

JAILS - CORRECTIONAL FACILITIES



GOOD CLASS A-B



GOOD CLASS C

OCCUPANCY DESCRIPTION: These are buildings used for the detention of people either awaiting trial or for convicted offenders serving sentences for law violations. They include a complete plant, from minimum to maximum security facilities, commensurate with the level. Divided into individual cells, most jails are built of steel frame, reinforced concrete or masonry.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Elevators are included in costs designated with and jail hardware.

NOT INCLUDED IN COSTS: Sprinklers, parking equipment or balconies.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	\$434.99	Best brick, stone, architectural concrete, good ornamentation	Plaster, vinyl wall coverings, acoustic tile, terrazzo, vinyl tile	Best lighting and plumbing, maximum security	Hot and chilled water (zoned)
	Good	321.11	Concrete, limestone, granite, some ornamentation	Plaster or drywall, ceramic tile, acoustic tile, and asphalt tile	Good lighting, plumbing and security	Warm and cool air (zoned)
	Average	240.63	Concrete, limestone, granite, little ornamentation	Painted concrete, some plaster, acoustic tile, and asphalt tile	Adequate lighting and plumbing	Heat pump system
C	Excellent	361.88	Face brick, stone, architectural concrete, good ornamentation	Plaster or drywall, ceramic tile, acoustic tile and vinyl	Best lighting and security, good plumbing	Hot and chilled water (zoned)
	Good	267.26	Heavy stone or brick masonry, some ornamentation	Plaster and acoustic tile, vinyl and ceramic floors	Good lighting and plumbing	Warm and cool air (zoned)
	Average	201.00	Block or brick, concrete, some ornamentation on front	Painted walls, few partitions, some acoustic and vinyl composition	Adequate lighting and plumbing	Heat pump system
	Low cost	150.70	Block, tilt-up, very plain	Unfinished walls and floors, low-cost ceilings	Minimum jail plumbing and lighting, minimum security	Hot water
D	Excellent	341.75	Best siding, EIFS, face brick or stone veneer, good entrance	Plaster or drywall, ceramic tile, acoustic tile and vinyl	Best lighting and security, good plumbing for detention housing	Warm and cool air (zoned)
	Good	256.21	Brick veneer, best stucco or siding with good trim	Plaster and acoustic tile, vinyl and ceramic floors	Good lighting and plumbing	Heat pump system
	Average	189.51	Brick veneer, good stucco or siding with brick trim	Drywall, few partitions, slabs, some acoustic and vinyl composition	Adequate lighting and plumbing for camp-dormitory type	Package A.C.
S	Average	185.79	Pre-engineered sandwich panels, metal liner	Metal walls, acoustic tile or liner panel ceiling, slabs, some asphalt tile	Adequate lighting and plumbing for camp-dormitory type	Package A.C.

JAILS - CORRECTIONAL FACILITIES

REFINEMENTS: On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

1	ELEVATORS: A small passenger elevator with simple call system and push - button control, four passenger cab and two or three stops, costs \$56,250 to \$77,250.	SPRINKLERS: Apply to area covered by sprinklers.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
			1,000	\$4.59	\$5.97	\$7.78	\$10.12
			2,500	3.98	5.13	6.61	8.51
			5,000	3.57	4.57	5.84	7.46
			10,000	3.20	4.07	5.16	6.55
			15,000	3.01	3.80	4.80	6.06
			20,000	2.88	3.62	4.56	5.74
			30,000	2.70	3.38	4.24	5.32
			50,000	2.49	3.11	3.87	4.83
			75,000	2.34	2.90	3.60	4.47
			100,000	2.24	2.77	3.42	4.23
ELEVATOR STOPS: For basements stops, add \$6,400 to \$9,850 per stop.							

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 . . .	\$11.90	Package A.C. (short ductwork)	\$18.90	Central refrigeration (zoned)	\$14.60
	Electric wall heaters	3.55	Warm and cool air (zoned)	30.75	package (short ductwork)	10.30
	Forced air furnace	13.30	Hot/chilled water (zoned)	43.00	Central evaporative	5.65
	Hot water	20.60	Heat pump system	25.75	Pkg. refrig. . . \$2,030 to \$2,625 per ton capacity	
	Space heaters, with fan	4.38			Evap. coolers . \$295 to \$515 per MCFM capacity	
	radiant	5.05				
	Steam (including boiler)	19.40			VENTILATION ONLY	
without boiler	17.80	Small indiv. heat pumps cost \$1,790 to \$2,390		Vent. (blowers/ducts)	\$3.49	
Wall or floor furnace	3.89	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	.900	13	1.023
	9	.928	14	1.046
	10	.953	15	1.069
	11	.977	16	1.092
	12	1.000 (base)		

4	Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
		125	150	200	250	300	400	500	600	700	800	1000	1200	1400	1600	
	1,000	1.168	1.235	1.364	1.494	1.624	1.884	----	----	----	----	----	----	----	----	1,000
	3,000	----	.975	1.018	1.061	1.105	1.191	----	----	----	----	----	----	----	----	3,000
	5,000	----	----	.949	.975	1.000	1.052	1.105	1.155	----	----	----	----	----	----	5,000
	8,000	----	----	----	.926	.942	.975	1.007	1.040	1.072	1.105	----	----	----	----	8,000
	10,000	----	----	----	.910	.923	.949	.975	1.000	1.027	1.052	1.105	1.155	----	----	10,000
	14,000	----	----	----	----	.900	.920	.938	.956	.975	.993	1.030	1.067	1.105	1.140	14,000
	20,000	----	----	----	----	----	.910	.923	.936	.949	.975	1.000	1.027	1.052	1.092	20,000
	25,000	----	----	----	----	----	.897	.908	.918	.928	.948	.969	.990	1.011	1.031	25,000
	30,000	----	----	----	----	----	----	.897	.906	.915	.932	.949	.965	.983	1.000	30,000
50,000	----	----	----	----	----	----	----	----	.887	.897	.908	.918	.928	1.000	50,000	
75,000	----	----	----	----	----	----	----	----	.873	.879	.885	.892	.900	1.000	75,000	
100,000	----	----	----	----	----	----	----	----	.866	.871	.876	.881	.887	1.000	100,000	

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

JAILS - POLICE STATIONS



EXCELLENT CLASS A-B



GOOD CLASS C

OCCUPANCY DESCRIPTION: Police stations are basically law enforcement facilities with a limited number of jail cells. Secured entry facilities consistent with the quality are included.

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

NOT INCLUDED IN COSTS: Sprinklers, equipment, parking or balconies.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	\$293.01	Best brick, stone, architectural concrete, good lobby	Plaster, vinyl wall coverings, acoustic tile, terrazzo, vinyl tile, good detail	Best lighting, plumbing and security, major command center	Hot and chilled water (zoned)
	Good	221.77	Best block, concrete, masonry and glass, some ornamentation	Plaster or drywall, ceramic tile, acoustic tile, carpet and asphalt tile	Good lighting, plumbing, security for law enforcement center	Warm and cool air (zoned)
	Average	177.11	Brick, precast concrete, good block, some trim	Plaster or drywall, ceramic tile, acoustic tile, and asphalt tile, good concrete	Good lighting, plumbing, security and sallyport, good holding facility	Warm and cool air (zoned)
	Low cost	138.19	Precast concrete, block, very plain	Painted concrete, some plaster, acoustic tile, and asphalt tile, slab	Adequate lighting and plumbing, some extras, holding cells	Heat pump system
C	Excellent	252.16	Face brick, stone, architectural concrete, glass, good lobby	Plaster, paneling, carpet and terrazzo, suspended ceilings, best administrative	Good lighting, plumbing, security for law enforcement center	Warm and cool air (zoned)
	Good	191.37	Heavy stone or brick masonry, some ornamentation	Plaster and acoustic tile, vinyl and ceramic floors, good slab	Good lighting, plumbing, security and sallyport, good holding facility	Heat pump system
	Average	143.24	Block or brick, concrete, some ornamentation on front	Painted walls, few partitions, some acoustic and vinyl composition, slab	Adequate lighting and plumbing, some extras, holding cells	Package A.C.
	Low cost	106.83	Block, tilt-up, very plain	Unfinished walls and floors, low-cost ceilings and floors in public areas	Minimum plumbing and lighting, minimum administrative and cells	Forced air
D	Excellent	244.60	Face brick or stone veneer, metal and glass, good lobby	Plaster, paneling, carpet and terrazzo, suspended ceilings, best administrative	Good lighting, plumbing, security for law enforcement center	Warm and cool air (zoned)
	Good	185.53	Steel or Glulam frame and joists, brick veneer, glass, best stucco	Plaster or drywall, acoustic tile, vinyl composition, carpet, good slab	Good lighting, plumbing, security and sallyport, good holding facility	Heat pump system
	Average	138.73	Wood frame or pipe columns, good stucco or siding with some trim	Painted walls, acoustic tile or dry-wall ceilings, some asphalt tile, slab	Adequate lighting and plumbing, some extras, holding cells	Package A.C.

JAILS - POLICE STATIONS

REFINEMENTS: On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

1	ELEVATORS: A small passenger elevator with simple call system and push-button control, four passenger cab and two or three stops, costs \$56,250 to \$77,250.	SPRINKLERS: Apply to area covered by sprinklers.				
		Sq. Ft.	LOW	AVG.	GOOD	EXCL.
		1,000	\$4.59	\$5.97	\$7.78	\$10.12
		2,500	3.98	5.13	6.61	8.51
		5,000	3.57	4.57	5.84	7.46
		10,000	3.20	4.07	5.16	6.55
		15,000	3.01	3.80	4.80	6.06
		20,000	2.88	3.62	4.56	5.74
		30,000	2.70	3.38	4.24	5.32
		50,000	2.49	3.11	3.87	4.83
		75,000	2.34	2.90	3.60	4.47
100,000	2.24	2.77	3.42	4.23		
	ELEVATOR STOPS: For basements stops, add \$6,400 to \$9,850 per stop.					

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.	HEATING & COOLING	Sq. Ft.	COOLING ONLY	
		Costs		Costs		
	Electric cable or baseboard . . .	\$11.90	Package A.C. (short ductwork)	\$18.90	Central refrigeration (zoned)	\$14.60
	Electric wall heaters	3.55	Warm and cool air (zoned)	30.75	package (short ductwork)	10.30
	Forced air furnace	13.30	Hot/chilled water (zoned)	43.00	Central evaporative	5.65
	Hot water	20.60	Heat pump system	25.75	Pkg. refrig. . \$2,030 to \$2,625 per ton capacity	
	Space heaters, with fan	4.38			Evap. coolers . \$295 to \$515 per MCFM capacity	
	radiant	5.05				
	Steam (including boiler)	19.40			VENTILATION ONLY	
without boiler	17.80	Small indiv. heat pumps cost \$1,790 to \$2,390		Vent. (blowers/ducts)	\$3.49	
Wall or floor furnace	3.89	per ton of rated capacity.				

3	HEIGHT REFINEMENTS			
	MULTISTORY BUILDINGS: Up to 30 stories, add .5% (1/2%) for each story over three, above ground, to all base costs; over 30, add .4% (4/10%) for each additional story.			
	STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.			
	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
	8	.900	13	1.023
	9	.928	14	1.046
	10	.953	15	1.069
	11	.977	16	1.092
	12	1.000 (base)		

4	Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story		
		125	150	200	250	300	400	500	600	700	800	1000	1200	1400	1600			
		1,000	1.168	1.235	1.364	1.494	1.624	1.884	----	----	----	----	----	----	----		----	1,000
		3,000	----	.975	1.018	1.061	1.105	1.191	----	----	----	----	----	----	----		----	3,000
		5,000	----	----	.949	.975	1.000	1.052	1.105	1.155	----	----	----	----	----		----	5,000
		8,000	----	----	----	.926	.942	.975	1.007	1.040	1.072	1.105	----	----	----		----	8,000
		10,000	----	----	----	.910	.923	.949	.975	1.000	1.027	1.052	1.105	1.155	----		----	10,000
		14,000	----	----	----	----	.900	.920	.938	.956	.975	.993	1.030	1.067	1.105		1.140	14,000
		20,000	----	----	----	----	----	.910	.923	.936	.949	.975	1.000	1.027	1.052		1.080	20,000
		25,000	----	----	----	----	----	----	.897	.908	.918	.928	.948	.969	.990		1.011	25,000
		30,000	----	----	----	----	----	----	----	.897	.906	.915	.932	.949	.965		.983	30,000
50,000	----	----	----	----	----	----	----	----	----	.887	.897	.908	.918	.928	50,000			
75,000	----	----	----	----	----	----	----	----	----	.873	.879	.885	.892	.900	75,000			
100,000	----	----	----	----	----	----	----	----	----	.866	.871	.876	.881	.887	100,000			

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

KENNELS



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: This occupancy is predominantly for the boarding of small animals, and has limited examination and treatment facilities. The better qualities include the large animal control facilities and the high cost pet hotels and salons.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit, cages and enclosed runs.

NOT INCLUDED IN COSTS: Sprinklers, canopies or outdoor runs.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$231.80	Face brick, stone or concrete, metal and glass, good lobby and trim	Plaster, carpet, glazed and epoxy finishes, indoor exercise facilities	Good electrical and plumbing, best pet hotel and salon	Warm and cool air (zoned)
	Very good	181.37	Face brick, block or concrete, good entrance and trim	Plaster, ceramic, glazed and epoxy finishes, indoor exercise facilities	Good lighting and plumbing, lab, better animal control facility	Warm and cool air (zoned)
	Good	131.75	Face brick, ornamental block, good trim and fenestration	Plaster or drywall, vinyl, good masonry kennels, large animal control type facility	Good lighting and plumbing, good locker, shower and restrooms	Package A.C.
	Average	97.84	Brick, partially finished interior, some trim	Plaster or drywall, some vinyl comp., cages & runs, low cost animal control type facility	Adequate lighting and plumbing, few extras, small restroom	Forced air
	Low cost	67.23	Block or tilt up, plain entry	Drywall, small office, grooming, minimum cages and runs	Minimum lighting and plumbing	Wall furnace
	Cheap	47.45	Cheap block	Unfinished, workroom and runs only	Minimum services, good drains	None
D	Excellent	220.85	Good masonry veneer, metal and glass, best siding, EIFS, good lobby	Plaster, carpet, glazed and epoxy finishes, indoor exercise facilities	Good electrical and plumbing, best pet hotel and salon	Warm and cool air (zoned)
	Very good	173.11	Face brick or stone veneer, good entrance and trim	Plaster, ceramic, glazed and epoxy finishes, indoor exercise facilities	Good lighting and plumbing, lab, better animal control facility	Warm and cool air (zoned)
	Good	125.51	Good brick veneer, siding or stucco trim and fenestration	Plaster or drywall, vinyl, good masonry kennels, large animal control type facility	Good lighting and plumbing, good locker, shower, and restrooms	Package A.C.
	Average	93.13	Stucco or siding, brick trim or low cost brick veneer	Plaster or drywall, some vinyl comp., cages & runs, low-cost animal control type facility	Adequate lighting and plumbing, few extras, small restroom	Forced air
	Low cost	63.67	Stucco or siding, finished interior	Drywall, small office, grooming, minimum cages and runs	Minimum lighting and plumbing	Wall furnace
	Cheap	44.77	Plywood or low cost boards	Unfinished, workroom and runs only	Minimum services, good drains	None
D POLE	Average	86.19	Pole frame, metal siding, brick trim, insulated, finished interior, lobby	Drywall, some vinyl comp., cages and runs, low-cost animal control facility	Adequate lighting and plumbing, few extras, small restroom	Forced air
	Low cost	57.60	Pole frame, metal siding, plain entry	Drywall, small office, grooming, minimum cages and runs	Minimum lighting and plumbing	Wall furnace
	Cheap	39.57	Metal on light pole frame	Unfinished, workroom and runs only	Minimum services, good drains	None
S	Good	122.39	Insulated sandwich panels, good trim and fenestration	Plaster or drywall, vinyl, good masonry kennels, large animal control type facility	Good lighting and plumbing, good locker, shower, and restrooms	Package A.C.
	Average	89.96	Insulated sandwich panels or metal with finished interior, lobby	Drywall, vinyl composition, cages and runs, low-cost animal control type type facility	Adequate lighting and plumbing, few extras, small restroom	Forced air
	Low cost	60.68	Metal on light frame, plain entry	Drywall, small office, grooming, minimum cages and runs	Minimum lighting and plumbing	Wall furnace
	Cheap	42.07	Steel siding and frame	Unfinished, workroom and runs only	Minimum services, good drains	None
CDS	Finished basement	57.98	Reinforced concrete or block, slab floor, painted, epoxy walls	Few partitions, some acoustic tile, vinyl comp. tile, average cages included	Adequate lighting and plumbing, work and storage rooms	Space heaters

KENNELS

REFINEMENTS: On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

1

KENNEL CAGES AND RUNS: Costs of kennel caging are included in the base kennel building costs, with a typical range of \$295 to \$830 each. Allocated on gross building area is listed below. For outdoor runs, see Section UIP 16.		SPRINKLERS: Apply to area covered by sprinklers.				
	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	
	1,000	\$4.59	\$5.97	\$7.78	\$10.12	
	2,000	3.98	5.13	6.61	8.51	
	5,000	3.57	4.57	5.84	7.46	
	10,000	3.20	4.07	5.16	6.55	
Good	15,000	3.01	3.80	4.80	6.06	
Average	20,000	2.88	3.62	4.56	5.74	
Low-cost (Minimum)	30,000	2.70	3.38	4.24	5.32	
	Sq. Ft. Costs					
Good		\$9.20 – \$11.10				
Average		11.00 – 12.90				
Low-cost (Minimum)		13.40 – 14.90				
CANOPIES:						
	LOW	AVG.	GOOD	EXCL.		
Wood Frame	\$27.00	\$33.50	\$41.75	\$52.00		
Light false-mansard	14.90	18.40	23.00	28.50		
Steel Frame	33.00	41.50	52.00	66.00		
Light false-mansard	18.20	22.80	28.50	36.25		

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	\$11.90	Package A.C. (short ductwork)	\$18.90	Central refrigeration (zoned)	\$14.60
Electric wall heaters	3.55	Warm and cool air (zoned)	30.75	package (short ductwork)	10.30
Forced air furnace	13.30	Hot/chilled water (zoned)	43.00	Central evaporative	5.65
Hot water	20.60	Heat pump system	25.75	Pkg. refrig.	\$2,030 to \$2,625 per ton capacity
Space heaters, with fan	4.38			Evap. coolers	\$295 to \$515 per MCFM capacity
radiant	5.05				
Steam (including boiler)	19.40			VENTILATION ONLY	
without boiler	17.80	Small indiv. heat pumps cost \$1,790 to \$2,390		Vent. (blowers/ducts)	\$3.49
Wall or floor furnace	3.89	per ton of rated capacity.			

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	.900	14	1.046
9	.928	15	1.069
10	.953	16	1.092
11	.977	18	1.138
12	1.000 (base)	20	1.184
13	1.023		

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	125	150	175	200	250	300	400	500	600	700	800	1000	1200	1400	
1,000	1.168	1.235	1.299	1.364	1.494	1.624	1.884	-----	-----	-----	-----	-----	-----	-----	1,000
2,000	1.007	1.040	1.072	1.105	1.168	1.235	1.364	-----	-----	-----	-----	-----	-----	-----	2,000
5,000	-----	-----	.936	.949	.975	1.000	1.052	1.105	1.155	-----	-----	-----	-----	-----	5,000
6,000	-----	-----	-----	.932	.952	.975	1.018	1.061	1.105	1.146	-----	-----	-----	-----	6,000
8,000	-----	-----	-----	-----	.926	.942	.975	1.007	1.040	1.072	1.105	-----	-----	-----	8,000
10,000	-----	-----	-----	-----	.910	.923	.949	.975	1.000	1.027	1.052	1.105	1.155	-----	10,000
12,000	-----	-----	-----	-----	-----	.910	.932	.952	.975	.997	1.018	1.061	1.105	1.146	12,000
14,000	-----	-----	-----	-----	-----	.900	.920	.938	.956	.975	.993	1.030	1.067	1.105	14,000
18,000	-----	-----	-----	-----	-----	-----	.903	.918	.932	.946	.960	.990	1.018	1.046	18,000
20,000	-----	-----	-----	-----	-----	-----	-----	.910	.923	.936	.949	.975	1.000	1.027	20,000
25,000	-----	-----	-----	-----	-----	-----	-----	.897	.908	.918	.928	.948	.969	.990	25,000
30,000	-----	-----	-----	-----	-----	-----	-----	-----	.897	.906	.915	.932	.949	.965	30,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LABORATORIES



GOOD CLASS C



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: Laboratories include commercial, research and development facilities exclusive of lab equipment. Interiors will have clean surfaces with good enamels, vinyls and glazed tiles and conductive flooring consistent with the level of quality. Costs include laboratory plumbing, electrical and cabinetry, but not fume hoods. The better qualities are highly ornamented with good offices, testing and research areas and numerous work stations.

Laboratories have higher requirements for heating, cooling and ventilation. Costs are included under complete H.V.A.C. systems.

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

NOT INCLUDED IN COSTS: Sprinklers, parking, balconies or laboratory equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	\$404.94	Stone, best brick, metal and glass, highly ornamental	Plaster, glazed finishes, enamel, tile, many workstations, support facilities	*Best lab plumbing and lighting, many extras	Complete H.V.A.C.
	Good	307.49	Face brick, stone, concrete or metal panels, solar glass	Plaster or drywall, acoustic tile, carpet and vinyl, good testing and research	*Good fluorescent fixtures, good lab stations and plumbing	Complete H.V.A.C.
	Average	233.70	Brick, concrete or metal panels, formed concrete	Plaster or drywall, acoustic tile, vinyl comp. tile, carpet, good labs and support	*Adequate lighting and plumbing, some extra features	Complete H.V.A.C.
	Low cost	177.42	Brick, precast concrete, block, little trim	Low-cost finishes, acoustic tile, vinyl comp. tile, plain labs, production and offices	*Minimum lab lighting and plumbing, few extras	Complete H.V.A.C.
A-B	Lab basement	142.83	Reinforced concrete, plaster interior	R&D finish, administrative and technical facilities	Adequate lighting and plumbing for R&D facilities	Complete H.V.A.C.
C	Excellent	299.73	Steel frame, face brick, metal panels, tile, highly ornamental	Plaster, glazed finishes, enamel, tile, carpet, vinyl, good support facilities	*Best lab stations and plumbing, good lighting and outlets	Complete H.V.A.C.
	Good	232.28	Steel columns, web or bar joists, ornamental block or face brick	Plaster or drywall, acoustic tile, vinyl or carpet, good research & development	Good fluorescent fixtures, lab stations and plumbing	Complete H.V.A.C.
	Average	181.74	Steel frame or bearing walls, brick, block, or concrete, some trim	Plaster or drywall, acoustic tile, vinyl comp. tile, adequate labs, support facilities	Adequate lighting, plumbing and workstations	Complete H.V.A.C.
	Low cost	142.74	Brick, block, tilt-up panels, bearing walls, wood joists, little trim	Painted walls, acoustic tile or drywall, vinyl comp. tile, plain labs and offices	Minimum lab lighting and plumbing	Complete H.V.A.C.
D	Excellent	290.74	Steel or wood frame, brick or stone veneer, metal and glass, ornamental	Plaster, glazed finishes, enamel, tile, carpet, vinyl, good support facilities	*Best lab stations and plumbing, good lighting and outlets	Complete H.V.A.C.
	Good	224.93	Steel or Glulam frame and joists, brick veneer, glass, best stucco	Plaster or drywall, acoustic tile, vinyl or carpet, good research & development	Good fluorescent fixtures, lab stations and plumbing	Complete H.V.A.C.
	Average	175.75	Wood frame or pipe columns, good stucco or siding with some trim	Plaster or drywall, acoustic tile, vinyl comp. tile, adequate labs, support facilities	Adequate lighting, plumbing and workstations	Complete H.V.A.C.
	Low cost	137.86	Wood frame, stucco or siding, little ornamentation	Drywall, acoustic tile, vinyl comp., plain labs, production and offices	Minimum lab lighting and plumbing	Complete H.V.A.C.
S	Good	227.61	Pre-engineered, good sandwich panels, some brick or stone	Plaster or drywall, acoustic tile, vinyl or carpet, good research & development	Good fluorescent fixtures, lab stations and plumbing	Complete H.V.A.C.
	Average	177.89	Pre-engineered, sandwich panels, some trim	Plaster or drywall, acoustic tile, vinyl comp. tile, adequate labs, support facilities	Adequate lighting, plumbing and workstations	Complete H.V.A.C.
	Low cost	139.58	Pre-engineered, finished interior, insulation	Drywall, acoustic tile, vinyl comp., plain labs, production and offices	Minimum lab lighting and plumbing	Complete H.V.A.C.
CDS †	Lab basement	106.86	Reinforced concrete, plaster or drywall interior	R&D finish, administrative and technical facilities	Adequate lighting and plumbing for R&D facilities	Complete H.V.A.C.

†For fire-resistant Type I basements, with concrete slab separation, under Class C, D or S units, add \$5.95 per square foot.

LABORATORIES

REFINEMENTS: On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

1

<p>ELEVATORS: Buildings whose base costs include service elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs, see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Classes A/B</th> <th style="text-align: left;">Sq. Ft. Costs</th> </tr> <tr> <td>Excellent</td> <td>\$3.90</td> </tr> <tr> <td>Good</td> <td>3.08</td> </tr> <tr> <td>Average</td> <td>2.49</td> </tr> <tr> <td>Low cost</td> <td>2.01</td> </tr> </table> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Classes C/D</th> <th style="text-align: left;">Sq. Ft. Costs</th> </tr> <tr> <td>Excellent</td> <td>\$3.90</td> </tr> </table> <p>ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$6,400 to \$9,650 per stop.</p> <p>A small freight elevator with simple call system and push-button control, four-passenger cab and two or three stops, costs \$56,250 to \$77,250.</p>	Classes A/B	Sq. Ft. Costs	Excellent	\$3.90	Good	3.08	Average	2.49	Low cost	2.01	Classes C/D	Sq. Ft. Costs	Excellent	\$3.90	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> <tr> <td>5,000</td> <td>\$2.86</td> <td>\$3.79</td> <td>\$5.01</td> <td>\$6.63</td> </tr> <tr> <td>10,000</td> <td>2.58</td> <td>3.38</td> <td>4.44</td> <td>5.82</td> </tr> <tr> <td>20,000</td> <td>2.32</td> <td>3.02</td> <td>3.93</td> <td>5.11</td> </tr> <tr> <td>30,000</td> <td>2.18</td> <td>2.83</td> <td>3.66</td> <td>4.74</td> </tr> <tr> <td>50,000</td> <td>2.02</td> <td>2.60</td> <td>3.35</td> <td>4.31</td> </tr> <tr> <td>80,000</td> <td>1.88</td> <td>2.41</td> <td>3.08</td> <td>3.95</td> </tr> <tr> <td>100,000</td> <td>1.82</td> <td>2.32</td> <td>2.96</td> <td>3.79</td> </tr> <tr> <td>200,000</td> <td>1.64</td> <td>2.07</td> <td>2.63</td> <td>3.33</td> </tr> <tr> <td>400,000</td> <td>1.47</td> <td>1.85</td> <td>2.33</td> <td>2.92</td> </tr> </table> <p>DOCK HEIGHT FLOORS: Add \$1.64 to \$6.20 per square foot to base cost of first floor.</p> <p>For loading docks, see Page CAL 398.</p>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	5,000	\$2.86	\$3.79	\$5.01	\$6.63	10,000	2.58	3.38	4.44	5.82	20,000	2.32	3.02	3.93	5.11	30,000	2.18	2.83	3.66	4.74	50,000	2.02	2.60	3.35	4.31	80,000	1.88	2.41	3.08	3.95	100,000	1.82	2.32	2.96	3.79	200,000	1.64	2.07	2.63	3.33	400,000	1.47	1.85	2.33	2.92
Classes A/B	Sq. Ft. Costs																																																																
Excellent	\$3.90																																																																
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2

LABORATORY HEATING, COOLING AND AIR CONDITIONING			
<p>The basement costs include low-quality complete H.V.A.C. 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>			
	Sq. Ft.		Sq. Ft.
Classes A/B	Costs	Classes C/D/S	Costs
Excellent	\$72.00	Excellent	\$60.00
Good	55.00	Good	46.25
Average	42.00	Average	35.00
Low cost	32.00	Low cost	27.00

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	.885	20	1.133
10	.921	22	1.181
12	.960	24	1.231
14	1.000 (base)	26	1.281
16	1.041	28	1.331
18	1.086	30	1.382

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	300	400	500	600	800	1000	1200	1400	1600	1800	2000	2200	2400	3000	
5,000	1.083	1.168	1.252	----	----	----	----	----	----	----	----	----	----	----	5,000
10,000	----	.996	1.040	1.083	1.168	----	----	----	----	----	----	----	----	----	10,000
14,000	----	.945	.977	1.008	1.071	1.132	----	----	----	----	----	----	----	----	14,000
20,000	----	----	.926	.949	.996	1.040	1.083	----	----	----	----	----	----	----	20,000
25,000	----	----	.907	.924	.959	.996	1.032	1.066	----	----	----	----	----	----	25,000
30,000	----	----	----	.907	.935	.965	.995	1.025	----	----	----	----	----	----	30,000
40,000	----	----	----	----	.907	.926	.949	.972	.995	1.019	----	----	----	----	40,000
50,000	----	----	----	----	.891	.907	.924	.942	.959	.977	.996	1.015	----	----	50,000
80,000	----	----	----	----	----	.875	.887	.898	.907	.916	.926	.937	.949	.984	80,000
100,000	----	----	----	----	----	.863	.872	.882	.891	.899	.907	.916	.924	.950	100,000
200,000	----	----	----	----	----	----	.846	.850	.855	.859	.863	.868	.873	.887	200,000
400,000	----	----	----	----	----	----	----	----	.835	.838	.841	.843	.846	.853	400,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LAUNDRIES/DRY CLEANERS



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These structures are designed for full-service laundry cleaning, including typical retail storefront and laundry work space commensurate with the quality level. Better qualities have an area for a small amount of in house cleaning.

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

NOT INCLUDED IN COSTS: The cost do not reflect the cost of a dry cleaning plant.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$110.23	Brick, stucco on block, best tilt-up, good front	Good store finish, carpet or vinyl, standard unfinished work area	Good lighting and outlets, adequate plumbing	Package A.C.
	Average	80.90	Brick, block, tilt-up, plain front, some ornamentation	Acoustic tile, vinyl composition in sales area, sealed concrete	Adequate store lighting, outlets and plumbing	Evaporative cooling
D	Good	103.09	Good stucco or siding, brick veneer, good front, ornamentation	Good store finish, carpet or vinyl, standard unfinished work area	Good lighting and outlets, adequate plumbing	Package A.C.
	Average	74.56	Stucco or siding, plain front	Finished sales, plain work area	Adequate lighting and plumbing	Evap. cooling
S	Average	71.00	Metal panels, little ornamentation, plain front	Acoustic tile, vinyl composition in sales area, sealed concrete	Adequate store lighting, outlets and plumbing	Evaporative cooling
CDS	Storage basement	34.19	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters

LAUNDRIES/DRY CLEANERS

REFINEMENTS: On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

1

CANOPIES: This is the cantilevered portion of a building that extends over an entrance.					SPRINKLERS: Apply to area covered by sprinklers.				
	LOW	AVG.	GOOD	EXCL.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Wood frame	\$25.25	\$31.50	\$39.00	\$48.50	1,000	\$4.14	\$5.36	\$6.94	\$8.98
Light false-mansard	12.65	15.75	19.50	24.25	2,000	3.73	4.32	5.46	7.87
Steel frame	31.00	39.25	50.00	64.00	3,000	3.50	4.47	5.71	7.29
Light false-mansard	15.50	19.65	25.00	32.00	4,000	3.35	4.29	5.46	6.91
					5,000	3.24	4.11	5.22	6.62
					10,000	2.91	3.67	4.61	5.81
					20,000	2.62	3.27	4.08	5.09
					30,000	2.47	3.06	3.80	4.72
					50,000	2.28	2.81	3.47	4.28

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	\$ 5.67	Package A.C. (short ductwork)	\$12.55	Central refrigeration (zoned)	\$10.45
Electric wall heaters	2.30	Warm and cool air (zoned)	16.50	package (short ductwork)	6.97
Forced air furnace	6.18	Hot/chilled water (zoned)	25.00	Central evaporative	4.31
Hot water, baseboard/convactor	11.40	Heat pump system	14.35	Pkg. refrig. . \$1,840 to \$2,350 per ton capacity	
radiant floor/ceiling	12.40			Evap. coolers . \$250 to \$420 per MCFM capacity	
Space heaters, with fan	3.01				
radiant	3.60				
Steam (including boiler)	9.20				
without boiler	7.90	Small indiv. heat pumps cost \$1,575 to \$2,275		VENTILATION ONLY	
Wall or floor furnace	2.59	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.77

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	.915	14	1.042
10	.957	15	1.064
11	.979	16	1.085
12	1.000 (base)	18	1.127
13	1.021	20	1.170

4

Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	50	75	100	125	150	175	200	225	250	275	300	350	400	500	
500	1.183	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	500
1,000	.969	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	1,000
1,500	.892	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	1,500
2,000	.854	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	2,000
2,500	.831	.878	.924	.969	1.011	1.054	1.097	1.140	1.183	1.227	1.270	1.351	1.420	----	2,500
3,000	.815	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	----	3,000
3,500	----	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	----	3,500
4,000	----	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.280	4,000
5,000	----	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.183	5,000
6,000	----	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.115	6,000
7,000	----	----	----	----	----	----	.870	.887	.904	.921	.937	.969	1.000	1.060	7,000
8,000	----	----	----	----	----	----	----	----	.883	.898	.912	.941	.969	1.025	8,000
10,000	----	----	----	----	----	----	----	----	----	----	.878	.901	.925	.969	10,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LAUNDROMATS



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: Structures built to hold automatic self-service washers, dryers and dry cleaning machines. Generally, these are large, open buildings with very little interior partitioning and with some countertop area. Floors are commonly resilient tile with ceilings of acoustical tile. Interiors are plain, with either painted plaster or drywall.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Plumbing and electrical facilities to operate washers and dryers.

NOT INCLUDED IN COSTS: Sprinklers, furnishings, laundry or cleaning machinery.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Average	\$83.86	Brick, block, tilt-up, plain storefront	Plaster or drywall, acoustic tile, vinyl composition tile	Adequate lighting, outlets and plumbing	Space heaters
D	Average	76.68	Stucco or siding, plain storefront	Plaster, acoustic tile, little ornamentation, vinyl composition	Necessary electrical and plumbing outlets	Space heaters
D POLE	Average	70.67	Pole frame, metal panels, lined, plain front, little ornamentation	Acoustic tile, vinyl composition	Necessary electrical and plumbing outlets	Space heaters
S	Average	73.32	Insulated panels, little ornamentation, plain front	Acoustic tile, vinyl composition	Necessary electrical and plumbing outlets	Space heaters
CDS	Storage basement	34.19	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters

LAUNDROMATS

REFINEMENTS: On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

For laundry equipment see UIP 12, page 6.

1

					SPRINKLERS: Apply to area covered by sprinklers.				
CANOPIES: This is the cantilevered portion of a building that extends over an entrance.					Sq. Ft.	LOW	AVG.	GOOD	EXCL.
					1,000	\$4.14	\$5.36	\$6.94	\$8.98
					2,000	3.73	4.32	5.46	7.87
					3,000	3.50	4.47	5.71	7.29
Wood frame	LOW	AVG.	GOOD	EXCL.	4,000	3.35	4.29	5.46	6.91
Light false-mansard	12.65	15.75	19.50	24.25	5,000	3.24	4.11	5.22	6.62
Steel frame	31.00	39.25	50.00	64.00	10,000	2.91	3.67	4.61	5.81
Light false-mansard	15.50	19.65	25.00	32.00	20,000	2.62	3.27	4.08	5.09
					30,000	2.47	3.06	3.80	4.72
					50,000	2.28	2.81	3.47	4.28

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.	
HEATING ONLY	Costs		HEATING & COOLING	Costs	COOLING ONLY	
Electric cable or baseboard . . .	\$ 5.67		Package A.C. (short ductwork)	\$12.55	Central refrigeration (zoned)	\$10.45
Electric wall heaters	2.30		Warm and cool air (zoned)	16.50	package (short ductwork)	6.97
Forced air furnace	6.18		Hot/chilled water (zoned)	25.00	Central evaporative	4.31
Hot water, baseboard/convactor	11.40		Heat pump system	14.35	Pkg. refriger. . \$1,840 to \$2,350 per ton capacity	
radiant floor/ceiling	12.40				Evap. coolers . \$250 to \$420 per MCFM capacity	
Space heaters, with fan	3.01					
radiant	3.60					
Steam (including boiler)	9.20					
without boiler	7.90		Small indiv. heat pumps cost \$1,575 to \$2,275		VENTILATION ONLY	
Wall or floor furnace	2.59		per ton of rated capacity.		Vent. (blowers/ducts)	\$1.77

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	.915	14	1.042
10	.957	15	1.064
11	.979	16	1.085
12	1.000 (base)	18	1.127
13	1.021	20	1.170

4

Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	50	75	100	125	150	175	200	225	250	275	300	350	400	500	
500	1.183	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	500
1,000	.969	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	1,000
1,500	.892	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	1,500
2,000	.854	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	2,000
2,500	.831	.878	.924	.969	1.011	1.054	1.097	1.140	1.183	1.227	1.270	1.351	1.420	----	2,500
3,000	.815	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	----	3,000
3,500	----	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	----	3,500
4,000	----	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.280	4,000
5,000	----	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.183	5,000
6,000	----	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.115	6,000
7,000	----	----	----	----	----	----	.870	.887	.904	.921	.937	.969	1.000	1.060	7,000
8,000	----	----	----	----	----	----	----	----	.883	.898	.912	.941	.969	1.025	8,000
10,000	----	----	----	----	----	----	----	----	----	----	.878	.901	.925	.969	10,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LIBRARIES - COLLEGE



EXCELLENT CLASS A-B



GOOD CLASS C

OCCUPANCY DESCRIPTION: This occupancy refers to structures used to provide books and services to meet the reading and research needs of colleges. Variations can be found in the design due primarily to the amount of service programs and the amount of students and faculty serviced by the center.

The better quality libraries may have, in addition to the sections specified, study cubicles, conference/meeting rooms, audiovisual facilities and various processing, cataloging and exhibiting areas for specialized studies, research or special collections.

Typically, the college libraries can be subdivided into a number of different sections. Each library may not have all segments due to its design characteristics and services offered.

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

Commonly, there are control areas, staff work areas, reading areas, collection areas and restrooms in most libraries.

NOT INCLUDED IN COSTS: Cabinets, counters, reader tables, book stacks and seating.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	\$327.96	Special architecture, metal and glass, marble, face brick, stone	Acoustical design, glazed finishes, enamel, vinyl, good media stations	*High-level lighting, audio-visual wiring, good plumbing	Hot and chilled water (zoned)
	Good	256.84	Face brick, metal and glass, limestone, architectural concrete	Plaster or drywall, acoustic tile, carpet, vinyl and ceramic tiles	*High-level lighting, audio-visual wiring, good plumbing	Hot and chilled water (zoned)
	Average	189.25	Brick, concrete or metal panels, formed concrete	Plaster or drywall, acoustic tile, hardwood or vinyl composition	*High-level lighting, TV circuits, adequate plumbing	Warm and cool air (zoned)
	Low cost	147.64	Brick, precast concrete, good block, some trim	Plaster or drywall, acoustic tile, hardwood or vinyl composition	Good lighting, adequate wiring and plumbing	Warm and cool air (zoned)
A-B	Finished basement	133.69	Finished interior, good water-proofing	Few partitions, acoustic tile, vinyl composition floors	High-level lighting, adequate wiring and plumbing	Warm and cool air (zoned)
	Mezzanine	81.14	Not included	Few partitions, plaster soffit	High-level lighting	In bldg. cost
C	Excellent	257.19	Special architecture, metal and glass, face brick, stone, concrete	Plaster, glazed finishes, enamel, carpet, vinyl, terrazzo or tile	High-level lighting, audio-visual wiring, good plumbing	Hot and chilled water (zoned)
	Good	188.42	Face brick, metal and glass, limestone, architectural concrete	Plaster or drywall, acoustic tile, carpet, vinyl composition	High-level lighting, TV circuits, good plumbing	Warm and cool air (zoned)
	Average	146.13	Good brick, ornamental block, metal and glass, some trim	Plaster or drywall, acoustic tile, vinyl composition, some carpet	Good lighting, adequate wiring and plumbing	Heat pump system
	Low cost	107.44	Brick, block, tilt-up panels, little ornamentation	Painted walls, acoustic tile or drywall ceilings, asphalt tile, few extras	Adequate lighting, wiring and plumbing	Package A.C.
D	Excellent	250.81	Special architecture, best masonry veneer, metal and glass	Plaster, enamel, glazed or vinyl finishes, carpet, vinyl and tile	High-level lighting, audio-visual wiring, good plumbing	Hot and chilled water (zoned)
	Good	182.34	Brick veneer, metal and glass, EIFS, good entrance and ornamentation	Plaster or drywall, acoustic tile, carpet, vinyl composition	High-level lighting, TV circuits, good plumbing	Warm and cool air (zoned)
	Average	140.62	Brick veneer, good stucco or siding with brick trim	Plaster or drywall, acoustic tile, vinyl composition, some carpet	Good lighting, adequate wiring and plumbing	Heat pump system
	Low cost	102.59	Wood frame, stucco or siding, little ornamentation	Drywall, acoustic tile, asphalt tile, few extras	Adequate lighting, wiring and plumbing	Package A.C.
S	Good	179.08	Pre-engineered, good sandwich panels, some brick or stone trim	Plaster or drywall, acoustic tile, carpet, vinyl composition	High-level lighting, TV circuits, good plumbing	Warm and cool air (zoned)
	Average	137.20	Pre-engineered, sandwich panels, some ornamentation	Drywall, acoustic tile, vinyl composition, some carpet	Good lighting, adequate wiring and plumbing	Heat pump system
	Low cost	99.32	Pre-engineered, finished interior, insulation, little trim	Drywall, acoustic tile ceilings, asphalt tile, few extras	Adequate lighting, wiring and plumbing	Package A.C.
CDS	Finished basement	91.08	Finished interior, good water-proofing	Few partitions, acoustic tile, vinyl composition floors	High-level lighting, adequate wiring and plumbing	Forced Air
	Mezzanine	60.74	Not included	Few partitions, plaster soffit	High-level lighting	In bldg. cost

For fire-resistant Type I basements, with concrete slab separation under Class C, D or S units, add \$5.95 per square foot.

LIBRARIES - COLLEGE

REFINEMENTS: On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

1	<p>ELEVATORS: A small passenger elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs \$56,250 to \$77,250.</p> <p>Vertical wheelchair lifts cost \$12,700 to \$24,700.</p> <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>	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table border="1"> <thead> <tr> <th>Sq. Ft.</th> <th>LOW</th> <th>AVG.</th> <th>GOOD</th> <th>EXCL.</th> </tr> </thead> <tbody> <tr><td>1,000</td><td>\$4.60</td><td>\$5.97</td><td>\$7.74</td><td>\$10.05</td></tr> <tr><td>2,500</td><td>4.00</td><td>5.13</td><td>6.58</td><td>8.43</td></tr> <tr><td>5,000</td><td>3.60</td><td>4.57</td><td>5.81</td><td>7.39</td></tr> <tr><td>10,000</td><td>3.24</td><td>4.08</td><td>5.14</td><td>6.47</td></tr> <tr><td>15,000</td><td>3.04</td><td>3.82</td><td>4.78</td><td>5.99</td></tr> <tr><td>20,000</td><td>2.91</td><td>3.64</td><td>4.54</td><td>5.67</td></tr> <tr><td>50,000</td><td>2.53</td><td>3.13</td><td>3.86</td><td>4.76</td></tr> <tr><td>80,000</td><td>2.36</td><td>2.89</td><td>3.55</td><td>4.35</td></tr> <tr><td>100,000</td><td>2.28</td><td>2.79</td><td>3.41</td><td>4.17</td></tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	1,000	\$4.60	\$5.97	\$7.74	\$10.05	2,500	4.00	5.13	6.58	8.43	5,000	3.60	4.57	5.81	7.39	10,000	3.24	4.08	5.14	6.47	15,000	3.04	3.82	4.78	5.99	20,000	2.91	3.64	4.54	5.67	50,000	2.53	3.13	3.86	4.76	80,000	2.36	2.89	3.55	4.35	100,000	2.28	2.79	3.41	4.17
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5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LIBRARIES - MEDIA CENTER (K-12)



GOOD CLASS A-B

OCCUPANCY DESCRIPTION: This occupancy refers to structures used to provide books and services to meet the reading and media resource needs of elementary and secondary schools. Variations can be found in the design due primarily to the amount of service programs and the amount of students serviced by the center.

media facilities and various processing, cataloging and exhibiting or presentation areas.

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

Typically, the school libraries can be subdivided into a number of different sections. Each resource center may not have all segments due to its design characteristics and services offered.

NOT INCLUDED IN COSTS: Cabinets, counters, reader tables, book stacks and seating.

Commonly, there are: control, staff work, reading and collection areas. The better quality libraries may have, in addition to the sections specified: study cubicles, conference/meeting rooms, multi-

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$234.85	Face brick, stone, concrete or metal panels, solar glass	Plaster or drywall, acoustic tile, carpet, vinyl and ceramic tile	High level lighting, audio visual wiring, good plumbing	Hot and chilled water (zoned)
	Average	173.61	Brick, concrete or metal panels, formed concrete	Plaster or drywall, acoustic tile, hardwood or carpet	High level lighting, good plumbing and media resource wiring	Warm and cool air (zoned)
	Low cost	136.93	Brick, precast concrete, block, very plain	Low cost finishes, acoustic tile, hardwood or vinyl composition	Good lighting, adequate plumbing and media wiring	Heat pump system
C	Excellent	226.25	Steel frame, face brick, metal panels, tile, highly ornamental	Plaster, glazed finishes, enamel, carpet, vinyl and ceramic tile	High level lighting, audio visual wiring, good plumbing	Warm and cool air (zoned)
	Good	176.57	Steel columns, web or bar joists, ornamental block or face brick	Plaster or drywall, acoustic tile, hardwood or carpet	High level lighting, good plumbing and media resource wiring	Heat pump system
	Average	131.64	Steel frame or bearing walls, brick, block or concrete, some trim	Plaster or drywall, acoustic tile, vinyl composition or hardwood	Good lighting, adequate plumbing and media wiring	Package A.C.
	Low cost	101.62	Brick, block, tilt up panels, bearing walls, wood joists, little trim	Painted walls, acoustic tile or drywall ceilings, asphalt tile	Adequate lighting, plumbing and interactive wiring	Forced air
D	Excellent	221.55	Steel or wood frame, brick or stone veneer, metal and glass, ornamental	Plaster, enamel, glazed or vinyl finishes, carpet, vinyl and tile	High level lighting, audio-visual wiring, good plumbing	Warm and cool air (zoned)
	Good	171.20	Steel or Glulam frame and joists, brick veneer, glass, best stucco	Plaster or drywall, acoustic tile, hardwood or carpet	High level lighting, good plumbing and media resource wiring	Heat pump system
	Average	126.22	Wood frame or pipe columns, good stucco or siding with some trim	Plaster or drywall, acoustic tile, vinyl composition or hardwood	Good lighting, adequate plumbing and media wiring	Package A.C.
	Low cost	96.49	Wood frame, stucco or siding, little ornamentation	Drywall, acoustic tile, asphalt tile, linoleum or wood floors	Adequate lighting, plumbing and interactive wiring	Forced air
D POLE	Average	119.35	Pole frame, insulated metal panels, some ornamentation	Drywall, acoustic tile, vinyl composition	Good lighting, adequate plumbing and media wiring	Package A.C.
	Low cost	90.79	Pole frame, good metal panels, finished inside, little trim	Painted walls, acoustic tile or drywall ceilings, asphalt tile	Adequate lighting, plumbing and interactive wiring	Forced air
S	Good	169.48	Pre-engineered, good sandwich panels, some brick or stone trim	Drywall, acoustic tile, carpet, vinyl composition	High level lighting, good plumbing and media resource wiring	Heat pump system
	Average	123.92	Pre-engineered, sandwich panels, some trim	Drywall, acoustic tile, vinyl composition	Good lighting, adequate plumbing and media wiring	Package A.C.
	Low cost	94.02	Pre-engineered, finished interior, insulation	Painted walls, acoustic tile or drywall ceilings, asphalt tile	Adequate lighting, plumbing and interactive wiring	Forced air

LIBRARIES - MEDIA CENTERS

REFINEMENTS: On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

1	<p>ELEVATORS: A small passenger elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs \$56,250 to \$77,250.</p> <p>Vertical wheelchair lifts cost \$12,700 to \$24,700.</p>				<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table border="1"> <thead> <tr> <th>Sq. Ft.</th> <th>LOW</th> <th>AVG.</th> <th>GOOD</th> <th>EXCL.</th> </tr> </thead> <tbody> <tr><td>1,000</td><td>\$4.60</td><td>\$5.97</td><td>\$7.74</td><td>\$10.05</td></tr> <tr><td>2,500</td><td>4.00</td><td>5.13</td><td>6.58</td><td>8.43</td></tr> <tr><td>5,000</td><td>3.60</td><td>4.57</td><td>5.81</td><td>7.39</td></tr> <tr><td>10,000</td><td>3.24</td><td>4.08</td><td>5.14</td><td>6.47</td></tr> <tr><td>15,000</td><td>3.04</td><td>3.82</td><td>4.78</td><td>5.99</td></tr> <tr><td>20,000</td><td>2.91</td><td>3.64</td><td>4.54</td><td>5.67</td></tr> <tr><td>50,000</td><td>2.53</td><td>3.13</td><td>3.86</td><td>4.76</td></tr> <tr><td>80,000</td><td>2.36</td><td>2.89</td><td>3.55</td><td>4.35</td></tr> <tr><td>100,000</td><td>2.28</td><td>2.79</td><td>3.41</td><td>4.17</td></tr> </tbody> </table>					Sq. Ft.	LOW	AVG.	GOOD	EXCL.	1,000	\$4.60	\$5.97	\$7.74	\$10.05	2,500	4.00	5.13	6.58	8.43	5,000	3.60	4.57	5.81	7.39	10,000	3.24	4.08	5.14	6.47	15,000	3.04	3.82	4.78	5.99	20,000	2.91	3.64	4.54	5.67	50,000	2.53	3.13	3.86	4.76	80,000	2.36	2.89	3.55	4.35	100,000	2.28	2.79	3.41	4.17
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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>																																														
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3	<p>HEIGHT REFINEMENTS</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>																								
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4	<p>AVERAGE PERIMETER</p>															
	Average Floor Area Sq.Ft./Story	125	150	175	200	250	300	400	500	600	800	1000	1200	1600	2000	Average Floor Area Sq. Ft./Story
1,000	1.134	1.189	1.244	1.298	1.407	----	----	----	----	----	----	----	----	----	----	1,000
1,500	1.043	1.079	1.116	1.153	1.227	----	----	----	----	----	----	----	----	----	----	1,500
2,000	.996	1.024	1.052	1.079	1.134	1.189	----	----	----	----	----	----	----	----	----	2,000
3,000	----	.968	.985	1.006	1.043	1.079	1.153	----	----	----	----	----	----	----	----	3,000
4,000	----	----	.957	.968	.995	1.024	1.079	1.134	----	----	----	----	----	----	----	4,000
5,000	----	----	----	.949	.968	.991	1.036	1.079	1.123	----	----	----	----	----	----	5,000
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5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LIBRARIES - PUBLIC



EXCELLENT CLASS C

OCCUPANCY DESCRIPTION: This occupancy refers to structures used to provide books and services to meet the reading and research needs of a community. Variations can be found in the design, due primarily to the amount of service programs and the amount of people serviced by the library.

Typically, libraries can be subdivided into a number of different sections. Each library may not have all segments due to its design characteristics and services offered.

Commonly there are: control areas, staff work areas, reading areas, collection areas and restrooms in most libraries. The better quality

libraries may have, in addition to the sections specified, study cubicles, conference/meeting rooms, audiovisual facilities and various processing, cataloging and exhibiting areas.

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

NOT INCLUDED IN COSTS: Sprinklers, parking or balconies.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Good	\$277.58	Special architecture, metal and glass, marble, face brick, stone	Plaster, carpeting, vinyl, typical large city library	*High level lighting, audio visual wiring, good plumbing	Hot and chilled water (zoned)
	Average	205.46	Face brick, metal and glass, limestone, architectural concrete	Plaster or drywall, terrazzo and vinyl tile, typical main library	*High level lighting, TV circuits, adequate plumbing	Warm and cool air (zoned)
B	Good	268.48	Special architecture, metal and glass, face brick, stone, concrete	Plaster, carpeting, vinyl, typical large city library	*High level lighting, audio visual wiring, good plumbing	Hot and chilled water (zoned)
	Average	198.44	Face brick, metal and glass, limestone, architectural concrete	Plaster or drywall, terrazzo and vinyl tile, typical main library	*High level lighting, TV circuits, adequate plumbing	Warm and cool air (zoned)
A-B	Finished Basement	142.57	Finished interior, good waterproofing	Few partitions, acoustic tile, vinyl composition floors	High level lighting, adequate plumbing	Warm and cool air (zoned)
	Mezzanine	80.48	Not included	Few partitions, plaster soffit	High level lighting	In bldg. cost
C	Excellent	325.72	Special architecture, metal and glass, face brick, stone, concrete	Best plaster, carpeting, vinyl, best large city library, sustainable construction	High level lighting, best cabling systems, good plumbing	Hot and chilled water (zoned)
	Very good	258.31	Good architecture, metal and glass, face brick, stone, concrete	Best plaster, carpeting, vinyl, typical large city library	High level lighting, audio visual wiring, good plumbing	Hot and chilled water (zoned)
	Good	194.56	Face brick, metal and glass, limestone, architectural concrete	Plaster or drywall, vinyl composition, typical small city	High level lighting, good plumbing	Warm and cool air (zoned)
	Average	143.53	Good brick, ornamental block, metal and glass, some trim	Plaster or drywall, vinyl composition, typical neighborhood branch	Good lighting, adequate plumbing	Package A.C.
	Low cost	108.21	Brick, block, tilt up, little ornamentation	Painted masonry, few partitions, acoustic tile, asphalt tile	Adequate lighting and plumbing	Forced air
D	Excellent	305.51	Special architecture, best masonry veneer, metal and glass	Best plaster, carpeting, vinyl, best large city library, sustainable construction	High level lighting, best cabling systems, good plumbing	Warm and cool air (zoned)
	Very good	239.08	Good architecture, best masonry veneer, metal and glass	Best plaster, carpeting, vinyl, typical large city library	High level lighting, audio visual wiring, good plumbing	Warm and cool air (zoned)
	Good	188.57	Brick veneer, metal and glass, EIFS, good entrance and ornamentation	Plaster or drywall, vinyl composition, typical branch library	High level lighting, good plumbing	Warm and cool air (zoned)
	Average	138.45	Brick veneer, good stucco or siding with brick trim	Drywall, acoustic and asphalt tile, typical small branch library	Good lighting, adequate plumbing	Package A.C.
	Low cost	103.95	Stucco or siding, little trim, residential type windows	Drywall, asphalt tile, few extras	Adequate lighting and plumbing	Forced air
D POLE	Low cost	93.68	Pole frame, metal siding, fully lined and insulated	Drywall, asphalt tile, few extras	Adequate lighting and plumbing	Forced air
S	Good	179.90	Sandwich panels, brick veneer and good fenestration	Drywall or plaster walls and ceiling, branch library	High level lighting, good plumbing	Warm and cool air (zoned)
	Average	131.79	Metal panels, gypsum or metal interior, insulated, some trim	Drywall, acoustic and asphalt tile, typical small branch library	Good lighting, adequate plumbing	Package A.C.
	Low cost	98.81	Metal panels, light insulation, plywood or gypsum interior	Drywall, asphalt tile, few extras	Adequate lighting and plumbing	Forced air
CDS [†]	Finished Basement	90.73	Finished interior, good waterproofing	Few partitions, acoustic tile, vinyl composition tile	High level lighting, adequate plumbing	Forced air
	Mezzanine	59.76	Not included	Few partitions, acoustic tile	High level lighting	In bldg. cost

[†]For fire-resistant Type I basements, with concrete slab separation under Class C, D or S units, add \$5.95 per square foot.

LIBRARIES - PUBLIC

REFINEMENTS: On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

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 For detailed costs, see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Classes A/B</th> <th style="text-align: left;">Sq. Ft. Costs</th> </tr> <tr> <td>Good</td> <td>\$3.95</td> </tr> <tr> <td>Average</td> <td>2.30</td> </tr> </table> <p>ELEVATOR STOPS: For basements stops, add \$6,400 to \$9,850 per stop.</p> <p>A small passenger elevator with simple call system and push button control, four-passenger cab, and two or three stops, costs \$56,250 to \$77,250.</p>	Classes A/B	Sq. Ft. Costs	Good	\$3.95	Average	2.30	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> <tr><td>1,000</td><td>\$4.59</td><td>\$5.97</td><td>\$7.78</td><td>\$10.12</td></tr> <tr><td>2,500</td><td>3.98</td><td>5.13</td><td>6.61</td><td>8.51</td></tr> <tr><td>5,000</td><td>3.57</td><td>4.57</td><td>5.84</td><td>7.46</td></tr> <tr><td>10,000</td><td>3.20</td><td>4.07</td><td>5.16</td><td>6.55</td></tr> <tr><td>15,000</td><td>3.01</td><td>3.80</td><td>4.80</td><td>6.06</td></tr> <tr><td>20,000</td><td>2.88</td><td>3.62</td><td>4.56</td><td>5.74</td></tr> <tr><td>30,000</td><td>2.70</td><td>3.38</td><td>4.24</td><td>5.32</td></tr> <tr><td>50,000</td><td>2.49</td><td>3.11</td><td>3.87</td><td>4.83</td></tr> <tr><td>75,000</td><td>2.34</td><td>2.90</td><td>3.60</td><td>4.47</td></tr> <tr><td>100,000</td><td>2.24</td><td>2.77</td><td>3.42</td><td>4.23</td></tr> </table> <p>BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;"></th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> <tr><td>Concrete</td><td>\$21.90</td><td>\$28.25</td><td>\$36.75</td><td>\$47.25</td></tr> <tr><td>Steel</td><td>20.60</td><td>28.00</td><td>38.00</td><td>52.00</td></tr> <tr><td>Wood</td><td>17.80</td><td>23.80</td><td>31.50</td><td>42.25</td></tr> <tr><td>Add for ornate finishes, balustrades</td><td>19.00</td><td>23.40</td><td>28.50</td><td>35.25</td></tr> <tr><td>Add for roofs or awnings</td><td>10.50</td><td>13.90</td><td>18.50</td><td>24.60</td></tr> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	1,000	\$4.59	\$5.97	\$7.78	\$10.12	2,500	3.98	5.13	6.61	8.51	5,000	3.57	4.57	5.84	7.46	10,000	3.20	4.07	5.16	6.55	15,000	3.01	3.80	4.80	6.06	20,000	2.88	3.62	4.56	5.74	30,000	2.70	3.38	4.24	5.32	50,000	2.49	3.11	3.87	4.83	75,000	2.34	2.90	3.60	4.47	100,000	2.24	2.77	3.42	4.23		LOW	AVG.	GOOD	EXCL.	Concrete	\$21.90	\$28.25	\$36.75	\$47.25	Steel	20.60	28.00	38.00	52.00	Wood	17.80	23.80	31.50	42.25	Add for ornate finishes, balustrades	19.00	23.40	28.50	35.25	Add for roofs or awnings	10.50	13.90	18.50	24.60
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2

HEATING AND COOLING					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard ..	\$11.90	Package A.C. (short ductwork)	\$18.90	Central refrigeration (zoned)	\$14.60
Electric wall heaters	3.55	Warm and cool air (zoned)	30.75	package (short ductwork)	10.30
Forced air furnace	13.30	Hot/chilled water (zoned)	43.00	Central evaporative	5.65
Hot water	20.60	Heat pump system	25.75	Pkg. refriger. . \$2,030 to \$2,625 per ton capacity	
Space heaters, with fan	4.38			Evap. coolers . \$295 to \$515 per MCFM capacity	
radiant	5.05				
Steam (including boiler)	19.40				
without boiler	17.80	Small indiv. heat pumps cost \$1,790 to \$2,390		VENTILATION ONLY	
Wall or floor furnace	3.89	per ton of rated capacity.		Vent. (blowers/ducts)	\$3.49

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	.900	13	1.023
9	.928	14	1.046
10	.953	15	1.069
11	.977	16	1.092
12	1.000 (base)		

4

Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	125	150	200	250	300	400	500	600	700	800	1000	1200	1400	1600	
1,000	1.168	1.235	1.364	1.494	1.624	1.884	----	----	----	----	----	----	----	----	1,000
3,000	----	.975	1.018	1.061	1.105	1.191	----	----	----	----	----	----	----	----	3,000
5,000	----	----	.949	.975	1.000	1.052	1.105	1.155	----	----	----	----	----	----	5,000
8,000	----	----	----	.926	.942	.975	1.007	1.040	1.072	1.105	----	----	----	----	8,000
10,000	----	----	----	.910	.923	.949	.975	1.000	1.027	1.052	1.105	1.155	----	----	10,000
14,000	----	----	----	.900	.920	.938	.956	.975	.993	1.030	1.067	1.105	1.140	----	14,000
20,000	----	----	----	----	----	.910	.923	.936	.949	.975	1.000	1.027	1.052	1.052	20,000
25,000	----	----	----	----	----	.897	.908	.918	.928	.948	.969	.990	1.011	----	25,000
30,000	----	----	----	----	----	----	.897	.906	.915	.932	.949	.965	.983	----	30,000
50,000	----	----	----	----	----	----	----	----	.887	.897	.908	.918	.928	----	50,000
75,000	----	----	----	----	----	----	----	----	.873	.879	.885	.892	.900	----	75,000
100,000	----	----	----	----	----	----	----	----	.866	.871	.876	.881	.887	----	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LODGES



FAIR CLASS D

OCCUPANCY DESCRIPTION: Lodges are generally of rustic design with multiple sleeping units and lobby with some additional plumbing and kitchen facilities for the additional number of unrelated guests. The better qualities will include large formal dining and meeting rooms with one or more baths per guest room.

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

NOT INCLUDED IN COSTS: Fireplaces, elevators, balconies or porches, sprinklers, furnishings or service equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$202.87	Best masonry, cut stone, heavy roof structure, shakes, tile, slate	Plaster, ornamental detail, fine carpet, stone, parquet or plank	Some special fixtures, more than one bath per guestroom	Warm and cool air (zoned)
	Very good	172.54	Good masonry, stone, shakes or concrete tile roof on good structure	Very good plaster and detail, good-quality carpet or hardwood	Top quality standard fixtures, electrical and plumbing	Heat pump system
	Good	147.25	Local stone, brick or good block and stucco, shakes or wood shingles	Good plaster or drywall, some ornamentation, carpet or hardwood	Good lighting and outlets, one full bathroom per guestroom	Package A.C.
	Average	104.68	Brick or block, local field stone, wood or good asphalt shingle, elastomeric	Plaster or drywall, hardwood, vinyl composition, average carpet	Adequate lighting/plumbing for each sleeping room	Forced air
	Fair	88.95	Block or brick, standard sash, asphalt shingle or built-up roof	Drywall or tinted plaster, carpet, vinyl composition tile, good softwood	Adequate standard lighting and plumbing	Electric base-board
	Low cost	73.57	Block or brick, asphalt shingle roof, few windows	Drywall, exposed block, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, cheap fixtures	Wall furnace
	Cheap	59.20	Cheap block or brick, composition roof, low-cost sash	Painted block, few partitions, asphalt tile on slab or softwood	Minimum, common baths	Elec. wall heaters
D	Excellent	199.08	Half-timber, stone trim, rustic log, heavy rafters, slate, shakes	Plaster, ornamental detail, fine carpet, stone, parquet or plank	Some special fixtures, more than one bath per guestroom	Warm and cool air (zoned)
	Very good	168.03	Select logs, best siding, brick or stone trim, good shakes	Very good plaster and detail, good quality carpet or hardwood	Top quality standard fixtures, electrical and plumbing	Heat pump system
	Good	142.34	Good siding or log, light shakes or good shingles	Good plaster or drywall, some ornamentation, carpet or hardwood	Good lighting and outlets, one full bath per guestroom	Package A.C.
	Average	99.59	Log, stucco or siding, some trim, wood or good asphalt shingles	Plaster or drywall, hardwood, carpet, vinyl composition	Adequate lighting/plumbing for each sleeping room	Forced air
	Fair	83.98	Stucco or siding, standard sash, asphalt shingles or built-up rock	Drywall or plaster, carpet, vinyl composition tile, good softwood	Adequate standard lighting and plumbing	Electric base-board
	Low cost	68.80	Low-cost log or siding, asphalt-shingle roof, few windows	Drywall/tinted plaster, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, cheap fixtures	Wall furnace
	Cheap	54.79	Box frame or light studs, low-cost boards/siding, windows, comp. roof	Drywall, cheap ceiling or none, softwood or asphalt tile on slab	Minimum, common baths	Elec. wall heaters
CD	Utility basement	24.06	Unfinished	Unfinished interior, few partitions	Minimum lighting and plumbing	None

LODGES

REFINEMENTS: On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

1	FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Lodges with basements, add 40% to extend the foundation to the basement level. Custom oversized units can run 100% to 200% more.		SPRINKLERS: Apply to area covered by sprinklers.				
	TYPE	COST RANGE	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	One-story	\$2,630 – \$ 6,100	3,000	\$3.11	\$3.97	\$5.06	\$6.45
	Two-stories	3,370 – 7,325	5,000	2.88	3.65	4.63	5.86
	Three-stories	4,110 – 11,880	10,000	2.60	3.27	4.10	5.15
			20,000	2.35	2.92	3.64	4.53
			50,000	2.05	2.52	3.11	3.82
			75,000	1.93	2.37	2.89	3.54
			100,000	1.85	2.26	2.75	3.36
		ELEVATORS: A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$56,250 to \$77,250. For detailed costs, see Section UIP 8	BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.				
	ELEVATOR STOPS: For basement stops, add \$5,550 to \$8,900 per stop.		LOW	AVG.	GOOD	EXCL.	
	SWIMMING POOLS: Swimming pools, complete, cost \$52.00 to \$76.00 per square foot. For detailed costs, see Section UIP 16.	Concrete	\$22.35	\$28.50	\$36.25	\$46.00	
		Steel	21.85	29.25	38.75	52.00	
		Wood	18.15	23.95	31.75	42.00	
		Add for ornate finishes, balustrades	18.90	23.30	28.75	35.50	
		Add for roofs or awnings	10.50	13.95	18.55	24.60	

2	HEATING AND COOLING					
	These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
		Sq. Ft.		Sq. Ft.		Sq. Ft.
	HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
	Electric cable or baseboard ..	\$5.08	Package A.C. (short ductwork)	\$10.35	Central refrigeration (zoned)	\$9.14
	Electric wall heaters	2.19	Warm and cool air (zoned)	13.15	package (short ductwork)	6.05
	Forced air furnace	5.90	Hot/chilled water (zoned)	19.15	Central evaporative	3.76
	Hot water, baseboard/convactor	9.97	Heat pump system	11.45	Pkg. refrig. ... \$1,600 to \$2,060 per ton capacity	
	radiant floor/ceiling	10.85	Ind. thru-wall heat pumps	6.20	Evap. coolers . \$205 to \$310 per MCFM capacity	
	Space heaters, with fan	2.83				
radiant	3.18					
Steam (including boiler)	8.32					
without boiler	7.19					
Wall or floor furnace	2.36					
		Small indiv. heat pumps cost \$1,430 to \$1,950 per ton of rated capacity.		VENTILATION ONLY		
				Vent. (blowers/ducts)	\$1.55	

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
	7	.91	11	1.03
	8	.94	12	1.06
	9	.97	13	1.09
	10	1.00 (base)	14	1.12

4	Average Floor Area	AVERAGE PERIMETER												Average Floor Area		
	Sq.Ft./Story	250	300	350	400	450	500	550	600	700	800	900	1000	1100	1200	Sq. Ft./Story
	4,000	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.268	1.329	-----	-----	-----	-----	4,000
	6,000	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.123	1.165	1.206	1.247	1.288	1.329	6,000
	8,000	.913	.929	.944	.959	.974	.989	1.005	1.021	1.052	1.083	1.113	1.143	1.175	1.206	8,000
	10,000	-----	.910	.922	.935	.947	.959	.972	.984	1.009	1.034	1.059	1.083	1.108	1.133	10,000
	12,000	-----	-----	.907	.917	.928	.938	.949	.959	.980	1.000	1.021	1.042	1.063	1.083	12,000
	16,000	-----	-----	-----	.898	.906	.913	.921	.929	.944	.959	.974	.989	1.005	1.021	16,000
	20,000	-----	-----	-----	-----	-----	.898	.904	.910	.922	.935	.947	.959	.972	.984	20,000
	24,000	-----	-----	-----	-----	-----	.886	.891	.896	.907	.917	.928	.938	.949	.959	24,000
28,000	-----	-----	-----	-----	-----	-----	-----	.888	.898	.906	.915	.924	.933	.942	28,000	
32,000	-----	-----	-----	-----	-----	-----	-----	.882	.889	.898	.906	.913	.921	.928	32,000	
36,000	-----	-----	-----	-----	-----	-----	-----	.877	.883	.890	.897	.904	.911	.917	36,000	
40,000	-----	-----	-----	-----	-----	-----	-----	-----	.879	.885	.892	.898	.904	.910	40,000	

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LODGES – INNS AND COTTAGES



GOOD/EXCELLENT CLASS D



AVERAGE CLASS D

OCCUPANCY DESCRIPTION: Bed and breakfast inns are residential-type buildings designed for transient boarding and are more family style in character than lodges.

Guest cottages or cabins are individual sleeping bungalows without kitchen facilities. The lowest quality are camp facilities without plumbing, while the best resort types will contain luxury bathroom suites.

Costs given are for one-story units. For two-story units, deduct 4%; three-story, deduct 5%.

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

NOT INCLUDED IN COSTS: Fireplaces, built-in appliances, balconies or porches, sprinklers, furnishings or service equipment.

BED AND BREAKFAST INNS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$179.16	Fine masonry and windows, special architecture and trim	Fine interior detail, ceramic tile, carpet, paneling, fine hardwood	Good fixtures, many outlets, one full bath per bedroom	Heat pump system
	Good	135.29	Face brick, stucco, stone trim, good windows and architecture	Plaster or drywall, paneling, carpet or hardwood and sheet vinyl	Individual baths, large kitchen, good electrical fixtures	Package A.C.
	Average	98.88	Brick or block, some trim and entrance ornamentation	Plaster or drywall carpet, hardwood, vinyl composition, good dining area	Adequate lighting/plumbing, one bath per two bedrooms	Forced air
	Low cost	74.34	Concrete block and stucco, very plain, residential sash	Drywall, some carpet, asphalt tile, limited common area	Minimum quantity and quality, small residential kitchen	Electric base-board
D	Excellent	173.15	Face brick or stone veneer, fine windows, special arch.	Fine interior detail, ceramic tile, carpet, paneling, fine hardwood	Good fixtures, many outlets, one full bath per bedroom	Heat pump system
	Good	128.83	Brick veneer, best stucco or siding, good windows & arch.	Plaster or drywall, paneling, carpet or hardwood and sheet vinyl	Individual baths, large kitchen, good electrical fixtures	Package A.C.
	Average	92.64	Brick veneer, good stucco or siding, some trim & entry orn.	Drywall, carpet, hardwood, vinyl composition, good dining area	Adequate lighting/plumbing, one bath per two bedrooms	Forced air
	Low cost	68.63	Stucco or siding, very plain, residential sash	Drywall, some carpet, asphalt tile, limited common area	Minimum quantity and quality, small residential kitchen	Electric base-board

GUEST COTTAGES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$187.26	Face brick, stone, best windows, heavy roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet	Best lighting and plumbing, one bath per sleeping room	Package A.C.
	Good	143.85	Adobe, brick, some trim or good stucco, good roof & fenestration	Plaster or gypsum board, paint, paper, hardwood, vinyl comp., carpet	Good lighting and plumbing, one bath, some extras	Package A.C.
	Average	106.73	Brick, stucco on block, little trim, wood or good comp. shingles	Gypsum board and paint, hardwood, vinyl composition, carpet	Adequate lighting and plumbing, one bath, standard fixtures	Forced air
	Fair	92.67	Block or brick, cheap fieldstone, asphalt shingles or built-up rock	Drywall, carpet, vinyl composition tile, few partitions	Standard bathroom fixtures	Electric base-board
	Low cost	78.44	Block or cheap brick, low-cost roof and sash	Gypsum board and paint, asphalt tile, cheap hardwood	Minimum standard lighting and plumbing, low-cost fixtures	Wall furnace
D	Excellent	178.83	Best brick veneer, good stone trim, heavy roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet	Best lighting and plumbing, one bath per sleeping room	Package A.C.
	Good	136.55	Siding, log or brick veneer, some ornamentation, good fenestration	Plaster or gypsum board, paint, paper, hardwood, vinyl composition, carpet	Good lighting and plumbing, one bath, some extras	Package A.C.
	Average	100.51	Stucco or siding, some trim, wood or good comp. shingles	Plaster or drywall, hardwood, carpet, vinyl composition	Adequate lighting and plumbing, one bath, standard fixtures	Forced air
	Fair	86.96	Stucco or siding, standard sash, asphalt shingles or built-up	Drywall, carpet, vinyl composition tile, few partitions	Adequate standard lighting and bathroom fixtures	Electric base-board
	Low cost	73.22	Stucco or siding, asphalt shingle roof, few windows	Drywall, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, low-cost fixtures	Wall furnace
	Cheap	46.10	Box frame or light studs, screening or cheap siding, windows, comp. roof	Drywall, cheap ceiling or none, soft-wood or asphalt tile on slab	Minimum electrical, no plumbing, seasonal use	None

LODGES – INNS AND COTTAGES

REFINEMENTS: On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

1

<p>KITCHENETTES: For units having kitchenettes or built-in kitchen units add the following:</p> <p>Excellent (stove, refrigerator, sink and cabinet unit) \$5,250 Good 3,825 Average (cabinets and sink) 2,850 Low cost 2,130</p>					<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table border="1"> <thead> <tr> <th>Sq. Ft.</th> <th>LOW</th> <th>AVG.</th> <th>GOOD</th> <th>EXCL.</th> </tr> </thead> <tbody> <tr> <td>500</td> <td>\$3.66</td> <td>\$4.73</td> <td>\$6.12</td> <td>\$7.91</td> </tr> <tr> <td>1,000</td> <td>3.20</td> <td>4.08</td> <td>5.22</td> <td>6.67</td> </tr> <tr> <td>2,000</td> <td>3.11</td> <td>3.97</td> <td>5.06</td> <td>6.45</td> </tr> <tr> <td>4,000</td> <td>2.88</td> <td>3.65</td> <td>4.63</td> <td>5.86</td> </tr> <tr> <td>6,000</td> <td>2.72</td> <td>3.42</td> <td>4.31</td> <td>5.44</td> </tr> </tbody> </table>					Sq. Ft.	LOW	AVG.	GOOD	EXCL.	500	\$3.66	\$4.73	\$6.12	\$7.91	1,000	3.20	4.08	5.22	6.67	2,000	3.11	3.97	5.06	6.45	4,000	2.88	3.65	4.63	5.86	6,000	2.72	3.42	4.31	5.44										
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<p>FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Lodges with basements, add 40% to extend the foundation to the basement level. Custom oversized units can run 100% to 200% more.</p>					<p>CARPPTS: For complete listing of built-in, attached or detached garages, see Garages – Residential cost pages.</p>																																												
<p>TYPE COST RANGE</p> <p>One-story \$2,630 – \$ 8,510 Two-stories 3,370 – 10,195 Three-stories 4,110 – 11,880</p>																																																	

2

<p>HEATING AND COOLING</p> <p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>																																																	
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<p>HEIGHT REFINEMENTS</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
7	.97	11	1.09
8	1.00 (base)	12	1.12
9	1.03	13	1.15
10	1.06	14	1.18

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<p>AVERAGE FLOOR AREA PER UNIT</p>							
BED AND BREAKFAST INNS				GUEST COTTAGES			
Sq. Ft.	Multiplier	Sq. Ft.	Multiplier	Sq. Ft.	Multiplier	Sq. Ft.	Multiplier
800	1.08	2,800	.92	100	1.21	900	.93
1,000	1.05	3,200	.91	200	1.11	1,000	.92
1,200	1.03	3,600	.89	300	1.06	1,200	.90
1,400	1.01	4,000	.88	400	1.03	1,400	.89
1,600	.99	4,400	.87	500	1.00		
1,800	.98	4,800	.86	600	.98		
2,000	.96	5,200	.85	700	.96		
2,400	.94	5,600	.84	800	.95		

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.