

OFFICE BUILDINGS

CAL 85

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

SEE BELOW

1 ELEVATORS: Buildings with elevators included in the base costs are marked with an asterisk (*). If none are found, deduct the following from the base costs so marked. For detailed costs, see Section UIP 8.

Class A & B	Sq. Ft.	Class C & D	Sq. Ft.
Excellent	\$6.05	Excellent	\$2.80
Good	4.10	Good	1.65
Average	2.75	Average	1.00
Low cost	1.85		

ELEVATOR STOPS: For basement or mezzanine elevator stops add \$3,000 to \$3,500 per stop.

Small passenger elevators with simple call system and push button control, four passenger cab, and two or three stops, cost \$26,000 to \$38,000.

SPRINKLERS: Apply to sprinkled area.

Sq.Ft.	LOW	AVG.	GOOD	EXCL.
1,000	\$2.15	\$2.65	\$3.35	\$4.15
2,000	1.95	2.40	3.00	3.70
5,000	1.80	2.20	2.70	3.30
10,000	1.65	2.00	2.40	2.90
15,000	1.55	1.85	2.25	2.70
20,000	1.50	1.75	2.10	2.55
30,000	1.40	1.65	2.00	2.35
50,000	1.30	1.55	1.80	2.15
75,000	1.20	1.45	1.70	2.00
100,000	1.15	1.35	1.60	1.90

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 contractor's overhead and profit and architect's 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.

HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs
Electric, cable or baseboard ...	\$4.50	Package A.C. (single zone)	9.00
Electric, wall heaters.....	1.55	Warm & cool air (zone)	9.00
Forced air furnace.....	4.95	Hot & chilled water (zone)	17.25
Hot water	6.10	Heat pump system	8.70
Space heaters, with fan or radiant	1.65		
Steam (including boiler)	6.60		
(without boiler)	5.90		
Ventilation (blowers/ducts)	1.50		
Wall or floor furnace	1.60		

Small individual heat pumps cost \$830 to \$1,000 per ton of rated capacity.

COOLING ONLY

Central Refrigeration	\$2.15 - \$6.95
Central Evaporative	1.60 - 2.75
Package Refrigeration	\$990 - \$1,220 per ton capacity
Evaporative Cooling	\$145 - \$210 per MCFM capacity

3 STORY HEIGHT REFINEMENTS

STORY HEIGHT MULTIPLIERS

Multiply base cost by following multipliers for any variation in average story height.

Average Wall Height	Square Foot Multiplier
8	.90
9	.93
10	.95
11	.98
12	1.00 (BASE)
13	1.02
14	1.05
15	1.07
16	1.09

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Average Floor Area SF per Story	AVERAGE PERIMETER														Average Floor Area SF per Story
	125	150	200	250	300	400	500	600	700	800	900	1000	1200	1500	
1,000	1.22	1.30	1.46	1.63	---	---	---	---	---	---	---	---	---	---	1,000
3,000	---	---	1.72	1.08	1.13	1.24	1.35	1.46	---	---	---	---	---	---	3,000
5,000	---	---	---	1.00	1.07	1.13	1.20	1.27	1.33	---	---	---	---	---	5,000
8,000	---	---	---	---	1.00	.97	1.01	1.05	1.09	1.13	1.17	---	---	---	8,000
10,000	---	---	---	---	---	.97	1.00	1.03	1.07	1.10	1.13	1.20	---	---	10,000
15,000	---	---	---	---	---	.91	.93	.96	.98	1.00	1.02	1.07	---	---	15,000
20,000	---	---	---	---	---	---	.90	.92	.93	.95	.97	1.00	---	---	20,000
25,000	---	---	---	---	---	---	---	.89	.91	.92	.93	.96	1.00	---	25,000
30,000	---	---	---	---	---	---	---	---	.88	.89	.90	.91	.93	.97	30,000
50,000	---	---	---	---	---	---	---	---	---	.85	.86	.87	.88	.90	50,000
80,000	---	---	---	---	---	---	---	---	---	---	.84	.85	.86	.86	80,000
100,000	---	---	---	---	---	---	---	---	---	---	---	.83	.84	.85	100,000

CROSS OUT 6 NUMBERS

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.