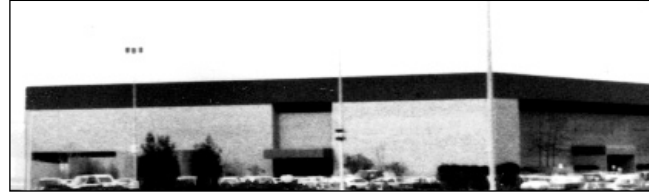


STORES – DEPARTMENT



GOOD/AVERAGE CLASS A



AVERAGE CLASS S

OCCUPANCY DESCRIPTION: These buildings are often two or more stories designed to display and sell multiple lines of merchandise. The front elevations usually vary with the quality of the store. The higher-quality department stores have large, ornate display areas and fronts, while at the average quality level, the displays are relatively smaller. Most department stores have elevators and escalators to transport people to the various levels in the building. Floor coverings are a mixture of carpet and resilient tile, with the better qualities utilizing high-traffic-type floor finishes such as terrazzo.

Department stores generally have combined heating and cooling systems and good store lighting.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Allowances are included for suitable office and employee areas and restroom facilities. Elevators are included where designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, furnishings, signs or equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$154.05	Stone, face brick, best metal and glass, fine display fronts	Best plaster, vinyl and ornamental finishes, terrazzo, carpet	*High luminosity, many good outlets, tiled restrooms	Hot and chilled water (zoned)
	Good	124.85	Brick, concrete, or metal and glass, good display fronts	Plaster, acoustic plaster or tile ceiling, carpet and vinyl floors	*Good lighting and outlets, tiled restrooms	Hot and chilled water (zoned)
	Average	96.20	Brick, concrete or metal and glass, shallow displays	Plaster or drywall, acoustic tile, rubber or vinyl tile, some carpet	*Adequate store lighting and restrooms	Warm and cool air (zoned)
B	Excellent	149.20	Stone, face brick, best metal and glass, fine display fronts	Best plaster, vinyl and ornamental finishes, terrazzo, carpet	*High luminosity, many good outlets, tiled restrooms	Hot and chilled water (zoned)
	Good	120.80	Brick, concrete, or metal and glass, good display fronts	Plaster, acoustic plaster or tile ceiling, carpet and vinyl floors	*Good lighting and outlets, tiled restrooms	Hot and chilled water (zoned)
	Average	92.80	Brick, concrete or metal and glass, shallow displays	Plaster or drywall, acoustic tile, rubber or vinyl tile, some carpet	*Adequate store lighting and restrooms	Warm and cool air (zoned)
A-B	Display basement	71.90	Plaster interior	Store finish, acoustic tile, vinyl composition or rubber tile	Average store lighting and plumbing	Warm and cool air (zoned)
	Storage basement	38.70	Painted interior	Painted floor and ceiling	Exposed lighting, restrooms	Space heaters
	Parking basement	41.40	Unfinished interior	Unfinished (service booth)	Exposed lighting, drains	Ventilation
	Display mezzanine	37.60	(in store cost)	Store finish, acoustic tile, carpet, vinyl composition	Average store lighting and plumbing	(in store cost)
	Office mezzanine	51.05	(in store cost)	Office finish, drywall or plaster, vinyl composition	Average office lighting and plumbing	(in store cost)
	Storage mezzanine	20.90	(in store cost)	Painted soffit, unfinished floor	Minimum, exposed lighting	(in store cost)
C	Excellent	129.00	Stone, face brick, metal or concrete panels, good fronts	Plaster, acoustic plaster or tile, carpet and vinyl floors	*High-intensity lighting, good quality plumbing	Hot and chilled water (zoned)
	Good	98.60	Brick, concrete, metal panels, good display fronts	Plaster, acoustic tile ceilings, carpet and vinyl tile	*Good lighting and outlets, good restrooms	Warm and cool air (zoned)
	Average	79.40	Brick, stucco, concrete panels, adequate displays	Drywall or plaster, acoustic tile, some carpet, vinyl or ceramic	*Adequate lighting and restrooms, competitive fixtures	Warm and cool air (zoned)
C	Display basement	45.85	Plastered interior [†]	Store finish, acoustic tile, vinyl composition tile	Average store lighting and plumbing	Forced air
	Storage basement	25.10	Painted interior [†]	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters
	Parking basement	28.00	Unfinished interior [†]	Finished ceiling, concrete floor with hardener	Exposed lighting, few outlets, drains	Ventilation
	Display mezzanine	26.55	(in store cost)	Plaster or drywall soffit, carpet and vinyl composition	Average store lighting and plumbing	(in store cost)
	Office mezzanine	35.55	(in store cost)	Plaster or drywall soffit, office partitions and finish	Average office lighting and plumbing	(in store cost)
	Storage mezzanine	15.80	(in store cost)	Drywall soffit, wood floor, light storage	Minimum lighting, no plumbing	(in store cost)

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

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

STORES – DEPARTMENT

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 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	Class C	Sq. Ft. Costs	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Excellent	\$6.95	Excellent	\$5.15	5,000	\$2.20	\$2.80	\$3.55	\$4.55
Good	5.20	Good	3.90	10,000	2.00	2.50	3.15	4.00
Average	3.95	Average	2.90	15,000	1.85	2.35	2.95	3.70
				20,000	1.80	2.25	2.80	3.50
				30,000	1.70	2.10	2.60	3.25
				50,000	1.55	1.95	2.40	2.95
				75,000	1.45	1.80	2.20	2.70
				100,000	1.40	1.70	2.10	2.60
				200,000	1.25	1.55	1.85	2.25

ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$4,225 to \$6,425 per stop.

Loading docks, see Page CAL 244.

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	\$3.40	Package A.C. (short ductwork)	\$ 6.95	Central refrigeration (zoned)	\$6.35
Electric wall heaters	1.50	Warm and cool air (zoned)	9.50	package (short ductwork)	4.25
Forced air furnace	3.65	Hot/chilled water (zoned)	15.30	Central evaporative	2.95
Hot water, baseboard/convector	6.60	Heat pump system	7.95	Pkg. refrig. . \$1,250 to \$1,600 per ton capacity	
radiant floor/ceiling	6.80			Evap. coolers . \$170 to \$295 per MCFM capacity	
Space heaters, with fan	1.70				
radiant	1.95				
Steam (including boiler)	5.65				
without boiler	4.70	Small indiv. heat pumps cost \$1,100 to \$1,525		VENTILATION ONLY	
Wall or floor furnace	1.65	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.10

3

HIGH REFINEMENTS

MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.

STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.

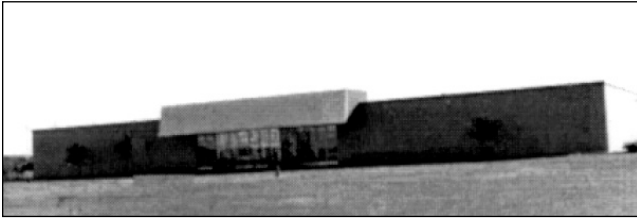
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
10	.89	16	1.00 (base)
11	.90	18	1.04
12	.92	20	1.07
13	.94	22	1.11
14	.95	24	1.16
15	.97		

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq.Ft./Story
	300	350	400	450	500	550	600	700	800	900	1000	1500	2000	2500	
5,000	1.01	1.06	1.11	1.15	1.19	1.23	----	----	----	----	----	----	----	----	5,000
10,000	----	.90	.92	.95	.97	.99	1.01	1.06	1.11	1.15	1.19	----	----	----	10,000
15,000	----	----	.86	.88	.89	.91	.92	.95	.98	1.01	1.04	1.19	----	----	15,000
20,000	----	----	----	.84	.85	.86	.88	.90	.92	.94	.97	1.08	----	----	20,000
25,000	----	----	----	----	.83	.84	.85	.87	.88	.90	.92	1.01	----	----	25,000
30,000	----	----	----	----	----	----	.83	.84	.86	.88	.89	.97	1.04	----	30,000
40,000	----	----	----	----	----	----	----	.82	.83	.84	.85	.91	.97	----	40,000
50,000	----	----	----	----	----	----	----	----	.81	.82	.83	.88	.92	.97	50,000
80,000	----	----	----	----	----	----	----	----	----	.79	.79	.82	.85	.88	80,000
100,000	----	----	----	----	----	----	----	----	----	----	----	.81	.83	.85	100,000
150,000	----	----	----	----	----	----	----	----	----	----	----	.78	.80	.81	150,000
200,000	----	----	----	----	----	----	----	----	----	----	----	.76	.78	.79	200,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

STORES – DISCOUNT



AVERAGE CLASS S DISCOUNT



LOW-COST CLASS S WAREHOUSE DISCOUNT

OCCUPANCY DESCRIPTION: Discount stores are built as large, open-shell, one-story structures. Even though areas in better discount stores are commonly divided by departments, they generally do not match the quality of construction found in department stores. The better qualities will have some storefront and well-finished interiors. Some storage and office area commensurate with the overall quality of the building are included.

Warehouse discount stores are of warehouse construction with minimal interior partitioning. Membership stores typically fall into this category.

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

NOT INCLUDED IN COSTS: Sprinklers, furnishings, trade fixtures, checkout or food service equipment or signs.

DISCOUNT STORES

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$60.15	Tilt-up panels, brick, good front, some ornamentation	Acoustic tile, vinyl tile, some built-ins and extras	Adequate lighting, outlets, and plumbing	Package A.C.
C	Good	62.00	Brick, good tilt-up, steel columns, wide spans	Plaster, good offices, acoustic tile, rubber or vinyl composition	Good lighting and outlets, good restrooms	Warm and cool air (zoned)
	Average	49.00	Brick or block, tilt-up, wood or steel columns and trusses	Drywall, small office area, acoustic tile, vinyl composition	Adequate lighting and restrooms, competitive fixtures	Package A.C.
	Low cost	37.40	Minimum block or tilt-up, pipe or wood columns	Painted exterior walls, minimum finish and office	Minimum lighting and plumbing	Forced air
D	Good	60.50	Brick or stone veneer, wood or steel columns and trusses	Plaster or drywall, good offices, good acoustic tile, vinyl or rubber	Good lighting and outlets, good restrooms	Warm and cool air (zoned)
	Average	47.10	Good stucco or siding on wood frame or heavy studs	Drywall, small office area, acoustic tile, vinyl composition	Adequate lighting and restrooms	Package A.C.
	Low cost	35.30	Stucco or siding on studs, small front	Drywall, few partitions, minimum finish and office	Minimum lighting and plumbing	Forced air
DPOLE	Low cost	31.30	Pole frame, metal siding, lined, small front	Drywall, few partitions, minimum finish and office	Minimum lighting and plumbing	Forced air
S	Good	57.75	Good sandwich panels, frame, some ornamentation	Drywall, good offices, acoustic tile, rubber or vinyl composition	Good lighting and outlets, good restrooms	Warm and cool air (zoned)
	Average	44.15	Sandwich panels, plain front	Few partitions, small office area, acoustic tile and vinyl composition	Adequate lighting and restrooms	Package A.C.
	Low cost	32.30	Steel panels, partly finished on interior, small front	Drywall, few partitions, minimum finish and office	Minimum lighting and plumbing	Forced air

WAREHOUSE DISCOUNT STORES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$50.15	Brick, block, tilt-up, open frame, plain fronts	Plaster/drywall, partitioned offices, good finished ceilings, vinyl floor	Fluorescent lighting, adequate outlets & restrooms, good extras	Package A.C.
	Average	37.85	Average block or tilt-up, open pipe/wood columns, some trim	Painted walls, some partitions, office area, vinyl composition and acoustic	Adequate lighting, restrooms, small snack bar or deli/fast food	Forced air
	Low cost	28.75	Cheap block/tilt-up, light panel roof, no glass storefront	Unfinished, shell type, few partitions, concrete floor	Minimum code throughout	Space heaters
D	Good	47.70	Stucco or siding, open frame, plain fronts	Plaster/drywall, partitioned offices, good finished ceilings, vinyl floor	Fluorescent lighting, adequate outlets & restrooms, good extras	Package A.C.
	Average	35.65	Stucco or siding, open frame, small front, some trim	Painted walls, some partitions, office area, vinyl composition and acoustic	Adequate lighting, restrooms, small snack bar or deli/fast food	Forced air
	Low cost	26.80	Siding on box frame/studs, very plain, no glass except entry door	Unfinished, shell type, few partitions, concrete floor	Minimum code throughout	Space heaters
DPOLE	Low cost	25.25	Metal panels on light pole-frame, very plain, no glass storefront	Unfinished, shell type, few partitions, concrete floor	Minimum code throughout	Space heaters
S	Good	44.65	Steel frame, sandwich panels, plain fronts	Plaster/drywall, partitioned offices, good finished ceilings, vinyl floor	Fluorescent lighting, adequate outlets & restrooms, good extras	Package A.C.
	Average	34.25	Pre-engineered frame and siding, small front, some trim	Painted walls, some partitions, office area, vinyl composition and acoustic	Adequate lighting, restrooms, small snack bar or deli/fast food	Forced air
	Low cost	26.55	Siding on box frame/studs, very plain, no glass except entry door	Unfinished, shell type, few partitions, concrete floor	Minimum code throughout	Space heaters

STORES – DISCOUNT

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: A small freight elevator with simple call system and push-button control, and two or three stops, costs \$35,250 to \$55,500. For detailed costs, see Section UIP 8.	SPRINKLERS: Apply to sprinklered area.					
		Sq. Ft.	LOW	AVG.	GOOD	EXCL.	
		5,000	\$2.20	\$2.80	\$3.55	\$4.55	
		10,000	2.00	2.50	3.15	4.00	
		For dock-height floors, add the cost per square foot to the base cost of the first floor.	15,000	1.85	2.35	2.95	3.70
			20,000	1.80	2.25	2.80	3.50
		Elevated on compacted fill: \$1.75 to \$3.35 per square foot. For cut and balance, use proportional cost.	30,000	1.70	2.10	2.60	3.25
			50,000	1.55	1.95	2.40	2.95
		Loading docks, see Page CAL 244.	75,000	1.45	1.80	2.20	2.70
			100,000	1.40	1.70	2.10	2.60
	150,000	1.30	1.60	1.95	2.40		

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 . . .	\$3.40	Package A.C. (short ductwork)	\$ 6.95	Central refrigeration (zoned)	\$6.35
	Electric wall heaters	1.50	Warm and cool air (zoned)	9.50	package (short ductwork)	4.25
	Forced air furnace	3.65	Hot/chilled water (zoned)	15.30	Central evaporative	2.95
	Hot water, baseboard/convactor radiant floor/ceiling	6.60 6.80	Heat pump system	7.95	Pkg. refrig. . \$1,250 to \$1,600 per ton capacity	
	Space heaters, with fan	1.70			Evap. coolers . \$170 to \$295 per MCFM capacity	
	radiant	1.95				
Steam (including boiler)	5.65			VENTILATION ONLY		
without boiler	4.70	Small indiv. heat pumps cost \$1,100 to \$1,525 per ton of rated capacity.		Vent. (blowers/ducts)	\$1.10	
Wall or floor furnace	1.65					

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
	10	.89	16	1.00 (base)
	11	.90	18	1.04
	12	.92	20	1.07
	13	.94	22	1.11
	14	.95	24	1.16
	15	.97		

4	Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
		300	350	400	450	500	550	600	700	800	900	1000	1200	1500	2000	
	5,000	1.01	1.05	1.09	1.13	1.17	1.21	----	----	----	----	----	----	----	----	5,000
	10,000	----	.91	.93	.95	.97	.99	1.01	1.05	1.09	1.13	1.17	----	----	----	10,000
	15,000	----	----	.87	.89	.90	.92	.93	.96	.99	1.01	1.04	----	----	----	15,000
	20,000	----	----	----	.85	.86	.87	.89	.91	.93	.95	.97	1.01	----	----	20,000
	25,000	----	----	----	----	.84	.85	.86	.88	.89	.91	.93	.96	----	----	25,000
	30,000	----	----	----	----	----	----	.84	.85	.87	.89	.90	.93	.97	----	30,000
	40,000	----	----	----	----	----	----	----	.83	.84	.85	.86	.89	.92	----	40,000
	50,000	----	----	----	----	----	----	----	.81	.82	.83	.84	.86	.89	.93	50,000
	60,000	----	----	----	----	----	----	----	----	.81	.82	.83	.84	.86	.91	60,000
	80,000	----	----	----	----	----	----	----	----	----	----	.80	.82	.84	.86	80,000
100,000	----	----	----	----	----	----	----	----	----	----	----	.79	.80	.82	100,000	
125,000	----	----	----	----	----	----	----	----	----	----	----	----	.79	.80	.82	125,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

STORES – DRUG STORES

These buildings include both small neighborhood pharmacies and the large chain discount-type with a variety of merchandise departments including convenience foods containing built-in refrigerators.

NOT INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Suitable office and restroom facilities.

The better qualities have some storefront and well-finished interiors. Some storage and office areas commensurate with overall quality of the building are included.

NOT INCLUDED IN COSTS: Furnishings, signs, display freezers and cooler or other trade fixtures, checkout or prescription and food service equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$81.95	Brick or concrete, usually part of a building	Plaster or drywall, acoustic tile, VCT, small private or chain outlet	Adequate lighting, outlets, plumbing and pharmacy	Warm and cool air (zoned)
C	Excellent	99.10	Face brick, best design, highly ornamental exterior	Typically best variety type, good acoustic, vinyl tile and carpet	Good departmental lighting, good pharmacy and convenience foods	Package A.C.
	Good	83.15	Brick, best block, stucco, good storefront and ornamentation	Drywall, acoustic tile, vinyl comp., includes typical mini-drive-thru	Good lighting and outlets, standard fixtures and pharmacy	Package A.C.
	Average	69.95	Brick or block, some mansard, parapet ornamentation	Drywall, some vinyl, acoustic tile, vinyl composition tile	Adequate lighting, restrooms, prescription and sundries departments	Package A.C.
	Low cost	59.00	Minimum block or cheap brick, bar joists, built-up roof	Painted exterior walls, minimum retail finish, typical low-end chain	Adequate lighting and pharmacy, small employees' restroom	Package A.C
D	Excellent	97.95	Face brick veneer, best design, highly ornamental exterior	Typically best variety type, good acoustic, vinyl tile and carpet	Good departmental lighting, good pharmacy and convenience foods	Package A.C.
	Good	81.90	Brick veneer or good siding, good frame and storefront entrance	Drywall, acoustic tile, vinyl comp., includes typical mini-drive-thru	Good lighting and outlets, standard fixtures and pharmacy	Package A.C
	Average	68.65	Stucco or siding, some mansard, parapet ornamentation	Drywall, some vinyl, acoustic tile, vinyl composition tile	Adequate lighting, restrooms, prescription and sundries departments	Package A.C.
	Low cost	57.70	Stucco or siding on studs, small front, little trim	Painted exterior walls, minimum retail finish, typical low-end chain	Adequate lighting, plumb. and pharmacy, small employees' restroom	Package A.C
S	Low cost	54.40	Steel panels, finished interior, small front, little trim	Painted exterior walls, minimum retail finish, typical low-end chain	Adequate lighting, plumb. and pharmacy, small employees' restroom	Package A.C

BASEMENTS AND MEZZANINES: Use costs listed under Stores-Department, Page CAL 208.

STORES – DRUG STORES

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: A small passenger or freight elevator with simple call system and push-button control, and two or three stops. cost \$35,250 to \$55, 500. For detailed costs, see Section UIP 8.	SPRINKLERS: Apply to sprinklered area.					
			Sq. Ft.	LOW	AVG.	GOOD	EXCL.
			1,000	\$2.85	\$3.65	\$4.75	\$6.15
			2,000	2.55	3.25	4.20	5.40
			3,000	2.40	3.05	3.90	5.00
			4,000	2.25	2.85	3.70	4.75
			5,000	2.20	2.80	3.55	4.55
			10,000	2.00	2.50	3.15	4.00
			20,000	1.80	2.25	2.80	3.50
			30,000	1.70	2.10	2.60	3.25
	50,000	1.55	1.95	2.40	2.95		
ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$4,225 to \$6,425.							

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	\$3.15	Package A.C. (short ductwork)	\$ 6.40	Central refrigeration (zoned)	\$5.85
	Electric wall heaters	1.40	Warm and cool air (zoned)	8.75	package (short ductwork)	3.90
	Forced air furnace	3.35	Hot/chilled water (zoned)	14.10	Central evaporative	2.70
	Hot water, baseboard/convactor	6.10	Heat pump system	7.35	Pkg. refrig. . . \$1,250 to \$1,600 per ton capacity	
	radiant floor/ceiling	6.25			Evap. coolers . \$170 to \$295 per MCFM capacity	
	Space heaters, with fan	1.55				
	radiant	1.80				
	Steam (including boiler)	5.20				
	without boiler	4.35	Small indiv. heat pumps cost \$1,100 to \$1,525		VENTILATION ONLY	
	Wall or floor furnace	1.50	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.02

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
	8	.92	14	1.04
	10	.96	15	1.06
	11	.98	16	1.09
	12	1.00 (base)	18	1.13
	13	1.02	20	1.17

4	Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
		100	150	200	250	300	400	500	600	700	800	900	1000	1200	1500	
	1,000	1.16	1.35	1.51	1.72	---	---	---	---	---	---	---	---	---	---	1,000
	2,000	---	1.06	1.16	1.26	1.35	1.54	---	---	---	---	---	---	---	---	2,000
	5,000	---	---	.93	.96	1.01	1.09	1.16	1.24	---	---	---	---	---	---	5,000
	7,000	---	---	---	.90	.94	1.00	1.06	1.10	1.16	1.22	---	---	---	---	7,000
	10,000	---	---	---	---	---	.94	.98	1.01	1.04	1.09	1.13	1.16	---	---	10,000
	12,000	---	---	---	---	---	.90	.94	.98	1.00	1.03	1.07	1.11	---	---	12,000
	15,000	---	---	---	---	---	---	.90	.92	.95	.98	1.01	1.03	---	---	15,000
	18,000	---	---	---	---	---	---	.88	.90	.93	.94	.97	.99	1.03	---	18,000
	20,000	---	---	---	---	---	---	---	.89	.91	.93	.96	.98	1.01	---	20,000
	30,000	---	---	---	---	---	---	---	.85	.87	.88	.89	.91	.94	.98	30,000
	40,000	---	---	---	---	---	---	---	.83	.84	.85	.86	.87	.90	.93	30,000
	50,000	---	---	---	---	---	---	---	.81	.82	.83	.84	.85	.87	.90	50,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

STORES – MALL ANCHOR DEPARTMENT STORE

OCCUPANCY DESCRIPTION: These buildings are often one or two stories that are a transition between the pure discount store and the old full-line department store. The front elevations usually vary with the quality of the store. The higher quality anchor stores have some display areas and fronts while, at the lower quality levels, the entries are relatively plain.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Allowances are included for suitable office and employee areas and restroom facilities. Elevators are included where designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, furnishings, signs for equipment.

Most anchor stores have some elevators and escalators. Floor coverings are a mixture of carpet and resilient tile, with the better qualities utilizing high-traffic type floor finishes such as terrazzo. Anchor stores generally have combined heating and cooling systems and good store lighting. Allowances are included for suitable office and employee areas and restroom facilities.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$87.05	Brick, concrete or metal and glass, adequate entry displays	Plaster or drywall, acoustic tile, rubber or vinyl, some wood or carpet	*Good display lighting and restrooms	Warm and cool air (zoned)
	Average	70.90	Brick, concrete or face block, some entry display and mall front trim only	Drywall, some covering, acoustic tile, some carpet, vinyl, wood or ceramic	*Adequate lighting, outlets and plumbing fixtures	Warm and cool air (zoned)
	Low cost	55.85	Brick, concrete, EIFS or block, little trim, plain entries, no displays	Painted, some drywall, acoustic and VCT, typical big box or jr. dept. store	*Adequate lighting and plumbing	Package A.C.
C	Good	72.95	Brick, stucco on block, concrete panels, adequate entry displays	Drywall or plaster, acoustic tile, some carpet, vinyl, wood or ceramic	*Good display lighting and restrooms	Warm and cool air (zoned)
	Average	59.40	Brick, concrete or face block, some entry display and mall front trim only	Drywall, some coverings, acoustic tile, some carpet or vinyl	*Adequate lighting, outlets and plumbing fixtures	Warm and cool air (zoned)
	Low cost	46.45	Tilt-up, concrete or block, some EIFS trim, plain entries, no displays	Painted, some drywall, acoustic and VCT, typical big box or jr. dept. store	*Adequate lighting and plumbing	Package A.C.
D	Good	71.45	Brick veneer, EIFS or best siding, adequate entry displays	Drywall or plaster, acoustic tile, some carpet, vinyl, wood or ceramic	*Good display lighting and restrooms	Warm and cool air (zoned)
	Average	57.75	Good siding, masonry trim, some entry displays and mall front trim only	Drywall, some coverings, acoustic tile, some carpet or vinyl	*Adequate lighting, outlets and plumbing fixtures	Warm and cool air (zoned)
	Low cost	44.75	Stucco, EIFS or siding, very plain, plain entries, no displays	Painted, some drywall, acoustic and VCT, typical big box or jr. dept. store	*Adequate lighting and plumbing	Package A.C.
S	Low cost	42.00	Metal panels, little trim, plain entries, no displays	Painted, some drywall, acoustic and VCT, typical big box or jr. dept. store	*Adequate lighting and plumbing	Package A.C.

NOTES: The best anchor stores approach the good or better department stores in cost, with many departments, best lighting, elevators and escalators, and fine detail. If the design and amenities appear closer to department finish to anchor, the department store cost should be used.

STORES – MALL ANCHOR DEPARTMENT STORE

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 elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Classes A/B</th> <th style="text-align: right;">Sq. Ft. Costs</th> <th style="text-align: left;">Classes C/D/S</th> <th style="text-align: right;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Good</td> <td style="text-align: right;">\$3.60</td> <td>Good</td> <td style="text-align: right;">\$2.60</td> </tr> <tr> <td>Average</td> <td style="text-align: right;">2.75</td> <td>Average</td> <td style="text-align: right;">2.00</td> </tr> <tr> <td>Low</td> <td style="text-align: right;">2.15</td> <td>Low</td> <td style="text-align: right;">1.60</td> </tr> </tbody> </table> <p>ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$4,225 to \$6,425 per stop.</p>	Classes A/B	Sq. Ft. Costs	Classes C/D/S	Sq. Ft. Costs	Good	\$3.60	Good	\$2.60	Average	2.75	Average	2.00	Low	2.15	Low	1.60	<p>SPRINKLERS: Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: right;">LOW</th> <th style="text-align: right;">AVG.</th> <th style="text-align: right;">GOOD</th> <th style="text-align: right;">EXCL.</th> </tr> </thead> <tbody> <tr><td>5,000</td><td style="text-align: right;">\$2.20</td><td style="text-align: right;">\$2.80</td><td style="text-align: right;">\$3.55</td><td style="text-align: right;">\$4.55</td></tr> <tr><td>10,000</td><td style="text-align: right;">2.00</td><td style="text-align: right;">2.50</td><td style="text-align: right;">3.15</td><td style="text-align: right;">4.00</td></tr> <tr><td>15,000</td><td style="text-align: right;">1.85</td><td style="text-align: right;">2.35</td><td style="text-align: right;">2.95</td><td style="text-align: right;">3.70</td></tr> <tr><td>20,000</td><td style="text-align: right;">1.80</td><td style="text-align: right;">2.25</td><td style="text-align: right;">2.80</td><td style="text-align: right;">3.50</td></tr> <tr><td>30,000</td><td style="text-align: right;">1.70</td><td style="text-align: right;">2.10</td><td style="text-align: right;">2.60</td><td style="text-align: right;">3.25</td></tr> <tr><td>50,000</td><td style="text-align: right;">1.55</td><td style="text-align: right;">1.95</td><td style="text-align: right;">2.40</td><td style="text-align: right;">2.95</td></tr> <tr><td>75,000</td><td style="text-align: right;">1.45</td><td style="text-align: right;">1.80</td><td style="text-align: right;">2.20</td><td style="text-align: right;">2.70</td></tr> <tr><td>100,000</td><td style="text-align: right;">1.40</td><td style="text-align: right;">1.70</td><td style="text-align: right;">2.10</td><td style="text-align: right;">2.60</td></tr> <tr><td>200,000</td><td style="text-align: right;">1.25</td><td style="text-align: right;">1.55</td><td style="text-align: right;">1.85</td><td style="text-align: right;">2.25</td></tr> </tbody> </table> <p>Loading docks, see Page CAL 244.</p>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	5,000	\$2.20	\$2.80	\$3.55	\$4.55	10,000	2.00	2.50	3.15	4.00	15,000	1.85	2.35	2.95	3.70	20,000	1.80	2.25	2.80	3.50	30,000	1.70	2.10	2.60	3.25	50,000	1.55	1.95	2.40	2.95	75,000	1.45	1.80	2.20	2.70	100,000	1.40	1.70	2.10	2.60	200,000	1.25	1.55	1.85	2.25
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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> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">HEATING ONLY</th> <th style="text-align: right;">Sq. Ft. Costs</th> <th style="text-align: left;">HEATING & COOLING</th> <th style="text-align: right;">Sq. Ft. Costs</th> <th style="text-align: left;">COOLING ONLY</th> <th style="text-align: right;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Electric cable or baseboard</td> <td style="text-align: right;">\$3.40</td> <td>Package A.C. (short ductwork)</td> <td style="text-align: right;">\$ 6.95</td> <td>Central refrigeration (zoned)</td> <td style="text-align: right;">\$6.35</td> </tr> <tr> <td>Electric wall heaters</td> <td style="text-align: right;">1.50</td> <td>Warm and cool air (zoned)</td> <td style="text-align: right;">9.50</td> <td>package (short ductwork)</td> <td style="text-align: right;">4.25</td> </tr> <tr> <td>Forced air furnace</td> <td style="text-align: right;">3.65</td> <td>Hot/chilled water (zoned)</td> <td style="text-align: right;">15.40</td> <td>Central evaporative</td> <td style="text-align: right;">2.95</td> </tr> <tr> <td>Hot water, baseboard/convactor ..</td> <td style="text-align: right;">6.60</td> <td>Heat pump system</td> <td style="text-align: right;">15.30</td> <td>Pkg. refrig. . . \$1,250 to \$1,600 per ton capacity</td> <td></td> </tr> <tr> <td>radiant floor/ceiling</td> <td style="text-align: right;">6.80</td> <td>Ind. thru-wall heat pumps</td> <td style="text-align: right;">7.95</td> <td>Evap. coolers . \$170 to \$295 per MCFM capacity</td> <td></td> </tr> <tr> <td>Space heaters, with fan</td> <td style="text-align: right;">1.70</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>radiant</td> <td style="text-align: right;">1.95</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Steam (including boiler)</td> <td style="text-align: right;">5.65</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>without boiler</td> <td style="text-align: right;">4.70</td> <td>Small indiv. heat pumps cost \$1,100 to \$1,525</td> <td></td> <td>VENTILATION ONLY</td> <td></td> </tr> <tr> <td>Wall or floor furnace</td> <td style="text-align: right;">1.65</td> <td>per ton of rated capacity.</td> <td></td> <td>Vent. (blowers/ducts)</td> <td style="text-align: right;">\$1.10</td> </tr> </tbody> </table>	HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs	Electric cable or baseboard	\$3.40	Package A.C. (short ductwork)	\$ 6.95	Central refrigeration (zoned)	\$6.35	Electric wall heaters	1.50	Warm and cool air (zoned)	9.50	package (short ductwork)	4.25	Forced air furnace	3.65	Hot/chilled water (zoned)	15.40	Central evaporative	2.95	Hot water, baseboard/convactor ..	6.60	Heat pump system	15.30	Pkg. refrig. . . \$1,250 to \$1,600 per ton capacity		radiant floor/ceiling	6.80	Ind. thru-wall heat pumps	7.95	Evap. coolers . \$170 to \$295 per MCFM capacity		Space heaters, with fan	1.70					radiant	1.95					Steam (including boiler)	5.65					without boiler	4.70	Small indiv. heat pumps cost \$1,100 to \$1,525		VENTILATION ONLY		Wall or floor furnace	1.65	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.10
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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> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Average Wall Height</th> <th style="text-align: right;">Square Foot Multiplier</th> <th style="text-align: left;">Average Wall Height</th> <th style="text-align: right;">Square Foot Multiplier</th> </tr> </thead> <tbody> <tr><td>10</td><td style="text-align: right;">.89</td><td>16</td><td style="text-align: right;">1.00 (base)</td></tr> <tr><td>11</td><td style="text-align: right;">.90</td><td>18</td><td style="text-align: right;">1.04</td></tr> <tr><td>12</td><td style="text-align: right;">.92</td><td>20</td><td style="text-align: right;">1.07</td></tr> <tr><td>13</td><td style="text-align: right;">.94</td><td>22</td><td style="text-align: right;">1.11</td></tr> <tr><td>14</td><td style="text-align: right;">.95</td><td>24</td><td style="text-align: right;">1.16</td></tr> <tr><td>15</td><td style="text-align: right;">.97</td><td></td><td></td></tr> </tbody> </table>	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier	10	.89	16	1.00 (base)	11	.90	18	1.04	12	.92	20	1.07	13	.94	22	1.11	14	.95	24	1.16	15	.97		
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15	.97																												

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5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

STORES – WAREHOUSE SHOWROOM AND FOOD



LOW-COST CLASS C FOOD



AVERAGE/GOOD CLASS C SHOWROOM

OCCUPANCY DESCRIPTION: Warehouse showrooms are typical of the large walk-through furniture outlets with a semifinished showroom and large carryout warehouse as one complete facility. Low-quality structures are unfinished shell types with minimum code throughout. Better qualities have partitioned offices.

Warehouse food stores are large markets of warehouse construction offering limited perishable products, excluding any built-in coolers or refrigerated storage. The better qualities will merge into the

market occupancy, with a number of finished major product departments, but excluding any storage/display walk-in boxes. The better qualities will also have partitioned offices. Low-quality structures are unfinished shell types with minimum code throughout.

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

NOT INCLUDED IN COSTS: Furnishings, signs, trade fixtures and checkout or food service equipment.

WAREHOUSE SHOWROOM STORES

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$53.45	Brick, block, tilt-up, open frame, small front, some trim	Plaster or drywall, partitioned offices, finished showroom ceilings & floors	Good display and office lighting, adequate restrooms	Package A.C.
	Average	40.90	Average block or tilt-up, open pipe or wood columns	Painted walls, some partitions, office area, vinyl composition, sales cubicles	Display, warehouse and office lighting, small restrooms	Forced air
	Low cost	31.55	Cheap block or tilt-up, light panelized roof	Unfinished, shell type, few partitions, concrete floor, little display finish	Adequate lighting, minimum plumbing	Space heaters
D	Good	51.15	Stucco or siding, open frame, small front, some trim	Plaster or drywall, partitioned offices, finished showroom ceilings & floors	Good display and office lighting, adequate restrooms	Package A.C.
	Average	38.80	Stucco or siding, open frame, plain front	Painted walls, some partitions, office area, vinyl composition, sales cubicles	Display, warehouse and office lighting, small restrooms	Forced air
	Low cost	29.70	Siding on box frame or studs, very plain	Unfinished, shell type, few partitions, concrete floor, little display finish	Adequate lighting, minimum plumbing	Space heaters
DPOLE	Low cost	28.25	Metal panels on light pole frame, very plain, some lining	Unfinished, shell type, few partitions, concrete floor, little display finish	Adequate lighting, minimum plumbing	Space heaters
S	Good	48.45	Steel frame, sandwich panels, small front, some trim	Plaster or drywall, partitioned offices, finished showroom ceilings & floors	Good display and office lighting, adequate restrooms	Package A.C.
	Average	37.40	Pre-engineered frame and siding, plain front	Painted walls, some partitions, office area, vinyl composition, sales cubicles	Display, warehouse and office lighting, small restrooms	Forced air
	Low cost	29.20	Single wall on light frame, very plain, some lining	Unfinished, shell type, few partitions, concrete floor, little display finish	Adequate lighting, minimum plumbing	Space heaters

WAREHOUSE FOOD STORES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$64.45	Brick, block, tilt-up, open frame, plain fronts	Plaster or drywall, partitioned offices, finished ceilings, vinyl composition	Good lighting, plumbing for frozen food, snack bar, etc.	Package A.C.
	Average	49.85	Average block or tilt-up, open pipe or wood columns	Painted walls, some partitions, office area, some vinyl composition	Adequate lighting and plumbing, few extra services	Forced air
	Low cost	38.85	Cheap block or tilt-up, light panelized roof	Unfinished, shell type, few partitions, sealed concrete floor	Minimum food store lighting and plumbing, small restrooms	Space heaters
D	Good	62.00	Stucco or siding, open frame, plain fronts	Plaster or drywall, partitioned offices, finished ceilings, vinyl composition	Good lighting, plumbing for frozen food, snack bar, etc.	Package A.C.
	Average	47.75	Stucco or siding, open frame, small front	Painted walls, some partitions, office area, some vinyl composition	Adequate lighting and plumbing, few extra services	Forced air
	Low cost	37.05	Siding on box frame or studs, very plain	Unfinished, shell type, few partitions, sealed concrete floor	Minimum food store lighting and plumbing, small restrooms	Space heaters
DPOLE	Low cost	33.40	Metal panels on light pole frame, very plain	Unfinished, shell type, few partitions, sealed concrete floor	Minimum food store lighting and plumbing, small restrooms	Space heaters
S	Good	58.50	Steel frame, sandwich panels, plain fronts	Plaster or drywall, partitioned offices, finished ceilings, vinyl composition	Good lighting, plumbing for frozen food, snack bar, etc.	Package A.C.
	Average	44.20	Pre-engineered frame and siding, small front	Painted walls, some partitions, office area, some vinyl composition	Adequate lighting and plumbing, few extra services	Forced air
	Low cost	33.60	Single wall on light frame, very plain	Unfinished, shell type, few partitions, sealed concrete floor	Minimum food store lighting and plumbing, small restrooms	Space heaters

STORES – WAREHOUSE SHOWROOM AND FOOD

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	DOCK-HEIGHT FLOORS: Add the cost per square foot to the base cost of the first floor.	SPRINKLERS: Apply to sprinklered area.				
		Sq. Ft.	LOW	AVG.	GOOD	EXCL.
		5,000	\$2.20	\$2.80	\$3.55	\$4.55
	Elevated on compacted fill: \$1.75 to \$3.35 per square foot. For cut and balance, use proportional cost.	10,000	2.00	2.50	3.15	4.00
		15,000	1.85	2.35	2.95	3.70
		20,000	1.80	2.25	2.80	3.50
	For loading docks, see Page CAL 244.	30,000	1.70	2.10	2.80	3.25
		50,000	1.55	1.95	2.60	2.95
		75,000	1.45	1.80	2.40	2.70
		100,000	1.40	1.70	2.20	2.60
	150,000	1.30	1.60	1.95	2.40	

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.	Costs	HEATING & COOLING	Sq. Ft.	Costs	COOLING ONLY
						Sq. Ft.
						Costs
	Electric cable or baseboard ..	\$3.40	Package A.C. (short ductwork)	\$ 6.95	Central refrigeration (zoned)	\$6.35
	Electric wall heaters	1.50	Warm and cool air (zoned)	9.50	package (short ductwork)	4.25
	Forced air furnace	3.65	Hot/chilled water (zoned)	15.30	Central evaporative	2.95
	Hot water, baseboard/convactor	6.60	Heat pump system	7.95	Pkg. refriger. . \$1,250 to \$1,600 per ton capacity	
	radiant floor/ceiling	6.80	Ind. thru-wall heat pumps	3.70	Evap. coolers . \$170 to \$295 per MCFM capacity	
	Space heaters, with fan	1.70				
	radiant	1.95				
	Steam (including boiler)	5.65				
	without boiler	4.70	Small indiv. heat pumps cost \$1,100 to \$1,525		VENTILATION ONLY	
	Wall or floor furnace	1.65	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.10

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
	10	.89	16	1.00 (base)
	11	.90	18	1.04
	12	.92	20	1.07
	13	.94	22	1.11
	14	.95	24	1.16
	15	.97	28	1.24

4	Average Floor Area	AVERAGE PERIMETER														Average Floor Area
	Sq. Ft./Story	300	350	400	450	500	550	600	700	800	900	1000	1200	1500	2000	Sq. Ft./Story
	5,000	1.01	1.05	1.10	1.14	1.18	1.22	----	----	----	----	----	----	----	----	5,000
	10,000	----	.90	.93	.95	.97	.99	1.01	1.05	1.10	----	----	----	----	----	10,000
	15,000	----	----	.86	.88	.89	.91	.92	.96	.99	1.01	----	----	----	----	15,000
	20,000	----	----	----	.84	.85	.87	.88	.90	.92	.95	.97	1.01	----	----	20,000
	25,000	----	----	----	----	.83	.84	.85	.87	.89	.91	.93	.96	----	----	25,000
	30,000	----	----	----	----	----	.83	.85	.86	.88	.89	.93	.97	----	----	30,000
	40,000	----	----	----	----	----	----	.82	.83	.84	.85	.88	.91	----	----	40,000
	50,000	----	----	----	----	----	----	.80	.81	.82	.83	.85	.88	.93	----	50,000
	60,000	----	----	----	----	----	----	----	.80	.81	.82	.83	.85	.89	----	60,000
	80,000	----	----	----	----	----	----	----	----	----	.79	.81	.83	.85	----	80,000
	100,000	----	----	----	----	----	----	----	----	----	.78	.79	.81	.83	----	100,000
	125,000	----	----	----	----	----	----	----	----	----	.77	.78	.79	.81	----	125,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

STORES – FLORIST SHOPS



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These structures are convenience stores for the sale of cut flowers, with the better stores containing finished display areas for other gift merchandise.

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

NOT INCLUDED IN COSTS: Display cases, coolers and other trade fixtures.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$69.75	Brick or concrete, usually part of a building	Drywall or plaster, good acoustic, some vinyl tile and carpet	Adequate lighting outlets, adequate plumbing	Warm and cool air (zoned)
C	Excellent	85.25	Individual design, highly ornamental storefront	Plaster, acoustic tile, some terrazzo, carpet or vinyl, good trim	Special lighting, good fixtures and plumbing	Package A.C.
	Good	71.00	Brick, best block, stucco, good storefront and ornamentation	Drywall or plaster, good acoustic, some vinyl tile & carpet	Good lighting and outlets, standard fixtures	Package A.C.
	Average	56.20	Brick or block, some mansard, parapet ornamentation	Acoustic tile, some vinyl composition, sundry display area	Adequate lighting and outlets, small employees' restroom	Forced air
	Low cost	44.80	Minimum block or cheap brick, low-cost front	Painted exterior walls, minimum finish, sealed concrete	Minimum code throughout, minimum display wiring	Space heaters
D	Excellent	83.35	Individual design, highly ornamental storefront	Plaster, acoustic tile, some terrazzo, carpet or vinyl, good trim	Special lighting, good fixtures and plumbing	Package A.C.
	Good	69.25	Brick veneer or good siding, good frame and front	Drywall or plaster, good acoustic, some vinyl tile and carpet	Good lighting and outlets, standard fixtures	Package A.C.
	Average	54.60	Stucco or siding, some mansard, parapet ornamentation	Acoustic tile, vinyl composition, sundry display area	Adequate lighting and outlets, small employees' restroom	Forced air
	Low cost	43.40	Stucco or siding, small front	Drywall, few partitions, sealed slab	Minimum code throughout	Space heaters
DPOLE	Low cost	40.45	Pole frame, metal, lined	Minimum finish and partitions, sealed concrete	Minimum code throughout, minimum display wiring	Space heaters
S	Low cost	40.40	Steel panels, partly finished interior	Minimum finish and partitions, sealed concrete	Minimum code throughout, minimum display wiring	Space heaters
CDS	Storage basement	23.15	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters

STORES – FLORIST SHOPS

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

1

SPRINKLERS: Apply to sprinklered area.					
	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	1,000	\$2.85	\$3.65	\$4.75	\$6.15
	2,000	2.55	3.25	4.20	5.40
	3,000	2.40	3.05	3.90	5.00
	4,000	2.25	2.85	3.70	4.75
	5,000	2.20	2.80	3.55	4.55
	10,000	2.00	2.50	3.15	4.00
	20,000	1.80	2.25	2.80	3.50
	30,000	1.70	2.10	2.60	3.25
	50,000	1.55	1.95	2.40	2.95

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. Costs		Sq. Ft. Costs		Sq. Ft. Costs
HEATING ONLY		HEATING & COOLING		COOLING ONLY	
Electric cable or baseboard . . .	\$3.15	Package A.C. (short ductwork) . . .	\$ 6.40	Central refrigeration (zoned)	\$5.85
Electric wall heaters	1.40	Warm and cool air (zoned)	8.75	package (short ductwork)	3.90
Forced air furnace	3.35	Hot/chilled water (zoned)	14.10	Central evaporative	2.70
Hot water, baseboard/convector	6.10	Heat pump system	7.35	Pkg. refrig. . \$1,250 to \$1,600 per ton capacity	
radiant floor/ceiling	6.25			Evap. coolers . \$170 to \$295 per MCFM capacity	
Space heaters, with fan	1.55				
radiant	1.80				
Steam (including boiler)	5.20			VENTILATION ONLY	
without boiler	4.35	Small indiv. heat pumps cost \$1,100 to \$1,525		Vent. (blowers/ducts)	\$1.02
Wall or floor furnace	1.50	per ton of rated capacity.			

3

HEIGHT REFINEMENTS			
MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.			
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	.92	14	1.04
10	.96	15	1.06
11	.98	16	1.09
12	1.00 (base)	18	1.13
13	1.02	20	1.17

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq.Ft./Story
	75	100	125	150	175	200	225	250	275	300	350	400	450	500	
500	1.38	1.57	1.76	----	----	----	----	----	----	----	----	----	----	----	500
1,000	----	1.18	1.28	1.38	1.47	1.57	1.67	----	----	----	----	----	----	----	1,000
1,500	----	1.04	1.11	1.18	1.25	1.32	1.38	1.45	1.51	1.57	----	----	----	----	1,500
2,000	----	----	1.03	1.08	1.13	1.18	1.23	1.28	1.33	1.38	1.47	----	----	----	2,000
2,500	----	----	----	1.01	1.05	1.10	1.14	1.18	1.22	1.27	1.35	1.42	----	----	2,500
3,000	----	----	----	----	1.01	1.04	1.08	1.12	1.15	1.18	1.25	1.32	1.38	----	3,000
3,500	----	----	----	----	----	1.00	1.03	1.06	1.09	1.12	1.18	1.24	1.30	----	3,500
4,000	----	----	----	----	----	.97	1.00	1.03	1.06	1.08	1.13	1.18	1.23	1.28	4,000
5,000	----	----	----	----	----	.92	.95	.97	.99	1.01	1.05	1.10	1.14	1.18	5,000
6,000	----	----	----	----	----	----	----	.93	.95	.97	1.01	1.04	1.08	1.12	6,000
7,000	----	----	----	----	----	----	----	.90	.92	.94	.97	1.00	1.03	1.06	7,000
8,000	----	----	----	----	----	----	----	.88	.90	.91	.94	.97	1.00	1.03	8,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

STORES – RETAIL



AVERAGE/GOOD CLASS C



AVERAGE CLASS S

OCCUPANCY DESCRIPTION: These buildings are designed for retail sales and display and usually have display and/or decorative fronts. Both one- and two-story stores are included in the cost sampling. They include stores occupied by secondary department stores with limited merchandise lines, specialty shops and commercial buildings designed for a general occupancy. The stores usually are designed with designated areas for servicing customers, employee operations, merchandise storage and display areas. The

higher-quality store has expensive exterior and interior finishes, large display areas, attractive storefronts and special lighting. Lower-quality structures have small displays, minimum finish and mechanical items.

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

NOT INCLUDED IN COSTS: Elevators, sprinklers, furnishings or equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$122.15	Stone, face brick, best metal, fine display fronts	Best plaster and paneling, highly ornamental, terrazzo, carpet	Special lighting fixtures and effects, deluxe restrooms	Hot and chilled water (zoned)
	Good	91.50	Brick or concrete, good metal or stone display front	Plaster, acoustic plaster or tile, carpet, plain terrazzo, vinyl	Good lighting and outlets, good restrooms and fixtures	Warm and cool air (zoned)
	Average	72.25	Brick or concrete, average metal display fronts	Plaster or drywall, acoustic tile, rubber or vinyl composition tile	Adequate lighting and outlets, small restrooms	Warm and cool air (zoned)
	Low cost	54.85	Block and brick, concrete panels, plain front	Very plain, acoustic tile, asphalt tile	Minimum lighting, outlets and plumbing fixtures	Hot water
B	Excellent	118.70	Stone, face brick, best metal walls, fine display fronts	Best plaster and paneling, highly ornamental, terrazzo, carpet	Special lighting fixtures and effects, deluxe restrooms	Hot and chilled water (zoned)
	Good	88.40	Brick or concrete, good walls, fine display fronts	Plaster, acoustic plaster or tile, carpet, plain terrazzo, vinyl	Good lighting and outlets, good restrooms and fixtures	Warm and cool air (zoned)
	Average	69.55	Brick or concrete, average metal display fronts	Plaster or drywall, acoustic tile, rubber or vinyl composition tile	Adequate lighting and outlets, small restrooms	Warm and cool air (zoned)
	Low cost	52.55	Block and brick, concrete panels, plain front	Very plain, acoustic tile, asphalt tile	Minimum lighting, outlets, and plumbing fixtures	Hot water
C	Excellent	99.70	Face brick, metal, fine ornamentation and displays	Best plaster, ornamental ceilings, paneling, terrazzo, carpet	Special lighting effects, good restrooms and fixtures	Warm and cool air (zoned)
	Good	73.60	Brick, stucco on block, best tilt-up, good display front	Plaster, acoustic plaster or tile ceilings, carpet, vinyl tile	Good lighting and outlets, adequate restrooms	Package A.C.
	Average	56.10	Brick, block, tilt-up, plain front, some ornamentation	Drywall/plaster, exposed masonry, acoustic tile, vinyl composition	Adequate lighting and outlets, small employees' restrooms	Package A.C.
	Low cost	40.20	Low-cost brick, block, tilt-up, low-cost front	Painted walls, drywall or acoustic tile, asphalt tile	Minimum lighting and employees' restroom	Forced air
D	Excellent	98.45	Good brick or stone veneer, good front and entrance	Plaster, acoustic plaster or good mineral tile, carpet and vinyl	High-level lighting and outlets, good restrooms	Warm and cool air (zoned)
	Good	72.25	Good stucco or siding, brick veneer, good display front, ornamentation	Plaster, acoustic plaster or good acoustic tile, vinyl composition	Good lighting and outlets, restrooms, standard fixtures	Package A.C.
	Average	54.85	Stucco or siding, plain front, little ornamentation	Plaster or drywall, acoustic tile, vinyl composition, little trim	Adequate store lighting, restrooms, low cost fixtures	Package A.C.
	Low cost	39.00	Low-cost stucco, siding, very plain exterior	Drywall, cheap acoustic tile, asphalt tile, few partitions	Minimum lighting and outlets, minimum plumbing	Forced air
DPOLE	Low cost	35.50	Pole frame, metal panels, lined and insulated, small front	Drywall, cheap acoustic tile, vinyl composition, few partitions	Minimum lighting and employees' restroom	Forced air
S	Good	69.00	Sandwich panels, metal & glass, ornamentation, good display front	Acoustic tile, vinyl composition and carpet, some trim	Good lighting and outlets, restrooms, standard fixtures	Package A.C.
	Average	51.50	Good colored panels, little ornamentation, plain front	Acoustic tile, vinyl composition, carpet, interior finish	Adequate store lighting, restrooms, low-cost fixtures	Package A.C.
	Low cost	35.85	Metal panels on light frame, finished interior, small front	Acoustic tile, gypsum board wall finish, vinyl composition	Minimum lighting and outlets, minimum plumbing	Forced air

BASEMENTS AND MEZZANINES: Use costs listed under Stores – Department, Page CAL 208.

STORES – RETAIL

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: A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$35,250 to \$55,500. For detailed costs, see Section UIP 8.	SPRINKLERS: Apply to sprinklered area.			
		Sq. Ft.	LOW	AVG.	GOOD
		1,000	\$2.85	\$3.65	\$4.75
		2,000	2.55	3.25	4.20
		3,000	2.40	3.05	3.90
		4,000	2.25	2.85	3.55
		5,000	2.20	2.80	3.15
		10,000	2.00	2.50	3.15
		20,000	1.80	2.25	2.80
		30,000	1.70	2.10	2.60
	50,000	1.55	1.95	2.40	
	ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$4,225 to \$6,425 per stop.		2.95		

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.	
	Costs		Costs		Costs	
	HEATING ONLY		HEATING & COOLING		COOLING ONLY	
	Electric cable or baseboard . . .	\$3.15	Package A.C. (short ductwork) . . .	\$ 6.40	Central refrigeration (zoned)	\$5.85
	Electric wall heaters	1.40	Warm and cool air (zoned)	8.75	package (short ductwork)	3.90
	Forced air furnace	3.35	Hot/chilled water (zoned)	14.10	Central evaporative	2.70
	Hot water, baseboard/convactor radiant floor/ceiling	6.10 6.25	Heat pump system	7.35	Pkg. refrig. . \$1,250 to \$1,600 per ton capacity	
	Space heaters, with fan	1.55			Evap. coolers . \$170 to \$295 per MCFM capacity	
	radiant	1.80				
	Steam (including boiler)	5.20				
	without boiler	4.35	Small indiv. heat pumps cost \$1,100 to \$1,525 per ton of rated capacity.		VENTILATION ONLY	
	Wall or floor furnace	1.50			Vent. (blowers/ducts)	\$1.02

3	HEIGHT REFINEMENTS			
	MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.			
	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	.92	14	1.04
	10	.96	15	1.06
	11	.98	16	1.09
	12	1.00 (base)	18	1.13
	13	1.02	20	1.17

4	Average Floor Area	AVERAGE PERIMETER														Average Floor Area
	Sq.Ft./Story	100	150	200	250	300	400	500	600	700	800	900	1000	1200	1500	Sq.Ft./Story
	1,000	1.16	1.35	1.51	1.72	----	----	----	----	----	----	----	----	----	----	1,000
	2,000	----	1.06	1.16	1.26	1.35	1.54	----	----	----	----	----	----	----	----	2,000
	5,000	----	----	.93	.96	1.01	1.09	1.16	1.24	----	----	----	----	----	----	5,000
	7,000	----	----	----	.90	.94	1.00	1.06	1.10	1.16	1.22	----	----	----	----	7,000
	10,000	----	----	----	----	.94	.98	1.01	1.04	1.09	1.13	1.16	----	----	----	10,000
	12,000	----	----	----	----	.90	.94	.98	1.00	1.03	1.07	1.11	----	----	----	12,000
	15,000	----	----	----	----	----	.90	.92	.95	.98	1.01	1.03	----	----	----	15,000
	18,000	----	----	----	----	----	.88	.90	.93	.94	.97	.99	1.03	----	----	18,000
	20,000	----	----	----	----	----	----	.89	.91	.93	.96	.98	1.01	----	----	20,000
	30,000	----	----	----	----	----	----	.85	.87	.88	.89	.91	.94	.98	----	30,000
	40,000	----	----	----	----	----	----	.83	.84	.85	.86	.87	.90	.93	----	40,000
	50,000	----	----	----	----	----	----	.81	.82	.83	.84	.85	.87	.90	----	50,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.