metal . . . . .               | 1.18    | 1.97    | 3.16    | 4.94    |
| light purlin supports only for<br>metal, wood, or fiberglass . . | .52     | .69     | .92     | 1.21    |
| Lamella . . . . .  | 8.70    | 10.50   | 12.65   | 15.25   |
| Wood dome and deck . . . . .                                     | 13.75   | 16.50   | 20.50   | 24.75   |
| Add for monitor roof . . . . .                                   | 60%     | 50%     | 40%     | 40%     |
| Add for sawtooth roof . . . . .                                  | 40%     | 35%     | 30%     | 25%     |
| Add for complex roof turrets,<br>ornate trim . . . . .           | 70%     | 55%     | 45%     | 35%     |
| For treated wood, increase costs by 10% to 20%.                  |         |         |         |         |

**ROOF COVER – Apply to roof area.**

|  | 1       | 2       | 3       | 4       |
|--|---------|---------|---------|---------|
| Aluminum or steel, corr.,<br>crimped or tile panels , pre-<br>formed, light, to 26 gauge . . . . | \$ 1.37 | \$ 1.74 | \$ 2.18 | \$ 2.78 |
| heavy, under 26 gauge . . . . .  | 2.85    | 3.20    | 3.70    | 4.20    |
| formed seam, flat or standing<br>batten seam . . . . .   | 3.60    | 4.40    | 5.45    | 6.70    |
| sandwich panels, pre-engineered<br>cold storage . . . . .  | 4.20    | 5.10    | 6.20    | 7.60    |
| shingles . . . . .   | 5.65    | 7.10    | 8.90    | 11.15   |
| aggregate finish . . . . .   | 12.90   | 14.50   | 16.30   | 18.25   |
| thatch . . . . .   | 2.80    | 3.30    | 4.00    | 4.75    |
| add for interior liner, metal . .  | 3.60    | 4.30    | 5.20    | 6.20    |
| plastic . . . . .  | 11.70   | 12.70   | 13.80   | 15.00   |
| add for porcelain<br>enamel finish . . . . .   | 1.25    | 1.40    | 1.65    | 1.85    |
| add for stainless steel or<br>textured (Galbestos) . . . . .                                     | 1.15    | 1.30    | 1.55    | 1.75    |
| Asphalt, corrugated . . . . .  | 1.85    | 2.25    | 2.65    | 3.15    |
| Atrium skylight, frame and glazing   | 2.15    | 2.55    | 3.05    | 3.65    |
| Built-up composition . . . . .   | 1.10    | 1.25    | 1.45    | 1.70    |
| Cement fiber shingles . . . . .  | 22.25   | 29.75   | 39.25   | 51.75   |
| corrugated or sheet (Transite)<br>Comp., roll, mineral surface . .                               | 1.29    | 1.60    | 2.01    | 2.51    |
| Comp. shingles, light to 235# . .  | 2.85    | 3.50    | 4.25    | 5.20    |
| heavy over 235# . . . . .  | 2.60    | 3.65    | 5.10    | 7.20    |
| Copper, flat or standing seam<br>batten seam . . . . .   | .70     | .83     | .98     | 1.16    |
| shingles . . . . .   | 1.16    | 1.30    | 1.46    | 1.65    |
| Elastomeric or modified bitumen,<br>single ply . . . . .   | 1.46    | 1.84    | 2.33    | 2.94    |
| reinforced sheet/spray-fluid coat  | 7.50    | 8.75    | 10.25   | 12.00   |
| Fiberglass, corrugated or sheet, light<br>sandwich panels . . . . .                              | 8.10    | 9.50    | 11.00   | 12.85   |
| heavy, (FRP), over 8 oz. . . . .   | 7.45    | 8.05    | 8.70    | 9.45    |
| Slate . . . . .  | 2.15    | 2.80    | 3.70    | 4.85    |
| red . . . . .  | 3.85    | 4.45    | 5.10    | 5.90    |
| composite, reinforced fiber . .  | 1.36    | 1.58    | 1.80    | 2.07    |
| Terne, flat or standing seam . .   | 2.29    | 2.56    | 2.89    | 3.27    |
| batten seam . . . . .  | 2.55    | 3.20    | 4.05    | 5.05    |
| Tile, clay . . . . .   | 5.25    | 6.20    | 7.35    | 8.70    |
| concrete . . . . .   | 9.80    | 11.85   | 14.20   | 17.10   |
| plastic or rubber . . . . .  | 3.45    | 4.20    | 5.20    | 6.30    |
| add for custom coloring<br>or glazing . . . . .  | 7.35    | 8.50    | 9.85    | 11.45   |
| Wood, shakes . . . . .   | 7.95    | 9.20    | 10.65   | 12.30   |
| shingles . . . . .   | 4.75    | 6.00    | 7.60    | 9.55    |
| fiber shingles . . . . .   | 3.50    | 4.05    | 4.65    | 5.35    |
| add for fire-resistant finish . .  | 3.10    | 3.55    | 4.05    | 4.60    |
| Add for roof insulation . . . . .  | .85     | 1.10    | 1.35    | 1.70    |
| earth-sheltered structure . . .  | 2.50    | 2.85    | 3.25    | 3.70    |
| Add for earth-sheltered<br>waterproofing . . . . .   | 2.35    | 2.65    | 3.05    | 3.50    |
|  | 1.55    | 1.80    | 2.15    | 2.50    |
|  | .35     | .41     | .50     | .60     |
|  | .62     | .95     | 1.44    | 2.18    |
|  | 1.00    | 1.52    | 2.30    | 3.49    |
|  | .89     | 1.30    | 1.87    | 2.73    |

**NOTE:** For underroof insulation and supporting structures, see Ceiling Extras on Page 3. For specific earth-sheltered waterproofing, see Section UIP 1. For earthen roof cover, see Fill costs on Page 1. For cold-storage insulation, see Ceiling Extras or Section UIP 8 for detailed costs.



# STORES AND COMMERCIAL BUILDINGS

## SECTION SEG 3 (SEGREGATED COST METHOD)

**ROOF MODIFIERS** – Use the following multipliers for sloping roofs 6' : 12' or greater to convert the unit costs to cost per square foot of horizontal roofed area.

| Rise | : | Run | Multiplier | Rise | : | Run | Multiplier |
|------|---|-----|------------|------|---|-----|------------|
| 6'   | : | 12' | 1.12       | 12'  | : | 12' | 1.42       |
| 8'   | : | 12' | 1.20       | 18'  | : | 12' | 1.80       |

**CUPOLA STRUCTURES, CLOCKS, ETC.** – See Section UIP 4. For clock or bell towers, see notes in Section SEG 6, Page 8.

**TRUSSES AND GIRDERS** – Apply to area supported.

|                                     | 1      | 2      | 3      | 4      |
|-------------------------------------|--------|--------|--------|--------|
| Steel trusses or longspan girders   | \$1.74 | \$2.15 | \$2.65 | \$3.26 |
| Timber trusses                      | 1.92   | 2.37   | 2.92   | 3.61   |
| Glued, laminated trusses or girders | 1.79   | 2.18   | 2.65   | 3.23   |

**CANOPIES OR MARQUEES** – Apply to horizontal area. For light false-mansard structures, deduct 50%. For greater detail, see Section UIP 4 or 6.

|             |         |         |         |         |
|-------------|---------|---------|---------|---------|
| Wood frame  | \$16.25 | \$20.25 | \$25.25 | \$31.25 |
| Steel frame | 20.25   | 25.25   | 32.25   | 40.50   |

**DORMERS** – See Section UIP 4, Roofs; solar rooms, see Section UIP 14.

### NUMBER OF STORIES MULTIPLIER

To allow for the cost of hoisting materials, increased labor costs, and miscellaneous costs due to high-rise construction, multiply the total Segregated Costs of aboveground portions of the building by 100% plus .25% for each story over three.

**Example:** Twenty-three story building: Multiplier = 1.050

### ATRIUM H.V.A.C.

To price the heating and cooling of large atrium areas, simply refine the appropriate square foot system cost to be applied to the ground floor area by 100% plus 3% for each foot over the 12-foot average story height adjustment found on Page 4.

**Example:** Multistory building, atrium height of 52': Multiplier = 2.20

**ARCHITECTURAL COLUMNS** – See Section UIP 6.

**ELEVATORS AND ESCALATORS** – Apply to total area served or use Section UIP 8 for detailed costs.

|                    | 1      | 2      | 3      | 4      |
|--------------------|--------|--------|--------|--------|
| Department stores, |        |        |        |        |
| Classes A and B    | -----  | \$3.41 | \$4.51 | \$5.96 |
| mall anchors       | \$1.98 | 2.57   | 3.34   | -----  |
| Class C            | -----  | 2.50   | 3.34   | 4.44   |
| mall anchors       | 1.47   | 1.90   | 2.44   | -----  |

**MISCELLANEOUS BUILT-IN CONSTRUCTION** – Apply to each item.

|   |        |          |          |          |
|---|--------|----------|----------|----------|
| Drive-up window, fast food                  | \$ 800 | \$ 1,575 | \$ 2,775 | \$ 4,575 |
| Pneumatic tube system,                      |        |          |          |          |
| per station                                 | 13,000 | 15,750   | 19,000   | 23,000   |
| Sound system, base cost                     | 600    | 730      | 895      | 1,090    |
| Add per speaker,                            |        |          |          |          |
| paging only                                 | 65     | 80       | 95       | 115      |
| music and voice                             | 145    | 165      | 180      | 200      |
| Television security system, closed circuit, |        |          |          |          |
| One camera and one monitor,                 |        |          |          |          |
| base system                                 | 1,400  | 3,025    | 5,450    | 9,100    |
| Each extra camera                           | 1,375  | 2,050    | 3,000    | 4,450    |
| Each extra monitor                          | 380    | 480      | 605      | 765      |
| Video tape recorder                         | 2,150  | 3,200    | 4,675    | 6,925    |
| Zoom lens control                           | 1,950  | 3,000    | 4,625    | 7,075    |

### COMPLETION OF BUILDING VALUATION

The contractors' overhead and profit, sales taxes, permit fees, and insurance during construction are included in the above costs. Interest on interim construction financing is also included, but not financing costs, real estate taxes or brokers' commissions.

Architects' fees are not included and should be added from Appendix C.

Depreciation suggestions are given in Appendix A.

County Multipliers which bring the basic costs up to date for each locality are found in Appendix D.

