

MAINTENANCE (STORAGE) BUILDING



AVERAGE CLASS D POLE

OCCUPANCY DESCRIPTION: This weatherproof storage structure is designed for closed storage and light maintenance of miscellaneous school ground equipment. The masonry buildings have brick or block with heavy roof framing and windows on the better qualities. The frame structures are constructed with either wood or steel framed walls. The exterior covers are typically stucco, wood siding or metal siding. Floors at the lower qualities may be unfinished while the better qualities have sealed floors and walls with some finished shop area and cabinets.

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

NOT INCLUDED IN COSTS: Elevators, sprinklers, lockers, therapy or recreational equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$77.29	Decorative concrete block, brick, wood rafters, overhead doors	Sealed walls, concrete floor, some shop area and cabinets	Good lighting and outlets, water service	Space heaters
	Average	52.68	Concrete block, composition shingles, barred windows	Unfinished, concrete or asphalt floor	Adequate electrical and outlets	None
D	Good	70.43	Heavy wood frame, siding or stucco, overhead doors	Wainscot, concrete floor, some shop area and cabinets	Good lighting and outlets, water service	Space heaters
	Average	45.29	Open wood frame, exposed siding, barred windows	Some wainscot, concrete or asphalt floor	Adequate electrical and outlets	None
D POLE	Good	61.88	Good pole frame, colored siding, overhead doors	Wainscot, concrete floor, some shop area and cabinets	Good lighting and outlets, water service	Space heaters
	Average	38.83	Pre-engineered pole frame, metal siding, barred windows	Some wainscot, concrete or asphalt floor	Adequate electrical and outlets	None
S	Good	66.35	Good frame, colored siding, overhead doors	Wainscot, concrete floor, some shop area and cabinets	Good lighting and outlets, water service	Space heaters
	Average	42.73	Pre-engineered frame, metal siding, barred windows	Some wainscot, concrete or asphalt floor	Adequate electrical and outlets	None

MAINTENANCE (STORAGE) BUILDING

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

1

SPRINKLERS: Apply to area covered by sprinklers.

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

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	..	\$12.05	Package A.C. (short ductwork)	....	\$15.85	Central refrigeration (zoned)	....	\$14.40
Electric wall heaters	.....	3.61	Warm and cool air (zoned)	.....	25.00	package (short ductwork)	....	10.05
Forced air furnace	.....	13.75	Hot/chilled water (zoned)	.....	39.00	Central evaporative	.....	5.38
Hot water, baseboard/convactor		20.00	Heat pump system	.....	23.85	Pkg. refrig..		\$2,050 to \$2,600 per ton capacity
Space heaters, with fan	.....	4.08				Evap. coolers .		\$300 to \$500 per MCFM capacity
radiant	.....	4.71						
Steam (including boiler)	.....	18.00						
without boiler	.....	16.35	Small indiv. heat pumps cost \$1,760 to \$2,500			VENTILATION ONLY		
Wall or floor furnace	.....	3.73	per ton of rated capacity.			Vent. (blowers/ducts)	.....	\$3.31

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	.963	13	1.055
9	.981	14	1.073
10	1.000 (base)	15	1.092
11	1.018	16	1.110
12	1.037		

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	125	150	175	200	250	300	400	500	600	800	1000	1200	1600	2000	
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
6,000	----	----	----	.934	.952	.968	1.006	1.043	1.079	----	----	----	----	----	6,000
8,000	----	----	----	----	.929	.942	.968	.996	1.024	1.079	1.134	----	----	----	8,000
10,000	----	----	----	----	----	.927	.949	.968	.991	1.036	1.079	1.123	----	----	10,000
12,000	----	----	----	----	----	.915	.934	.959	.968	1.006	1.043	1.079	1.153	----	12,000
16,000	----	----	----	----	----	----	.915	.929	.942	.968	.996	1.024	1.079	1.134	16,000
20,000	----	----	----	----	----	----	----	.915	.927	.949	.968	.991	1.036	1.079	20,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MARKETS



AVERAGE CLASS C



GOOD CLASS C

OCCUPANCY DESCRIPTION: Retail food stores that often handle limited lines of other merchandise. Items which are generally classed as real property are included in the costs, i.e., built-in refrigerators, cold rooms and ancillary cooling equipment. Other items found in this occupancy which are classed as personal property or trade fixtures, are not included in the costs. In this occupancy, 75% to 80% of the total store is devoted to space for display, with the remainder of the floor space being utilized for storage, prepackaging areas and coolers.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Built-in refrigerators and freezers, cold rooms and cooling equipment.

NOT INCLUDED IN COSTS: Elevators, sprinklers, display cases, freezers and coolers, furnishings or other trade fixtures.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$110.43	Brick, concrete, metal and glass, small front	Plaster or drywall, acoustic tile, few partitions, vinyl composition	Adequate market lighting and plumbing	Warm and cool air (zoned)
A-B	Storage basement	54.03	Painted interior	Painted floor and ceiling	Exposed lighting, restrooms	Space heaters
	Parking basement	57.25	Unfinished interior	Unfinished (service booth)	Exposed lighting, drains	Ventilation
	Storage mezzanine	28.77	in store cost	Painted soffit, unfinished floor	Minimum, exposed lighting	(in store cost)
C	Excellent	134.99	Individual design, heavy frame, ornamental front	Plaster, good acoustic tile, good terrazzo, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)
	Good	110.83	Brick, good tilt-up, heavy steel or glulam frame	Plaster, acoustic tile, rubber or vinyl composition, terrazzo	Good lighting, plumbing for butchers, snack bar, etc.	Warm and cool air (zoned)
	Average	87.64	Brick, block, tilt-up, glulam, medium steel, or pilasters	Plaster or drywall, acoustic tile, few partitions, vinyl composition	Adequate lighting and plumbing, few extra services	Package A.C.
	Low cost	65.95	Cheap brick, block, tilt-up, pilasters or light frame	Painted walls, part acoustic tile, exposed rafters, minimum partitions	Minimum food store lighting and plumbing	Forced air
D	Excellent	126.17	Best veneer or siding, highly ornamental front	Plaster, good acoustic tile, good terrazzo, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)
	Good	103.43	Brick veneer or good siding, good frame and front	Plaster, acoustic tile, rubber or vinyl composition, terrazzo	Good lighting, plumbing for butchers, snack bar, etc.	Warm and cool air (zoned)
	Average	81.45	Good stucco or siding, some trim, metal and glass front	Plaster or drywall, acoustic tile, vinyl composition, small office	Adequate market lighting and outlets, small restrooms	Package A.C.
	Low cost	60.79	Siding or stucco, small front	Some finish, very few partitions	Minimum lighting and plumbing	Forced air
D POLE	Average	76.96	Pole frame, good metal panels, finished inside, little trim	Plaster or drywall, acoustic tile, few partitions, vinyl composition	Adequate lighting and plumbing, few extra services	Package A.C.
	Low cost	56.49	Pole frame, metal siding, small front	Painted walls, part acoustic tile, exposed rafters, minimum partitions	Minimum food store lighting and plumbing	Forced air
S	Good	101.72	Insulated sandwich panels, pre-eng. frame, good front	Plaster, acoustic tile, rubber or vinyl composition, terrazzo	Good lighting, plumbing for butchers, snack bar, etc.	Warm and cool air (zoned)
	Average	78.69	Sandwich panels, some trim	Few partitions, acoustic, vinyl tile	Adequate lighting and plumbing	Package A.C.
	Low cost	57.50	Metal panels, small front	Some finish, very few partitions	Minimum lighting and plumbing	Forced air
CDS	Storage basement	34.19	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters
	Storage mezzanine	21.01	in store cost	Drywall soffit, wood floor, light storage	Minimum lighting, no and plumbing	in store cost

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

MARKETS

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 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. For loading docks, see Page CAL 398.	SPRINKLERS: Apply to area covered by sprinklers.				
		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
		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		
80,000	2.12	2.60	3.19	3.92		

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
	Electric cable or baseboard . . .	\$ 5.67	Package A.C. (short ductwork)	\$12.55	COOLING ONLY	
	Electric wall heaters	2.30	Warm and cool air (zoned)	16.50	Central refrigeration (zoned)	\$10.45
	Forced air furnace	6.18	Hot/chilled water (zoned)	25.00	package (short ductwork)	6.97
	Hot water, baseboard/convactor	11.40	Heat pump system	14.35	Central evaporative	4.31
	radiant floor/ceiling	12.40			Pkg. refrig. . \$1,840 to \$2,350 per ton capacity	
	Space heaters, with fan	3.01			Evap. coolers . \$250 to \$420 per MCFM capacity	
	radiant	3.60				
Steam (including boiler)	9.20			VENTILATION ONLY		
without boiler	7.90	Small indiv. heat pumps cost \$1,575 to \$2,275		Vent. (blowers/ducts)	\$1.77	
Wall or floor furnace	2.59	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
	10	.957	16	1.085
	12	1.000 (base)	18	1.127
	13	1.021	20	1.170
	14	1.042	22	1.213
	15	1.064	24	1.255

4	Average Floor Area	AVERAGE PERIMETER														Average Floor Area
	Sq.Ft./Story	100	125	175	200	250	350	400	500	700	500	900	1000	1200	1500	Sq. Ft./Story
	1,000	1.183	1.283	1.470	1.566	1.753	----	----	----	----	----	----	----	----	----	1,000
	2,000	.969	1.025	1.130	1.183	1.283	1.470	----	----	----	----	----	----	----	----	2,000
	3,000	.892	.931	1.005	1.042	1.115	1.256	1.322	----	----	----	----	----	----	----	3,000
	5,000	----	.854	.901	.924	.969	1.054	1.097	1.183	----	----	----	----	----	----	5,000
	7,000	----	----	----	.870	.904	.969	1.000	1.060	1.183	----	----	----	----	----	7,000
	10,000	----	----	----	----	----	.901	.925	.969	1.054	1.097	1.140	1.183	----	----	10,000
	14,000	----	----	----	----	----	----	.870	.904	.969	1.000	1.030	1.060	1.121	----	14,000
	20,000	----	----	----	----	----	----	----	.854	.901	.924	.948	.969	1.011	----	20,000
	30,000	----	----	----	----	----	----	----	----	.847	.862	.878	.894	.925	.969	30,000
	50,000	----	----	----	----	----	----	----	----	----	----	----	.831	.850	.877	50,000
60,000	----	----	----	----	----	----	----	----	----	----	----	.815	.831	.854	60,000	
80,000	----	----	----	----	----	----	----	----	----	----	----	.807	.825	.854	80,000	

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MARKETS – CONVENIENCE



AVERAGE CLASS C



GOOD CLASS C

OCCUPANCY DESCRIPTION: These are small food stores with limited interior facilities. They are designed for the quick purchase of standard staple items in small quantities. They have extensive shelving but few facilities. The storage area is relatively small. The better qualities include small specialty or gourmet food shops.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Built-in refrigerators and freezers, cold rooms and cooling equipment.

NOT INCLUDED IN COSTS: Sprinklers, display cases, freezers and coolers or other trade fixtures.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$113.43	Brick or concrete, usually part of a building	Typical chain store, acoustic tile, vinyl composition	Adequate lighting outlets, adequate plumbing	Warm and cool air (zoned)
	Storage basement	54.03	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters
C	Excellent	134.07	Individual design, highly ornamental exterior	Plaster, acoustic tile, terrazzo, carpet or vinyl, good trim	Special lighting, good fixtures and plumbing	Package A.C.
	Good	113.01	Brick, best block, stucco, good store front and ornamentation	Typically better chain stores, good acoustic, vinyl tile & carpet	Good lighting and outlets, restrooms, standard fixtures	Package A.C.
	Average	89.22	Brick or block, some mansard, parapet ornamentation	Typical chain store, acoustic tile, vinyl comp., some snack prep. area	Adequate lighting and outlets, small employees' restroom	Forced air
	Low cost	71.65	Minimum block or cheap brick finish	Painted exterior walls, minimum finish	Minimum code throughout	Space heaters
D	Excellent	126.49	Individual design, highly ornamental exterior	Plaster, acoustic tile, terrazzo, carpet or vinyl, good trim	Special lighting, good fixtures and plumbing	Package A.C.
	Good	106.37	Brick veneer or good siding, good frame and front	Typically better chain stores, good acoustic, vinyl tile & carpet	Good lighting and outlets, restrooms, standard fixtures	Package A.C.
	Average	83.42	Stucco or siding, some mansard, parapet ornamentation	Typical chain store, acoustic tile, vinyl comp., some snack prep. area	Adequate lighting and outlets, small employees' restroom	Forced air
	Low cost	66.61	Stucco or siding, small front	Drywall, few partitions	Minimum code throughout	Space heaters
D POLE	Low cost	62.44	Pole frame, metal, lined, small low-cost front	Minimum finish and partitions	Minimum code throughout, minimum display wiring	Space heaters
S	Excellent	125.67	Best metal panels, trim, good entrance	Drywall or plaster, acoustic tile, good finishes and trim	Special lighting, good fixtures and plumbing	Package A.C.
	Good	104.55	Insulated sandwich panels, good front & ornamentation	Typically better chain stores, good acoustic, vinyl tile and carpet	Good lighting and outlets, restrooms, standard fixtures	Package A.C.
	Average	81.00	Good panels, small front, mansard, some ornamentation	Typical chain store, acoustic tile, vinyl comp., some snack prep. area	Adequate lighting and outlets, small employees' restroom	Forced air
	Low cost	63.86	Steel siding, partly finished interior	Minimum finish and partitions	Minimum code throughout	Space heaters
CDS	Storage basement	34.19	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters

MARKETS – CONVENIENCE

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>For gasoline pumps and canopies, see UIP 14.</p>	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sq. Ft.</th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">500</td><td style="text-align: center;">\$4.59</td><td style="text-align: center;">\$6.00</td><td style="text-align: center;">\$7.84</td><td style="text-align: center;">\$10.24</td></tr> <tr><td style="text-align: center;">1,000</td><td style="text-align: center;">4.14</td><td style="text-align: center;">5.36</td><td style="text-align: center;">6.94</td><td style="text-align: center;">8.98</td></tr> <tr><td style="text-align: center;">1,500</td><td style="text-align: center;">3.89</td><td style="text-align: center;">5.01</td><td style="text-align: center;">6.46</td><td style="text-align: center;">8.32</td></tr> <tr><td style="text-align: center;">2,000</td><td style="text-align: center;">3.73</td><td style="text-align: center;">4.78</td><td style="text-align: center;">6.14</td><td style="text-align: center;">7.87</td></tr> <tr><td style="text-align: center;">2,500</td><td style="text-align: center;">3.60</td><td style="text-align: center;">4.61</td><td style="text-align: center;">5.90</td><td style="text-align: center;">7.55</td></tr> <tr><td style="text-align: center;">3,000</td><td style="text-align: center;">3.50</td><td style="text-align: center;">4.47</td><td style="text-align: center;">5.71</td><td style="text-align: center;">7.29</td></tr> <tr><td style="text-align: center;">4,000</td><td style="text-align: center;">3.35</td><td style="text-align: center;">4.26</td><td style="text-align: center;">5.43</td><td style="text-align: center;">6.91</td></tr> <tr><td style="text-align: center;">5,000</td><td style="text-align: center;">3.24</td><td style="text-align: center;">4.11</td><td style="text-align: center;">5.22</td><td style="text-align: center;">6.62</td></tr> <tr><td style="text-align: center;">8,000</td><td style="text-align: center;">2.76</td><td style="text-align: center;">3.48</td><td style="text-align: center;">4.39</td><td style="text-align: center;">5.54</td></tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	500	\$4.59	\$6.00	\$7.84	\$10.24	1,000	4.14	5.36	6.94	8.98	1,500	3.89	5.01	6.46	8.32	2,000	3.73	4.78	6.14	7.87	2,500	3.60	4.61	5.90	7.55	3,000	3.50	4.47	5.71	7.29	4,000	3.35	4.26	5.43	6.91	5,000	3.24	4.11	5.22	6.62	8,000	2.76	3.48	4.39	5.54
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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 ..	\$ 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/convector	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			
<p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.915	13	1.021
10	.957	14	1.042
11	.979	15	1.064
12	1.000 (base)	16	1.085

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	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	----	500
1,000	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	----	1,000
1,500	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	----	1,500
2,000	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	----	2,000
2,500	.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	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	1.380	----	3,000
3,500	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	1.300	----	3,500
4,000	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.232	1.280	4,000
5,000	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.140	1.183	5,000
6,000	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.079	1.115	6,000
7,000	----	----	----	----	----	.870	.887	.904	.921	.937	.969	1.000	1.030	1.060	7,000
8,000	----	----	----	----	----	----	----	.883	.898	.912	.941	.969	.997	1.025	8,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MARKETS – MINI-MARTS



AVERAGE CLASS C CONVENIENCE



GOOD CLASS C CONVENIENCE

OCCUPANCY DESCRIPTION: Mini-mart food stores are small convenience outlets that cater primarily to a transient trade for self service snack foods and beverages. The better stores will have public restrooms and limited hot or deli food preparation and service areas. Lower qualities are minimum code throughout.

Dairy sales buildings are drive up store buildings designed for sale and limited storage of dairy products. The cost for the built in refrigerators is included, while the fixtures and special equipment which might be needed for operation are not included. They may have

storefront entrances with plaster walls, acoustic tile ceilings and a resilient floor finish. They also have typical store lighting and restrooms, and generally have high capacity electrical service.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Built-in refrigerators.

NOT INCLUDED IN COSTS: Sprinklers, free standing refrigerators, display cases, special fixtures or equipment, fronts, freezers, coolers and other trade fixtures.

MINI-MART CONVENIENCE STORES

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$203.94	Decorative block, brick, good glass entrance	Good drywall, acoustic tile, good pavers, limited food prep. area	Good lighting, good fixtures and plumbing, tiled restrooms	Package A.C.
	Good	174.30	Brick, best block, stucco, good front and ornamentation	Good acoustic, ceramic tile, security partitioning, some snack prep. area	Good lighting & outlets, public restrooms, standard fixtures	Package A.C.
	Average	149.25	Brick or block, some mansard, parapet ornamentation	Typical food booth, acoustic tile, vinyl composition, adequate support	Adequate lighting and outlets, small employees' restroom	Package A.C.
	Low cost	128.08	Minimum block, small front	Minimum finish and partitions	Minimum code throughout	Package A.C.
D	Good	166.74	Brick veneer or good siding, good frame and front	Good acoustic, ceramic tile, security partitioning, some snack prep. area	Good lighting & outlets, public restrooms, standard fixtures	Package A.C.
	Average	142.86	Stucco or siding, some mansard, parapet ornamentation	Typical food booth, acoustic tile, vinyl composition, adequate support	Adequate lighting and outlets, small employees' restroom	Package A.C.
	Low cost	122.67	Stucco or siding, small front	Minimum finish and partitions	Minimum code throughout	Package A.C.
D POLE	Low cost	119.38	Pole frame, metal, lined, low-cost sash and fascia	Minimum finish and partitions, acoustic tile, vinyl composition	Minimum code, display wiring and plumbing	Package A.C.
S†	Excellent	196.82	Best metal panels, trim, good glass entrance	Good drywall, acoustic tile, good pavers, limited food prep. area	Good lighting, good fixtures and plumbing, tiled restrooms	Package A.C.
	Good	170.60	Good enameled prefinished steel, good front, masonry trim	Good acoustic, ceramic tile, security partitioning, some snack prep. area	Good lighting & outlets, public restrooms, standard fixtures	Package A.C.
	Average	148.11	Good panels, small front, some trim or mansard	Typical food booth, acoustic tile, vinyl composition, adequate support	Adequate lighting and outlets, small employees' restroom	Package A.C.
	Low cost	128.83	Metal panels, glass, lined interior	Minimum booth finish and partitions	Minimum code throughout	Package A.C.

†NOTE: For complete prefabricated food booths, see Garages – Service Stations, Page CAL 64.

MINI-MART DAIRY SALES

CLASS	TYPE	COST/SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Average	96.06	Brick, concrete block, store or drive up front	Plaster, acoustic tile, asphalt tile, built in refrigerated storage	Store lighting and plumbing, restroom	Package A.C.
D	Average	89.55	Stucco or siding, store or drive up front	Plaster, acoustic tile, asphalt tile, built in refrigerated storage	Store lighting and plumbing, restroom	Package A.C.
S	Average	86.79	Good colored steel panels, drive up front	Acoustic tile, vinyl composition, built in refrigerated storage	Store lighting and plumbing, restroom	Package A.C.

MARKETS – MINI-MARTS

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

1 For gasoline pumps, see UIP 14.

					SPRINKLERS: Apply to area covered by sprinklers.				
					Sq. Ft.	LOW	AVG.	GOOD	EXCL.
CANOPIES: This is the cantilevered portion of a building that extends over an entrance.					500	\$4.59	\$6.00	\$7.84	\$10.24
					1,000	4.14	5.36	6.94	8.98
					1,500	3.89	5.01	6.46	8.32
Wood frame	LOW	AVG.	GOOD	EXCL.	2,000	3.73	4.78	6.14	7.87
Light false-mansard	12.65	15.75	19.50	24.25	2,500	3.60	4.61	5.90	7.55
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	4.26	5.43	6.91
					5,000	3.24	4.11	5.22	6.62

2 HEATING AND COOLING

These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.

HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard . .	\$ 5.67	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	12	1.000 (base)
10	.957	13	1.021
11	.979	14	1.042

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	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	----	500
1,000	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	----	1,000
1,500	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	----	1,500
2,000	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	----	2,000
2,500	.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	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	1.380	----	3,000
3,500	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	1.300	----	3,500
4,000	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.232	1.280	4,000
5,000	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.140	1.183	5,000
6,000	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.079	1.115	6,000
7,000	----	----	----	----	----	.870	.887	.904	.921	.937	.969	1.000	1.030	1.060	7,000
8,000	----	----	----	----	----	----	----	.883	.898	.912	.941	.969	.997	1.025	8,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MARKETS – ROADSIDE



GOOD CLASS D



GOOD CLASS D

OCCUPANCY DESCRIPTION: Roadside or farmers' markets are typically rural structures from the open stand to the enclosed, full retail market barn with refrigerated storage. They are designed for the quick purchase of fresh produce and a few standard staple items in small quantities. They have little display and storage space. The better qualities will have separate storage and office areas that are relatively small. These better qualities include suitable plumbing, electrical and built-in cooler storage.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Built-in coolers in the better qualities.

NOT INCLUDED IN COSTS: Sprinklers, free-standing refrigerators, display cases, fronts, freezers, coolers and other trade fixtures.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$97.19	Decorative block concrete, good roof and roll-up doors	Open sales, good preparation, storage and office	Adequate market lighting, restroom and cold storage	Package A.C.
	Good	59.12	Concrete block, tilt-up, large doorways	Open sales, sealed slab, small storage and cold box	Minimum store lighting and plumbing	Space heaters
	Average	38.54	Low-cost block, tilt-up, gated front, very plain	Open sales area, concrete slab, some partitions, dry storage	Minimum electrical and plumbing	Space heaters
D	Excellent	89.79	Heavy frame, arch or gambrel roof, roll-up doors	Open sales, good preparation, storage and office	Adequate market lighting, restroom and cold storage	Package A.C.
	Good	52.89	Exposed frame, good board siding, trim, large doorways	Open sales, sealed slab, small storage and cold box	Minimum store lighting and plumbing	Space heaters
	Average	33.56	Wood frame, board and batten, gated front, some trim	Open sales area, concrete slab, some partitions, dry storage	Minimum electrical and plumbing	Space heaters
	Low cost	19.22	Plywood or siding, open framing, some trim	Open interior, some slab or wood, gravel	Minimum electrical, hose bib	None
	Cheap	11.97	Box frame, plywood or boards, shed roof, very plain	Open interior, unfinished, seasonal use only	None	None
D POLE	Excellent	84.22	Heavy pole frame and truss, good siding and roll-up doors	Open sales, good preparation, storage and office	Adequate market lighting, restroom and cold storage	Package A.C.
	Good	48.32	Exposed pole frame, metal siding, large doorways	Open sales, sealed slab, small storage and cold box	Minimum store lighting and plumbing	Space heaters
	Average	30.03	Pole frame, metal utility building, gated front	Open sales area, concrete slab, some partitions, dry storage	Minimum electrical and plumbing	Space heaters
	Low cost	16.59	Pole frame, metal siding, open front, shutter doors	Open interior, some slab or wood, gravel	Minimum electrical, hose bib	None
	Cheap	10.11	Light pole frame, metal siding, shed roof, open front	Open interior, unfinished, seasonal use only	None	None
S	Excellent	86.78	Metal sandwich panels, open frame, good roll-up doors	Open sales, good preparation, storage and office	Adequate market lighting, restroom and cold storage	Package A.C.
	Good	50.98	Exposed steel frame, metal siding, large doorways	Open sales, sealed slab, small storage and cold box	Minimum store lighting and plumbing	Space heaters
	Average	32.35	Steel frame, metal utility building, gated front	Open sales area, concrete slab, some partitions, dry storage	Minimum electrical and plumbing	Space heaters
	Low cost	18.44	Steel frame, metal siding, open front, shutter doors	Open interior, some slab or wood, gravel	Minimum electrical, hose bib	None
CDS	Storage basement	34.19	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters

MARKETS – ROADSIDE

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>DOCK-HEIGHT FLOORS: add the cost per square foot to the base cost of the first floor. Elevated on compacted fill: \$3.50 to \$6.98 per square foot. For cut and balance, use proportional cost. Elevated on posts and piers with cross bracing, beams and skirting: \$9.90 to \$15.05 per square foot. Loading platforms cost \$13.65 to \$17.80 per square foot; add \$345 for steps.</p>	SPRINKLERS: Apply to area covered by sprinklers.					
		Sq. Ft.	LOW	AVG.	GOOD	EXCL.
		500	\$4.59	\$6.00	\$7.84	\$10.24
		1,000	4.14	5.36	6.94	8.98
		1,500	3.89	5.01	6.46	8.32
		2,000	3.73	4.78	6.14	7.87
		2,500	3.60	4.61	5.90	7.55
		3,000	3.50	4.47	5.71	7.29
		4,000	3.35	4.26	5.43	6.91
		5,000	3.24	4.11	5.22	6.62
	8,000	3.02	3.81	4.80	6.06	

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/convector	6.10	Heat pump system	7.35	Pkg. refriger. . \$1,275 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 \$1525		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	.915	13	1.021
10	.957	14	1.042
11	.979	15	1.064
12	1.000 (base)	16	1.085

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	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	----	500
1,000	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	----	1,000
1,500	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	----	1,500
2,000	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	----	2,000
2,500	.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	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	1.380	----	3,000
3,500	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	1.300	----	3,500
4,000	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.232	1.280	4,000
5,000	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.140	1.183	5,000
6,000	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.079	1.115	6,000
7,000	----	----	----	----	----	.870	.887	.904	.921	.937	.969	1.000	1.030	1.060	7,000
8,000	----	----	----	----	----	----	----	.883	.898	.912	.941	.969	.997	1.025	8,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MARKETS - SUPERMARKET



AVERAGE CLASS C



GOOD CLASS C

OCCUPANCY DESCRIPTION: These are large self service retail food stores that often handle several lines of other merchandise. Items that are generally classed as real property are included in the costs, i.e., built-in refrigerators, cold rooms and ancillary cooling equipment. Other items found in this occupancy which are classed as personal property or trade fixtures are not included in the costs.

In this occupancy, 75% to 80% of the total store is devoted to space for display with the remainder of the floor space being utilized for storage, pre-packaging areas and coolers.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Built-in refrigerators and freezers, cold rooms and cooling equipment.

NOT INCLUDED IN COSTS: Elevators, sprinklers, display cases, freezers and coolers, furnishings or other trade fixtures.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$125.18	Brick, metal and glass, heavy frame, decorative front	Plaster, acoustic tile, rubber or vinyl composition, terrazzo, pavers	Good lighting, plumbing for butchers, snack bar, bakery, etc.	Warm and cool air (zoned)
	Average	109.39	Brick, concrete, metal and glass, small front	Plaster or drywall, acoustic tile, few partitions, vinyl composition	Adequate market lighting and plumbing, some extras	Warm and cool air (zoned)
	Storage Basement	54.03	Painted interior	Painted floor and ceiling	Exposed lighting, restrooms	Warm and cool air (zoned)
C	Excellent	128.63	Individual design, heavy frame, ornamental front	Plaster, good acoustic tile, good terrazzo, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout departments	Warm and cool air (zoned)
	Good	109.00	Brick, good tilt-up, decorative block, heavy steel or Glulam frame	Plaster, acoustic tile, rubber or vinyl composition, terrazzo	Good lighting, plumbing for butchers, snack bar, bakery, etc.	Warm and cool air (zoned)
	Average	88.85	Brick, block, tilt-up, Glulam, medium steel, metal and glass front	Plaster or drywall, acoustic tile, some partitions, vinyl composition	Adequate lighting and plumbing, few extra services	Package A.C.
	Low cost	75.49	Cheap brick, block, tilt-up, vinyl composition light frame	Painted walls, acoustic tile, minimum chain store	Adequate food store lighting and plumbing	Package A.C.
D	Excellent	120.46	Best veneer or siding, highly ornamental front	Plaster, good acoustic tile, good terrazzo, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout departments	Warm and cool air (zoned)
	Good	101.93	Brick veneer or good siding, good frame and front	Plaster, acoustic tile, rubber or vinyl composition, terrazzo	Good lighting, plumbing for butchers, snack bar, bakery, etc.	Warm and cool air (zoned)
	Average	82.75	Good stucco or siding, some trim, metal and glass front	Plaster or drywall, acoustic tile, vinyl composition, some partitions	Adequate market lighting and outlets, small restrooms, few extras	Package A.C.
S	Good	100.09	Insulated sandwich panels, good frame and front	Plaster, acoustic tile, rubber or vinyl composition, terrazzo	Good lighting, plumbing for butchers, snack bar, bakery, etc.	Warm and cool air (zoned)
	Average	79.99	Sandwich panels, pre-engineered frame, glass front	Plaster or drywall, acoustic tile, few partitions, vinyl composition	Adequate lighting and plumbing, few extra services	Package A.C.
	Low cost	66.95	Steel panels, partly finished interior, small front	Painted walls, acoustic tile, vinyl composition, minimum chain store	Adequate food store lighting and plumbing	Package A.C.
CDS	Storage Basement	34.19	Painted interior	Painted ceiling and floors few partitions	Exposed lighting few outlets drains	Space Heaters

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

MARKETS - SUPERMARKET

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	1,500	3.89	5.01	6.46	8.32
	Steel frame	31.00	39.25	50.00	64.00	2,000	3.73	4.78	6.14	7.87
	Light false-mansard	15.50	19.65	25.00	32.00	2,500	3.60	4.61	5.90	7.55
						3,000	3.50	4.47	5.71	7.29
						4,000	3.35	4.26	5.43	6.91
						5,000	3.24	4.11	5.22	6.62
						8,000	3.02	3.81	4.80	6.06

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

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	13	1.021
	10	.957	14	1.042
	11	.979	15	1.064
	12	1.000 (base)	16	1.085

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	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	----	500
	1,000	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	----	1,000
	1,500	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	----	1,500
	2,000	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	----	2,000
	2,500	.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	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	1.380	----	3,000
	3,500	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	1.300	----	3,500
	4,000	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.232	1.280	4,000
5,000	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.140	1.183	5,000	
6,000	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.079	1.115	6,000	
7,000	----	----	----	----	----	.870	.887	.904	.921	.937	.969	1.000	1.030	1.060	7,000	
8,000	----	----	----	----	----	----	----	.883	.898	.912	.941	.969	.997	1.025	8,000	

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MEDICAL – DENTAL CLINICS



GOOD CLASS C



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These are small stand-alone medical clinic buildings designed for dental services, with examination and outpatient treatment. They include a reception/lobby area as well as individual rooms.

Floor finishes are carpet or resilient flooring. Ceilings are acoustic tile and may be on a suspended system. Most utilize high-intensity fluorescent lighting, with the better qualities also having X-ray capabilities and built-in cabinetry.

Individual treatment rooms have plumbing and sinks. Restrooms are adequate to service the number of personnel working in the building.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit, X-ray rooms, and built-in cabinetry.

NOT INCLUDED IN COSTS: Dental chairs, X-ray equipment, auto-claves, office equipment, permanent examination lights and other dental equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$252.94	Face brick, glass panels, stone, top quality	Best plaster, paneling, carpet and vinyl tile, high cost waiting areas	Luminous ceilings, power and X-ray outlets, best plumbing	Warm and cool air (zoned)
	Good	195.43	Face brick, concrete or metal panels, ornamentation	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	Good fluorescent lighting, X-ray, lab, dark rooms, good plumbing	Heat pump system
	Average	148.72	Brick, block, concrete panels, some trim	Plaster, drywall partitions, acoustic tile, vinyl composition, carpet	Adequate lighting, power and plumbing, X-ray, air piping	Package A.C.
	Low cost	112.71	Brick or block, tilt up, no trim	Paint, cheap partitions, acoustic tile, asphalt tile, small lobby	Minimum lighting and outlets, adequate plumbing, few extras	Forced air
D	Excellent	245.89	Face brick veneer, best siding, good ornamentation	Best plaster, paneling, carpet and vinyl tile, high cost waiting areas	Luminous ceilings, power and X-ray outlets, best plumbing	Warm and cool air (zoned)
	Good	189.80	Brick veneer, good stucco or siding with good trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	Good fluorescent lighting, X-ray, lab, dark rooms, good plumbing	Heat pump system
	Average	144.22	Brick veneer, stucco or siding, little trim	Plaster, drywall partitions, acoustic tile, vinyl composition, carpet	Adequate lighting, power and plumbing, X-ray, air piping	Package A.C.
	Low cost	109.12	Stucco or siding, very plain	Paint, cheap partitions, acoustic tile, asphalt tile, small lobby	Minimum lighting and outlets, adequate plumbing, few extras	Forced air
D POLE	Average	132.08	Pole frame, insulated metal panels, some ornamentation	Drywall partitions, acoustic tile, vinyl composition, carpet	Adequate lighting, power and plumbing, X-ray, air piping	Package A.C.
	Low cost	98.28	Pole frame, finished interior, insulation, little trim	Paint, cheap partitions, acoustic tile, asphalt tile, small lobby	Minimum lighting and outlets, adequate plumbing, few extras	Forced air
S	Good	182.24	Pre-engineered, good sandwich panels, some brick or stone trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	Good fluorescent lighting, X-ray, lab, dark rooms, good plumbing	Heat pump system
	Average	136.63	Pre-engineered, sandwich panels, some ornamentation	Drywall partitions, acoustic tile, vinyl composition, carpet	Adequate lighting, power and plumbing, X-ray, air piping	Package A.C.
	Low cost	101.95	Pre-engineered, finished interior, insulation, little trim	Paint, cheap partitions, acoustic tile, asphalt tile, small lobby	Minimum lighting and outlets, adequate plumbing, few extras	Forced air
CDS	Finished basement	83.42	Plaster or drywall interior	Adequate dental office finish, acoustic tile, vinyl composition	Adequate medical office lighting and plumbing	Forced air
	Utility basement	33.91	Painted interior	Paint only, few partitions	Minimum lighting, drains	None

MEDICAL – DENTAL CLINICS

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		
			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					

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
	HEATING ONLY				COOLING ONLY	
	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				
	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			
	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	AVERAGE PERIMETER														Average Floor Area
	Sq. Ft./Story	125	150	175	200	250	300	400	500	600	800	1000	1200	1400	1600	Sq. Ft./Story
	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
	4,000	---	---	.958	.975	1.007	1.040	1.105	1.168	---	---	---	---	---	---	4,000
	5,000	---	---	.936	.949	.975	1.000	1.052	1.105	1.155	---	---	---	---	---	5,000
	8,000	---	---	---	---	.926	.942	.975	1.007	1.040	1.105	---	---	---	---	8,000
	10,000	---	---	---	---	.910	.923	.949	.975	1.000	1.052	1.105	1.155	---	---	10,000
	14,000	---	---	---	---	---	.900	.920	.938	.956	.993	1.030	1.067	1.105	1.140	14,000
	20,000	---	---	---	---	---	---	---	.910	.923	.949	.975	1.000	1.027	1.052	20,000
	30,000	---	---	---	---	---	---	---	---	.897	.915	.932	.949	.965	.983	30,000
	40,000	---	---	---	---	---	---	---	---	---	.897	.910	.923	.936	.949	40,000
	50,000	---	---	---	---	---	---	---	---	---	.887	.897	.908	.918	.928	50,000
	75,000	---	---	---	---	---	---	---	---	---	.873	.879	.885	.892	.900	75,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MEDICAL – OFFICE BUILDING



GOOD CLASS C



GOOD CLASS D

OCCUPANCY DESCRIPTION: These are buildings designed for medical and/or dental services with outpatient treatment. They include a reception/lobby area as well as individual examination rooms.

INCLUDED IN COSTS: Architects' fees and contractors' overhead

and profit, X-ray rooms, and built-in cabinetry. Elevators are included where designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, X-ray equipment, auto-claves, permanent examination lights or other medical equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$307.04	Best metal, brick or block backup, solar glass	Acoustic plaster, good veneers, vinyl wall coverings, carpet, vinyl	*Luminous ceilings, power and X-ray outlets, best plumbing	Hot and chilled water (zoned)
	Good	249.51	Good metal and solar glass, face brick, concrete and glass	Good plaster or drywall, acoustic tile, carpeting, vinyl composition	*High-intensity lighting, X-ray outlets, good plumbing, lab	Hot and chilled water (zoned)
	Average	192.63	Metal and glass, brick or concrete panels	Plaster or dry wall, acoustic tile, vinyl composition floors	*Adequate lighting, power, and plumbing, X-ray rooms	Warm and cool air (zoned)
	Low cost	146.00	Brick, concrete block, very plain, small lobby	Low cost finishes and partitions, acoustic tile, asphalt tile	*Minimum lighting and plumbing, few extras	Package A.C.
B	Excellent	298.24	Best metal, brick or block backup, solar glass	Acoustic plaster, good veneers, vinyl wall coverings, carpet, vinyl	*Luminous ceilings, power and X-ray outlets, best plumbing	Hot and chilled water (zoned)
	Good	241.75	Good metal and glass, good brick, concrete panels	Good plaster or drywall, acoustic tile, carpeting and vinyl composition	*High-intensity lighting, X-ray outlets, good plumbing, lab	Hot and chilled water (zoned)
	Average	185.86	Metal and glass, brick or concrete panels	Drywall or plaster, acoustic tile, vinyl composition floors	*Adequate lighting, power, and plumbing, X-ray rooms	Warm and cool air (zoned)
	Low cost	140.15	Brick, concrete block, lift slab, very plain, small lobby	Low cost finishes and partitions, acoustic tile, asphalt tile	*Minimum lighting and plumbing, few extras	Package A.C.
A-B	Finished basement	148.11	Plaster interior	Average medical office finish, acoustic tile, vinyl composition	Adequate medical office lighting and plumbing	Warm and cool air (zoned)
	Stor. bsmt.	58.16	Painted interior	Partitions for storage and heating	Minimum lighting/plumbing	Space heaters
	Pkg. bsmt.	62.56	Unfinished interior	Unfinished, small service area	Minimum lighting/plumbing	Ventilation
	Office mezzanine	82.41	Not included	Enclosed, medical office finish, plaster soffit	Average medical office lighting and plumbing	In building cost
	Open mezzanine	46.73	Not included	Carpet and vinyl composition, plaster soffit	Average lighting and plumbing	In building cost
C	Excellent	254.02	Steel frame, masonry & glass, ornamentation, top quality	Acoustic plaster, paneling, carpet and vinyl tile, many soundproof rooms	*Fluorescent panels, air piping, X-ray rooms, good plumbing	Hot and chilled water (zoned)
	Good	193.95	Steel frame, masonry, best concrete panels, ornament.	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, X-ray rooms, good plumbing, lab	Warm and cool air (zoned)
	Average	145.51	Steel or concrete frame or bearing walls, some trim	Plaster, drywall partitions, acoustic tile, vinyl composition	*Adequate lighting and outlets, adequate plumbing, lab	Package A.C.
	Low cost	110.28	Masonry bearing walls, light rafters, very plain	Paint, cheap partitions, acoustic tile, asphalt tile	Minimum lighting and outlets, adequate plumbing	Forced air
D	Excellent	232.91	Studs/steel columns, bar/web joists, brick or stone ven. EIFS	Best plaster, paneling, carpet and vinyl tile, many soundproof rooms	*Fluorescent panels, air piping, X-ray rooms, good plumbing	Warm and cool air (zoned)
	Good	187.32	Best stucco on good frame, good brick or stone trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, X-ray rooms, good plumbing, lab	Warm and cool air (zoned)
	Average	140.55	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	*Adequate lighting and outlets, adequate plumbing	Package A.C.
	Low cost	106.57	Light stucco or siding on wood or steel studs, very plain	Drywall, cheap partitions, acoustic tile, asphalt tile	Minimum lighting and outlets, adequate plumbing	Forced air
D POLE	Low cost	95.85	Pole frame, good metal panels, finished inside, little trim	Low cost finishes and partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing, few extras	Forced air
S	Good	180.07	Good sandwich panels & fenestration, some brick or stone	Good plaster or drywall, acoustic tile, carpeting and vinyl	*High-intensity lighting, X-ray outlets, good plumbing, lab	Warm and cool air (zoned)
	Average	130.66	Insulated wall or sandwich panels, adequate fenestration	Drywall or plaster, acoustic tile, vinyl composition floors	Adequate lighting, power, and plumbing, X-ray rooms	Package A.C.
	Low cost	99.25	Steel or aluminum on light frame, fin. interior, some insul.	Low cost finishes and partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing, few extras	Forced air
CDS [†]	Finished basement	95.69	Plaster or drywall interior	Average medical office finish, acoustic tile, vinyl composition	Adequate medical office lighting and plumbing	Forced air
	Stor. bsmt.	33.91	Painted interior	Paint only, few partitions	Minimum lighting, drains	None
	Pkg. bsmt.	42.12	Unfinished interior	Finished ceiling, concrete floor	Minimum lighting, drains	Ventilation
	Office mezzanine	60.66	Not included	Enclosed, medical office finish, acoustic tile soffit	Average medical office lighting and plumbing	In building cost
	Open mezz.	33.50	Not included	Open, finished floors and soffit	Average lighting, no plumbing	In building cost

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

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

MEDICAL – OFFICE BUILDING

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>				<p>SPRINKLERS: Apply to area covered by sprinklers.</p>						
<p>Classes A/B</p>		<p>Sq. Ft. Costs</p>	<p>Classes C/D</p>		<p>Sq. Ft. Costs</p>	<p>Sq. Ft.</p>	<p>LOW</p>	<p>AVG.</p>	<p>GOOD</p>	<p>EXCL.</p>
Excellent	.....	\$12.20	Excellent	.....	\$6.30	1,000	\$4.59	\$5.97	\$7.78	\$10.12
Good	.....	8.40	Good	.....	3.85	2,000	3.98	5.13	6.61	8.51
Average	.....	5.75	Average	.....	2.35	5,000	3.57	4.57	5.84	7.46
Low cost	.....	3.95				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
<p>ELEVATOR STOPS: For basement or mezzanine elevator 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>						<p>BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.</p>				
							<p>LOW</p>	<p>AVG.</p>	<p>GOOD</p>	<p>EXCL.</p>
						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

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>								
<p>HEATING ONLY</p>		<p>Sq. Ft. Costs</p>	<p>HEATING & COOLING</p>		<p>Sq. Ft. Costs</p>	<p>COOLING ONLY</p>		<p>Sq. Ft. Costs</p>
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	Small indiv. heat pumps cost \$1,790 to \$2,390			VENTILATION ONLY		
without boiler	.....	17.80	per ton of rated capacity.			Vent. (blowers/ducts)	.....	\$3.49
Wall or floor furnace	.....	3.89						

3

<p>HEIGHT REFINEMENTS</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>							
<p>Average Wall Height</p>		<p>Square Foot Multiplier</p>		<p>Average Wall Height</p>		<p>Square Foot Multiplier</p>	
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

<p>Average Floor Area</p>		<p>AVERAGE PERIMETER</p>													<p>Average Floor Area</p>	
Sq.Ft./Story		125	150	175	200	250	300	400	500	600	800	1000	1200	1400	1600	Sq. Ft./Story
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
4,000	-----	-----	.958	.975	1.007	1.040	1.105	1.168	-----	-----	-----	-----	-----	-----	-----	4,000
5,000	-----	-----	.936	.949	.975	1.000	1.052	1.105	1.155	-----	-----	-----	-----	-----	-----	5,000
8,000	-----	-----	-----	-----	.926	.942	.975	1.007	1.040	1.105	-----	-----	-----	-----	-----	8,000
10,000	-----	-----	-----	-----	.910	.923	.949	.975	1.000	1.052	1.105	1.155	-----	-----	-----	10,000
14,000	-----	-----	-----	-----	-----	.900	.920	.938	.956	.993	1.030	1.067	1.105	1.140	-----	14,000
20,000	-----	-----	-----	-----	-----	-----	-----	.910	.923	.949	.975	1.000	1.027	1.052	-----	20,000
30,000	-----	-----	-----	-----	-----	-----	-----	-----	.897	.915	.932	.949	.965	.983	-----	30,000
40,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	.897	.910	.923	.936	.949	-----	40,000
50,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	.887	.897	.908	.918	.928	-----	50,000
75,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	.873	.879	.885	.892	.900	-----	75,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MEDICAL – URGENT CARE FACILITIES



GOOD CLASS C



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These are buildings designed for urgent care, emergency first aid and medical treatment. Typically, they do not have facilities for surgery, although the better qualities may have some small surgical capabilities. Floor coverings are either ceramic tile or some type of resilient floor finish throughout the structure. Lighting and plumbing are adequate for emergency first aid use.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit, and office space suitable for this type of occupancy.

NOT INCLUDED IN COSTS: Elevators, sprinklers, medical equipment, surgery facilities and emergency power facilities.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$179.87	Brick, metal and glass, some ornamentation	Plaster or drywall, good enamel or vinyl walls, ceramic, vinyl, rubber tile,	Good lighting and plumbing, first aid and overnight care	Warm and cool air (zoned)
	Average	150.09	Brick, precast panels, metal and glass, little trim	Drywall or plaster, acoustic tile, vinyl composition, some ceramic pavers	Adequate lighting and plumbing for emergency first aid and care	Warm and cool air (zoned)
A-B	Storage basement	58.16	Painted interior	Partitions for storage and heating	Minimum lighting/plumbing	Space heaters
C	Excellent	185.22	Face brick, stone, good ornamentation	Best plaster, paneling, carpet and vinyl tile, good reception areas	Luminous ceilings, power and X-ray outlets, good plumbing	Warm and cool air (zoned)
	Good	140.26	Brick or block, good fenestration, some trim	Drywall or plaster, acoustic tile, vinyl composition, some ceramic pavers	Good lighting and plumbing, first aid and overnight care	Package A.C.
	Average	108.64	Brick, block, tilt-up, very plain finish	Drywall or plaster, acoustic tile, vinyl composition tile	Adequate lighting and plumbing for emergency first aid	Forced air
D	Excellent	178.34	Face brick or stone veneer, good ornamentation	Best plaster, paneling, carpet and vinyl tile, good reception areas	Luminous ceilings, power and X-ray outlets, good plumbing	Warm and cool air (zoned)
	Good	134.59	Brick veneer, or best stucco or siding	Drywall or plaster, acoustic tile, ceramic tile, vinyl composition	Good lighting and plumbing, first aid and overnight care	Package A.C.
	Average	103.99	Stucco or siding, very plain	Drywall, acoustic tile, vinyl composition	Adequate lighting and plumbing	Forced air
S	Average	99.28	Metal siding, finished interior	Drywall, acoustic tile, vinyl composition tile	Adequate lighting and plumbing for emergency first aid	Forced air
CDS	Storage basement	103.99	Painted interior	Paint only, few partitions	Minimum lighting, drains	None

MEDICAL – URGENT CARE 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

<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>For elevators over three stories and service elevators see UIP 8.</p>	<p>SPRINKLERS: Apply to area covered by sprinklers.</p>				
	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
	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

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

3

HEIGHT REFINEMENTS			
<p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.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	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.

MORTUARIES (FUNERAL HOMES)



GOOD CLASS C



AVERAGE CLASS S

OCCUPANCY DESCRIPTION: These buildings include chapels, stained glass windows and laboratories commensurate with overall quality. Depending on the class of construction, they may also include incinerators. Most have combined heating and cooling systems. Plaster and drywall are used on the interior, with hardwood, carpet or resilient flooring. Adequate plumbing and lighting are used throughout.

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

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

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$226.41	Ashlar and face brick, metal and glass, good architecture	Plaster, quality carpet, hardwood, slate, good detail and millwork	Good electrical/plumbing fixtures, tiled restrooms, lab	Warm and cool air (zoned)
	Average	181.69	Face brick, stone trim, austere front and entrance	Plaster or drywall, hardwood, carpet, good finishes and detail	Adequate lighting/plumbing, laboratory, incinerator	Warm and cool air (zoned)
A-B	Finished basement	87.15	Finished interior	Plaster, some ceramic tile, preparation and storage rooms	Adequate lighting/plumbing utility outlets and fixtures	Forced air
	Unfin/Util	48.66	Painted interior	Utility and storage areas	Utility lighting and plumbing	None
C	Excellent	207.48	Stone, face brick, highly ornamental	Plaster, terrazzo, carpet, hardwood, good detail and millwork	Good electrical/plumbing fixtures, tiled restrooms, lab	Warm and cool air (zoned)
	Good	153.94	Face brick, some trim, good exterior detail	Plaster or drywall, hardwood or carpet, good decor	Good electrical/plumbing, tiled restrooms, lab	Heat pump system
	Average	114.95	Brick or block, some trim, good entrance and drive	Exposed block, plaster or drywall, carpet, acoustic ceiling, hardwood	Adequate lighting/plumbing, laboratory	Package A.C.
	Low cost	83.52	Block or low-cost brick	Plain, minimum service functions	Minimum lighting/plumbing	Forced air
D	Excellent	198.56	Stone or face brick veneer, highly ornamental	Plaster, terrazzo, carpet, hardwood, good detail and millwork	Good electrical/plumbing fixtures, tiled restrooms, lab	Warm and cool air (zoned)
	Good	145.52	Best stucco or siding with brick trim, brick veneer	Plaster or drywall, hardwood or carpet, good detail and decor	Good electrical/plumbing fixtures, tiled restrooms, lab	Heat pump system
	Average	107.42	Stucco or siding, some trim, good entrance and drive	Plaster or drywall, carpet, hardwood, vinyl composition, acoustic ceiling	Adequate lighting/plumbing, laboratory	Package A.C.
	Low cost	77.02	Stucco or siding, very plain	Plain, minimum service functions	Minimum lighting/plumbing	Forced air
D POLE	Low cost	71.11	Pole frame, metal siding, finished inside, very plain	Plain, minimum service functions	Minimum lighting/plumbing, small lab	Forced air
S	Average	102.38	Insulated sandwich panels	Drywall, carpet, vinyl composition	Adequate lighting/plumbing, laboratory	Package A.C.
	Low cost	72.81	Single wall, finished interior	Plain, minimum service functions	Minimum lighting/plumbing	Forced air
CDS	Finished basement	55.76	Finished interior	Plaster or drywall, some ceramic tile, preparation and storage rooms	Adequate lighting/plumbing utility outlets and fixtures	Electric wall heaters
	Unfin/Util	30.56	Unfinished interior	Unfinished floor and ceiling	Minimum lighting/plumbing	None

For parking garages, see residential garages, Page CAL 85.

MORTUARIES (FUNERAL HOMES)

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 or freight elevator with simple call system and push-button control, and two or three stops, costs \$56,250 to \$77,250.</p> <p>FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Mortuaries with basements, add 40% to extend the foundation to the basement level. Custom oversized units can run 100% to 200% more.</p> <p>TYPE COST RANGE One-story \$2,630 – \$ 8,510 Two-stories 3,370 – 10,195</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>3,000</td> <td>\$3.54</td> <td>\$4.56</td> <td>\$5.87</td> <td>\$7.55</td> </tr> <tr> <td>5,000</td> <td>3.27</td> <td>4.18</td> <td>5.36</td> <td>6.86</td> </tr> <tr> <td>10,000</td> <td>2.93</td> <td>3.73</td> <td>4.74</td> <td>6.03</td> </tr> <tr> <td>20,000</td> <td>2.63</td> <td>3.32</td> <td>4.20</td> <td>5.30</td> </tr> <tr> <td>50,000</td> <td>2.28</td> <td>2.85</td> <td>3.57</td> <td>4.46</td> </tr> </tbody> </table> <p>CANOPIES: This is the cantilevered portion of a building that extends over an entrance. The distance when selecting rank.</p> <table border="1"> <thead> <tr> <th></th> <th>LOW</th> <th>AVG.</th> <th>GOOD</th> <th>EXCL.</th> </tr> </thead> <tbody> <tr> <td>Wood frame.....</td> <td>\$26.00</td> <td>\$32.00</td> <td>\$39.50</td> <td>\$48.75</td> </tr> <tr> <td>Light false-mansard</td> <td>13.00</td> <td>16.00</td> <td>19.75</td> <td>24.40</td> </tr> <tr> <td>Steel frame.....</td> <td>31.25</td> <td>39.50</td> <td>49.25</td> <td>62.00</td> </tr> <tr> <td>Light false-mansard</td> <td>15.65</td> <td>19.75</td> <td>24.65</td> <td>31.00</td> </tr> </tbody> </table>					Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.54	\$4.56	\$5.87	\$7.55	5,000	3.27	4.18	5.36	6.86	10,000	2.93	3.73	4.74	6.03	20,000	2.63	3.32	4.20	5.30	50,000	2.28	2.85	3.57	4.46		LOW	AVG.	GOOD	EXCL.	Wood frame.....	\$26.00	\$32.00	\$39.50	\$48.75	Light false-mansard	13.00	16.00	19.75	24.40	Steel frame.....	31.25	39.50	49.25	62.00	Light false-mansard	15.65	19.75	24.65	31.00
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																																									
3,000	\$3.54	\$4.56	\$5.87	\$7.55																																																									
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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.	HEATING & COOLING	Sq. Ft.	COOLING ONLY
	Costs		Costs		Costs
Electric cable or baseboard ..	\$7.23		Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)
Electric wall heaters	2.64		Warm and cool air (zoned)	21.00	package (short ductwork)
Forced air furnace	10.40		Hot/chilled water (zoned)	31.25	Central evaporative
Hot water, baseboard/convactor	14.30		Heat pump system	17.45	Pkg. refriger. . \$1,880 to \$2,350 per ton capacity
radiant floor/ceiling	15.50		Ind. thru-wall heat pumps	7.41	Evap. coolers . \$225 to \$370 per MCFM capacity
Steam (including boiler)	13.15				
without boiler	11.57		Small indiv. heat pumps cost \$1,570 to \$2,140		VENTILATION ONLY
Wall or floor furnace	3.04		per ton of rated capacity.		Vent. (blowers/ducts)
					\$2.19

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	.947	11	1.027
9	.973	12	1.055
10	1.000 (base)		

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	150	200	250	300	350	400	450	500	550	600	650	700	750	800	
2,000	1.020	1.083	1.143	1.206	1.267	1.329	----	----	----	----	----	----	----	----	2,000
3,000	.970	1.000	1.042	1.083	1.123	1.165	1.206	1.247	----	----	----	----	----	----	3,000
4,000	----	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	----	----	----	----	4,000
5,000	----	.935	.959	.984	1.009	1.034	1.059	1.083	1.108	1.133	----	----	----	----	5,000
6,000	----	----	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	----	----	----	6,000
8,000	----	----	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	----	----	8,000
10,000	----	----	----	.910	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	10,000
12,000	----	----	----	----	.907	.917	.928	.938	.949	.959	.970	.980	.990	1.000	12,000
14,000	----	----	----	----	----	.906	.915	.924	.933	.942	.951	.959	.968	.977	14,000
16,000	----	----	----	----	----	.898	.906	.913	.921	.929	.937	.944	.952	.959	16,000
18,000	----	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	18,000
20,000	----	----	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	20,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MOTELS



AVERAGE CLASS D



FAIR CLASS D

OCCUPANCY DESCRIPTION: Buildings which are three or fewer stories with sleeping units and without kitchens. A motel includes offices, lobby, coffee shop or restaurant, and meeting rooms commensurate with the size and the quality of the facility. These structures are either masonry or wood frame construction. Interiors are of plaster or drywall with wall coverings. Paneling and wallpaper are included in the common areas and sleeping rooms in the better qualities. Bath areas have resilient or ceramic tile floors and some

ceramic tile on walls and counters. Floor coverings in the common areas are, in most cases, carpet with some resilient flooring found in the storage and work areas. Front elevations have some glass or storefront type entries.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Bathroom plumbing and suitable heating and cooling.

NOT INCLUDED IN COSTS: Elevators, balconies, 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	\$170.07	Face brick, stone, metal and glass panels, highly decorative	Plaster & vinyl finishes, good carpet, built-in luxury items, good support services	Good lighting, many outlets, good plumbing, TV and FM circuits	Hot and chilled water (zoned)
	Good	126.72	Brick and stone trim, large glass areas, typical large chain motel	Plaster/drywall and paint, good carpet, some built-in extras, support services	Good standard lighting and plumbing fixtures, TV circuits	Warm and cool air (zoned)
	Average	91.65	Common brick or block, little ornamentation, commercial style	Painted block, drywall, few extras, carpet, vinyl composition, no food services	Adequate lighting and plumbing, TV circuits, average fixtures	Indiv. thru-wall heat pumps
	Fair	80.29	Block or brick, standard front, small lobby, vending area	Drywall, carpet, vinyl composition, minimum suites, no food services	Standard fixtures, guest laundry, small lobby, restrooms	Indiv. thru-wall heat pumps
	Low cost	66.66	Concrete block, residential sash	Painted walls, carpet, asphalt tile	Minimum code, low cost fixtures	Wall furnace
	Cheap	55.81	Cheap block, no trim	Minimum finish, very plain	Minimum code throughout	Elec. wall htr.
D	Excellent	164.76	Face brick, stone veneer, metal and glass panels, highly decorative	Plaster & vinyl finishes, good carpet, built-in luxury items, good support services	Good lighting, many outlets, good plumbing, TV and FM circuits	Hot and chilled water (zoned)
	Good	122.39	Brick and stone trim, large glass areas, typical large chain motel	Plaster/drywall and paint, good carpet, some built-in extras, support services	Good standard lighting and plumbing fixtures, TV circuits	Warm and cool air (zoned)
	Average	88.15	Siding or stucco, standard front, small lobby, vending area	Drywall, carpet, vinyl composition, minimum suites, no food services	Standard fixtures, guest laundry, small lobby, restrooms	Indiv. thru-wall heat pumps
	Fair	77.15	Good stucco and siding, little ornamentation, commercial style	Drywall or plaster, few extras, carpet, vinyl composition, no food services	Adequate lighting and plumbing, TV circuits, average fixtures	Indiv. thru-wall heat pumps
	Low cost	63.84	Siding or stucco, residential sash	Drywall, carpet, asphalt tile	Minimum code, low-cost fixtures	Wall furnace
	Cheap	53.37	Cheap siding, no trim	Minimum finish, very plain	Minimum code throughout	Elec. wall htr.
S	Average	86.87	Insulated panels, some ornamentation	Drywall, carpet and vinyl composition, no food services	Adequate lighting and plumbing	Indiv. thru-wall heat pumps
CDS	Finished basement	51.20	Plaster or drywall interior	Plaster/drywall, vinyl composition, finished ceiling, service functions	Adequate lighting and plumbing, utility outlets and fixtures	Space heaters
	Utility basement	26.01	Unfinished	Unfinished, no ceiling, few partitions	Minimum lighting and plumbing	None
	Open mezzanine	25.80	Not included	Open, finished floors and soffit	Adequate lighting, no plumbing	In bldg. cost

For semi-basement rooms, use 85% of comparable above ground units.

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

MOTELS

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

1

KITCHENETTES PER UNIT: For units having kitchenettes or built-in kitchen units add the following:					SPRINKLERS: Apply to area covered by sprinklers.						
Excellent (stove, refrigerator, sink and cabinet unit)	\$5,250	Sq. Ft.	LOW	AVG.	GOOD	EXCL.					
Good	3,825	3,000	3.11	3.97	5.06	6.45					
Average (cabinets and sink)	2,850	5,000	2.88	3.65	4.63	5.86					
Low cost	2,130	10,000	2.60	3.27	4.10	5.15					
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.		20,000	2.35	2.92	3.64	4.53					
ELEVATOR STOPS: For basement stops, add \$5,550 to \$8,900 per stop.		50,000	2.05	2.52	3.11	3.82					
CANOPIES: This is the cantilevered portion of a building that extends over an entrance.		75,000	1.93	2.37	2.89	3.54					
		100,000	1.85	2.26	2.75	3.36					
							BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.				
			LOW	AVG.	GOOD	EXCL.					
Wood frame	\$23.20		\$28.75	\$35.50	\$44.00						
Light false-mansard	11.60		14.40	17.75	22.00		Concrete	\$22.35	\$28.50	\$36.25	\$46.00
Steel frame	29.75		37.50	47.50	60.00		Steel	21.85	29.25	38.75	52.00
Light false-mansard	14.90		18.75	23.75	30.00		Wood	18.15	23.95	31.75	42.00
							Add for ornate finishes, balustrades . .	18.90	23.30	28.75	35.50
SWIMMING POOLS: Swimming pools, complete, cost \$52.00 to \$76.00 per square foot. For detailed costs, see Section UIP 16.							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.

HEATING ONLY		Sq. Ft.	HEATING & COOLING		Sq. Ft.	COOLING ONLY		Sq. Ft.
		Costs			Costs			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	Small indiv. heat pumps cost \$1,430 to \$1,950			VENTILATION ONLY		
Wall or floor furnace		2.36	per ton of rated capacity.			Vent. (blowers/ducts)		\$1.55

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
7	.94	11	1.06
8	.97	12	1.09
9	1.00 (base)	13	1.12
10	1.03	14	1.15

4

Sq. Ft.	NUMBER OF UNITS																	Total Area Sq. Ft.	
	Basement	4	8	12	16	20	24	28	32	36	40	45	50	60	70	80	100		
1,500	1.194	.999	1.088	---	---	---	---	---	---	---	---	---	---	---	---	---	---	1,500	
2,000	1.158	.963	1.049	1.103	---	---	---	---	---	---	---	---	---	---	---	---	---	2,000	
3,000	1.109	---	.997	1.048	1.086	---	---	---	---	---	---	---	---	---	---	---	---	3,000	
4,000	1.076	---	.961	1.010	1.047	1.076	---	---	---	---	---	---	---	---	---	---	---	4,000	
5,000	1.051	---	.934	.982	1.018	1.046	1.070	---	---	---	---	---	---	---	---	---	---	5,000	
6,000	1.031	---	---	.959	.994	1.022	1.045	1.066	1.084	---	---	---	---	---	---	---	---	6,000	
8,000	1.000	---	---	---	.957	.984	1.007	1.026	1.044	1.059	1.073	---	---	---	---	---	---	8,000	
10,000	.977	---	---	---	.929	.955	.977	.996	1.013	1.028	1.042	1.057	1.071	---	---	---	---	10,000	
12,000	.958	---	---	---	---	.932	.954	.973	.989	1.004	1.017	1.032	1.046	1.070	---	---	---	12,000	
14,000	.943	---	---	---	---	---	.935	.953	.969	.984	.997	1.011	1.025	1.049	1.069	---	---	14,000	
16,000	.929	---	---	---	---	---	---	.936	.952	.966	.979	.994	1.007	1.030	1.050	1.068	---	16,000	
20,000	.908	---	---	---	---	---	---	---	.925	.938	.951	.965	.978	1.001	1.020	1.037	1.067	20,000	
24,000	.890	---	---	---	---	---	---	---	---	.915	.927	.941	.954	.976	.995	1.012	1.041	24,000	
28,000	.876	---	---	---	---	---	---	---	---	---	.906	.920	.932	.954	.973	.990	1.018	28,000	
32,000	---	---	---	---	---	---	---	---	---	---	.890	.903	.916	.937	.956	.972	1.000	32,000	
36,000	---	---	---	---	---	---	---	---	---	---	---	.889	.901	.922	.941	.957	.984	36,000	
40,000	---	---	---	---	---	---	---	---	---	---	---	---	.876	.888	.909	.927	.943	.970	40,000
50,000	---	---	---	---	---	---	---	---	---	---	---	---	---	.862	.882	.899	.915	.941	50,000
60,000	---	---	---	---	---	---	---	---	---	---	---	---	---	---	.860	.877	.892	.917	60,000
70,000	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	.859	.874	.898	70,000
80,000	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	.858	.882	80,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

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MOTELS – (ALTERNATE METHOD) CLASSES C, D and S

OCCUPANCY DESCRIPTION:

Shell, Motel

This occupancy, together with occupancy Interior Space, Motel, allows you to individually price the shell and the tenant improvement costs for an apartment. This provides an alternative to occupancy Motel, which includes both the shell and tenant improvement costs.

These shells are motels with three or fewer stories for multiple dwelling units. The light residential framed structures are built of class C, D, and S construction.

Shell structures have good finished offices, lobby, and some coffee shop or restaurant and meeting rooms commensurate with the size and the quality of the facility. These shell structures include common area finishes only, which are about 3% - 16%. Interior build-out costs can be added using occupancy Interior Build-out.

Interior Build-out, Motel

This occupancy, together with occupancy Shell, Motel, allows you to individually price the shell and the tenant improvement costs for a multiple residence. This provides an alternative to occupancy Motel, which includes both the shell and tenant improvement costs.

The lower qualities typically have low-cost partitions and floor covers. The better qualities have plaster and vinyl finishes, good detailing in molding and trim, high cost floor finishes, and built-ins. Some of the special refinements found in the better qualities include television and FM circuits.

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

NOT INCLUDED IN COSTS: Elevators, balconies, sprinklers, furnishings or fireplaces. Office facilities not included in room costs.

SHELL MOTELS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$80.05	Face brick, stone, metal and glass panels, highly decorative	Good core lobby, good carpet, good support services	Luminous lobby ceiling, good core lighting, many service fixtures	None
	Good	62.08	Brick and stone trim, large glass areas, typical better chain motel	Good core lobby, good carpet, support services	Some good core lighting & plumbing fixtures	None
	Average	48.15	Common brick or block, little ornamentation, commercial style	Core lobby, few extras, carpet, vinyl composition, hospitality room	Adequate core lighting & plumbing	None
	Fair	42.38	Block or brick, standard front	Small core lobby, carpet, vinyl composition, no food services, small vending area	Rough-ins, standard fixtures, guest laundry, small lobby restrooms	None
	Low cost	37.34	Concrete block	Small office, carpet, vinyl composition tile	Rough electrical and plumbing, low-cost fixtures	None
	Cheap	31.57	Cheap block, no trim	Minimum finish, very plain, minimal core services	Rough electrical and plumbing	None
D	Excellent	75.31	Face brick, stone veneer, metal and glass panels, highly decorative	Good core lobby, good carpet, good support services	Luminous lobby ceiling, good core lighting, many service fixtures	None
	Good	58.19	Brick and stone trim, large glass areas, typical better chain motel	Good core lobby, good carpet, support services	Some good core lighting & plumbing fixtures	None
	Average	44.96	Good stucco and siding, little ornamentation, commercial style	Core lobby, few extras, carpet, vinyl composition, hospitality room	Adequate core lighting & plumbing	None
	Fair	39.50	Siding or stucco, standard front	Small core lobby, carpet, vinyl composition, no food services, small vending area	Rough-ins, standard fixtures, guest laundry, small lobby restrooms	None
	Low cost	34.73	Siding or stucco	Small office, carpet, vinyl composition tile	Rough electrical and plumbing, low-cost fixtures	None
	Cheap	29.29	Cheap siding, no trim	Minimum finish, very plain, minimal core services	Rough electrical and plumbing	None
S	Average	44.04	Sandwich panels, pre-engineered frame, adequate fenestration	Painted block, drywall or plaster, few extras, carpet, vinyl composition	Rough electrical and plumbing	None

INTERIOR BUILD-OUT (SQUARE FEET OF BUILD-OUT FINISH)

TYPE	COST/ SQ. FT.	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
Excellent	\$89.89	Plaster & vinyl finishes, good carpet, built-in luxury items	Good lighting, many outlets, good plumbing, TV and FM circuits	Hot and chilled water
Good	64.41	Plaster/drywall and paint, good carpet, some built-in extras	Some good suites, lighting & plumbing fixtures, TV circuits	Warm and cool air
Average	43.34	Painted block, drywall or plaster, few extras, carpet, vinyl composition	Adequate lighting & plumbing, TV circuits, some good fixtures	Individual thru-wall heat pumps
Fair	37.80	Drywall, carpet, vinyl composition, minimum suites	Standard fixtures, guest laundry, small lobby restrooms	Individual thru-wall heat pumps
Low cost	29.27	Painted walls, carpet, vinyl composition tile, budget rooms	Minimum code, low-cost fixtures	Wall furnace
Cheap	23.96	Minimum finish, very plain	Minimum code throughout	Electric wall heater

MOTELS – ALTERNATE METHOD

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

1	KITCHENETTES: For units having kitchenettes or built-in kitchen units add the following per unit:					SPRINKLERS: Apply to area covered by sprinklers.				
	Excellent (stove, refrigerator, sink and cabinet unit)				\$5,250	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	Good				3,825	3,000	\$3.11	\$3.97	\$5.06	\$6.45
	Average (cabinets and sink)				2,850	5,000	2.88	3.65	4.63	5.86
	Low-cost				2,130	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.
	CANOPIES: This is the cantilevered portion of a building that extends over an entrance.					Concrete . . .	\$22.35	\$28.50	\$36.25	\$46.00
		LOW	AVE	GOOD	EXCL	Steel . . .	21.85	29.25	38.75	52.00
	Wood frame	\$23.20	\$28.75	\$35.50	\$44.00	Wood . . .	18.15	23.95	31.75	42.00
	Light false-mansard.	11.60	14.40	17.75	22.00	Add for ornate				
	Steel frame	29.75	37.50	47.50	60.00	finishes, balustrades	18.90	23.30	28.75	35.50
	Light false-mansard.	14.90	18.75	23.75	30.00	Add for roofs				
						or awnings . . .	10.50	13.95	18.55	24.60
	SWIMMING POOLS: Swimming pools, complete, cost \$52.00 to \$76.00 per square foot. For detailed costs, see Section UIP 16.									

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
	Electric cable or baseboard	\$5.08	Package A.C. (short ductwork)	\$10.35	Central refrigeration (zoned)
	Electric wall heaters	2.19	Warm and cool air (zoned)	13.15	package (short ductwork)
	Forced air furnace	5.90	Hot/chilled water (zoned)	19.15	Central evaporative
	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			
	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	.94	11	1.06
	8	.97	12	1.09
	9	1.00 (base)	13	1.12
	10	1.03	14	1.15

4	Total Area	NUMBER OF GUEST ROOM UNITS*															Total Area		
	Sq. Ft.	Basement	4	8	12	16	20	24	28	32	36	40	45	50	60	70	80	100	Sq. Ft.
	1,500	1.194	.999	1.088															1,500
	2,000	1.158	.963	1.049	1.103														2,000
	3,000	1.109		.997	1.048	1.086													3,000
	4,000	1.076		.961	1.010	1.047	1.076												4,000
	5,000	1.051		.934	.982	1.018	1.046	1.070											5,000
	6,000	1.031			.994	1.022	1.045	1.066	1.084										6,000
	8,000	1.000				.957	.984	1.007	1.026	1.044	1.059	1.073							8,000
	10,000	.977				.929	.955	.977	.996	1.013	1.028	1.042	1.057	1.071					10,000
12,000	.958					.932	.954	.973	.989	1.004	1.017	1.032	1.046	1.070				12,000	
14,000	.943						.935	.953	.969	.984	.997	1.011	1.025	1.049	1.069			14,000	
16,000	.929							.936	.952	.966	.979	.994	1.007	1.030	1.050	1.068		16,000	
20,000	.908								.925	.938	.951	.965	.978	1.001	1.020	1.037	1.067	20,000	
24,000	.890									.915	.927	.941	.954	.976	.995	1.012	1.041	24,000	
28,000	.876										.906	.920	.932	.954	.973	.990	1.018	28,000	
32,000											.890	.903	.916	.937	.956	.972	1.000	32,000	
36,000												.889	.901	.922	.941	.957	.984	36,000	
40,000													.876	.888	.909	.927	.943	40,000	
50,000														.862	.882	.899	.915	.941	50,000
60,000															.860	.877	.892	.917	60,000
70,000																.859	.874	.898	70,000
80,000																	.858	.882	80,000
	*For larger numbers of units, enter table with 100 units and 100 times the average area per unit. For instance, a building with 120 units and 325 square feet per unit, use 100 units and 32,000 Sq. Ft. for a multiplier of 1.00.																		

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MOTELS – ALTERNATE METHOD



LOW COST CLASS C

OCCUPANCY DESCRIPTION: Office/apartment costs are to be used in conjunction with the motel room or independently as typically encountered in mobile home parks, mini-warehouse developments, etc. Basic office lobby and living quarters commensurate with the quality level are included.

Motel room costs are for the guest sleeping rooms only.

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

NOT INCLUDED IN COSTS: Elevators, balconies, sprinklers, furnishings or fireplaces. Office facilities not included in room costs.

NOTE: This method is presented as an alternative to the normal method which includes average office-lobby-apartment, dining and meeting space and guest sleeping room costs commensurate with the occupancy type and quality level. Listed below are typical office-apartment and separate sleeping room space costs which can be added together for a complete facility cost. Restaurant costs, convention/conference centers and clubhouses must be added separately. Guest room costs given below are for double row (back to back) units. Add 8% for single row (side by side) units. Costs are for two-story guestroom units. For one-story units, add 4%; three-story, deduct 1%.

OFFICE APARTMENTS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$183.70	Face brick, stone, metal/glass panels, highly decorative lobby	Plaster and vinyl finishes, good carpet and common area items	Good lighting, many outlets, good plumbing, public restrooms	Warm and cool air (zoned)
	Good	133.22	Brick and stone trim, large glass areas, good lobby entry	Plaster/drywall and paint, good carpet, some built-in extras	Good standard lighting and apartment plumbing fixtures	Package A.C.
	Average	94.41	Common brick or block, little ornament., commercial front	Painted block, drywall, few extras, carpet, vinyl comp. tile, adequate apartment	Adequate lighting and plumbing, average residence fixtures	Forced air
	Low cost	66.12	Block or cheap brick, low-cost roof, sash and office entrance	Gypsum board and paint, asphalt tile, low-cost cabinets, living quarters	Minimum, low-cost fixtures and residence plumbing	Wall furnace
	Cheap	54.87	Inexpensive block, small entry, little glass or trim	Registration office only, low-cost counters, vinyl composition	Minimum office lighting, outlets and plumbing	Electric wall heater
D	Excellent	178.33	Face brick, stone veneer, metal/glass panels, highly dec. lobby	Plaster and vinyl finishes, good carpet and common area items	Good lighting, many outlets, good plumbing, public restrooms	Warm and cool air (zoned)
	Good	128.81	Brick and stone trim, large glass areas, good lobby entry	Plaster/drywall and paint, good carpet, some built-in extras	Good standard lighting and apartment plumbing fixtures	Package A.C.
	Average	90.85	Good stucco and siding, little orn., commercial front	Drywall or plaster, few extras, carpet, vinyl comp., adequate apartment	Adequate lighting and plumbing, average residence fixtures	Forced air
	Low cost	63.28	Siding or stucco, low-cost roof, sash and office entrance	Gypsum board and paint, asphalt tile, low-cost cabinets, living quarters	Minimum, low-cost fixtures and residence plumbing	Wall furnace
	Cheap	52.38	Stucco or siding, plain entry	Min. office only, see "Cheap" above	Minimum lighting and plumbing	Elec. wall htr.
S	Average	89.65	Insulated panels, some orn., commercial front	Drywall, carpet and vinyl comp., few extras, adequate apartment	Adequate lighting and plumbing, average residence fixtures	Forced air

MOTEL GUEST ROOMS

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$162.75	Face brick, stone, metal and glass panels, highly decorative	Plaster and vinyl finishes, good carpet and built-in luxury items	Good lighting, many outlets, good plumbing, TV and FM circuits	Hot and chilled water (zoned)
	Good	123.06	Brick/stone trim, large window areas, typical large chain motel	Plaster/drywall and paint, good carpet, some built-in extras	Good standard lighting and plumbing fixtures, TV circuits	Warm and cool air (zoned)
	Average	90.32	Common brick or block, little orn., commercial style	Painted block, drywall, few extras, carpet, vinyl composition	Adequate lighting and plumbing, TV circuits, average fixtures	Indiv. thru-wall heat pumps
	Low cost	66.75	Concrete block, res. sash	Painted walls, carpet, asphalt tile	Minimum code, low-cost fixtures	Wall furnace
	Cheap	55.95	Cheap block, no trim	Minimum finish, very plain	Minimum code throughout	Elec. wall htr.
D	Excellent	157.54	Face brick, stone veneer, metal & glass panels, highly dec.	Plaster and vinyl finishes, good carpet and built-in luxury items	Good lighting, many outlets, good plumbing, TV and FM circuits	Hot and chilled water (zoned)
	Good	118.81	Brick & stone trim, large window areas, typical large chain motel	Plaster/drywall and paint, good carpet, some built-in extras	Good standard lighting and plumbing fixtures, TV circuits	Warm and cool air (zoned)
	Average	86.87	Good stucco or siding, little orn., commercial style	Drywall or plaster, few extras, carpet, vinyl composition	Adequate lighting and plumbing, TV circuits, average fixtures	Indiv. thru-wall heat pumps
	Low cost	63.94	Siding or stucco, res. sash	Drywall, carpet, asphalt tile	Minimum code, low-cost fixtures	Wall furnace
	Cheap	53.50	Cheap siding, no trim	Minimum finish, very plain	Minimum code throughout	Elec. wall htr.
S	Average	85.59	Insulated panels, some ornamentation	Drywall, carpet and vinyl composition	Adequate lighting and plumbing, TV circuits, average fixtures	Indiv. thru-wall heat pumps

MOTELS – ALTERNATE METHOD

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

1	KITCHENETTES: For units having kitchenettes or built-in kitchen units add the following per unit: Excellent (stove, refrigerator, sink and cabinet unit) \$5,250 Good 3,825 Average (cabinets and sink) 2,850 Low-cost 2,130					SPRINKLERS: Apply to area covered by sprinklers. Sq. Ft. LOW AVG. GOOD EXCL. 3,000 \$3.11 \$3.97 \$5.06 \$6.45 5,000 2.88 3.65 4.63 5.86 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. ELEVATOR STOPS: For basement stops, add \$5,550 to \$8,900 per stop. CANOPIES: This is the cantilevered portion of a building that extends over an entrance. LOW AVE GOOD EXCL. Wood frame \$23.20 \$28.75 \$35.50 \$44.00 Light false-mansard 11.60 14.40 17.75 22.00 Steel frame 29.75 37.50 47.50 60.00 Light false-mansard 14.90 18.75 23.75 30.00					BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area. LOW AVE GOOD EXCL. 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				
SWIMMING POOLS: Swimming pools, complete, cost \$52.00 to \$76.00 per square foot. For detailed costs, see Section UIP 16.										

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		HEATING & COOLING		COOLING ONLY	
	Sq. Ft. Costs		Sq. Ft. Costs		Sq. Ft. 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/convectector 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 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	.94	11	1.06
	8	.97	12	1.09
	9	1.00 (base)	13	1.12
	10	1.03	14	1.15

4	NUMBER OF GUEST ROOM UNITS*													Total Area	Independent Offices
	Total Area	8	12	16	20	24	28	32	36	40	50	80	100			Sq. Ft.
	Sq.Ft.	1,500	2,000	4,000	6,000	8,000	10,000	12,000	14,000	20,000	24,000	32,000	40,000	100	1.20
		1.088	1.049	.961	---	---	---	---	---	---	---	---	---	200	1.11
		1.088	1.103	1.010	1.047	1.076	---	---	---	---	---	---	---	300	1.06
		1.088	1.049	1.010	1.047	1.076	1.022	1.045	1.066	1.084	---	---	---	400	1.03
		1.088	1.049	1.010	1.047	1.076	1.022	1.045	1.066	1.084	1.059	1.073	---	500	1.00
		1.088	1.049	1.010	1.047	1.076	1.022	1.045	1.066	1.084	1.059	1.073	1.071	600	.98
		1.088	1.049	1.010	1.047	1.076	1.022	1.045	1.066	1.084	1.059	1.073	1.042	700	.96
		1.088	1.049	1.010	1.047	1.076	1.022	1.045	1.066	1.084	1.059	1.073	1.042	800	.95
		1.088	1.049	1.010	1.047	1.076	1.022	1.045	1.066	1.084	1.059	1.073	1.042	900	.93
		1.088	1.049	1.010	1.047	1.076	1.022	1.045	1.066	1.084	1.059	1.073	1.042	1,000	.92
		1.088	1.049	1.010	1.047	1.076	1.022	1.045	1.066	1.084	1.059	1.073	1.042	1,200	.90
		1.088	1.049	1.010	1.047	1.076	1.022	1.045	1.066	1.084	1.059	1.073	1.042	1,400	.89

*For larger numbers of units, enter table with 100 units and 100 times the average area per unit.
 For instance, a building with 120 units and 325 square feet per unit, use 100 units and 32,000 Sq. Ft. for a multiplier of 1.00.

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MOTELS – EXTENDED STAY



GOOD CLASS D

OCCUPANCY DESCRIPTION: These buildings are three stories or fewer with sleeping units and kitchen facilities, including offices, laundry, lobby, and some recreation space commensurate with the size and the quality of the facility. Restaurants, clubhouses, convention halls, etc., connected with an extended stay motel, should be priced separately.

These structures are built of either masonry or wood or wood frame construction. Low end budget facilities are single rooms with low-cost finishes throughout and include a minimal kitchenette area. Better qualities are all suite sleeping rooms with good kitchens, and include paneling and wallpaper in the common areas.



GOOD CLASS D

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Allowance for lobby area and interior hall access to dwelling units. Elevators are included where designated with an asterisk (*) .

NOT INCLUDED IN COSTS: Appliances, elevators, sprinklers, fireplaces, canopies, balconies, swimming pools, yard improvements and any developers' or soft costs related to a type of ownership such as condominium.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$136.09	Face brick, stone trim, some decoration, good chain motel	Plastic and vinyl, good lobby and support and recreation services	Good lighting, communication outlets, good plumb., kitchen area	Warm and cool air
	Good	109.77	Brick and stone trim, good glass areas, typical upscale motel	Plaster/drywall and vinyl, good carpet, some built in extras, all suites	Good lighting and plumbing, wet bar, kitchen, TV circuits	Package A.C.
	Average	86.60	Common brick or block, little ornamentation, good lobby	Painted block, drywall, few extras, carpet, VCT, mixed offsets and suites	Adequate lighting and plumbing, TV circuits, average kitchen	Indiv. thru wall heat pumps
	Fair	78.46	Block or brick, standard to better economy motel	Drywall, carpet, vinyl composition, interior corridor, offset food area	Standard fixtures and kitchenette space	Indiv. thru wall heat pumps
	Low cost	71.21	Block or cheap brick, low cost roof, small office, budget type	Gypsum board & paint, VCT, carpet, low cost cabinets, single rooms	Minimum, low cost fixtures, minimum kitchenette area	Indiv. thru wall heat pumps
D	Excellent	130.25	Face brick veneer, stone trim, some decoration, good chain motel	Plaster and vinyl, good lobby and support and recreation services	Good lighting, communication outlets, good plumb., kitchen area	Warm and cool air
	Good	105.17	Brick veneer, EIFS, good glass areas, typical upscale motel	Plaster/drywall and vinyl, good carpet, some built in extras, all suites	Good lighting and plumbing, wet bar, kitchen, TV circuits	Package A.C.
	Average	82.98	Good stucco and siding, little ornamentation, good lobby	Drywall or plaster, few extras, carpet, vinyl comp., mixed offsets and suites	Adequate lighting and plumbing, TV circuits, average kitchen	Indiv. thru wall heat pumps
	Fair	75.26	Siding or stucco, standard to better economy motel	Drywall, carpet, vinyl composition, interior corridor, offset food area	Standard fixtures and kitchenette space	Indiv. thru wall heat pumps
	Low cost	68.37	Low cost siding, roof, small office, budget type	Drywall and paint, VCT, carpet, low cost cabinets, single rooms	Minimum low cost fixtures, minimum kitchenette area	Indiv. thru wall heat pumps

MOTELS – EXTENDED STAY

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

1

KITCHENETTES PER UNIT: For units having kitchenettes or built-in kitchen units add the following per unit:					SPRINKLERS: Apply to area covered by sprinklers.				
Excellent (stove, refrigerator, sink and cabinet unit)	\$5,250				Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Good	3,825				3,000	\$3.11	\$3.97	\$5.06	\$6.45
Average (cabinets and sink)	2,850				5,000	2.88	3.65	4.63	5.86
Low-cost	2,130				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.
CANOPIES DESCRIPTION: This is the cantilevered portion of a building that extends over an entrance.					Concrete . . .	\$22.35	\$28.50	\$36.25	\$46.00
	LOW	AVE	GOOD	EXCL	Steel . . .	21.85	29.25	38.75	52.00
Wood frame	\$23.20	\$28.75	\$35.50	\$44.00	Wood . . .	18.15	23.95	31.75	42.00
Light false-mansard . .	11.60	14.40	17.75	22.00	Add for ornate				
Steel frame	29.75	37.50	47.50	60.00	finishes, balustrades	18.90	23.30	28.75	35.50
Light false-mansard . .	14.90	18.75	23.75	30.00	Add for roofs				
					or awnings . . .	10.50	13.95	18.55	24.60
SWIMMING POOLS: Swimming pools, complete, cost \$52.00 to \$76.00 per square foot. For detailed costs, see Section UIP 16.									

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		HEATING & COOLING		COOLING ONLY	
Sq. Ft.	Costs	Sq. Ft.	Costs	Sq. Ft.	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. refriger. . . \$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 ton of rated capacity.		VENTILATION ONLY	
				Vent. (blowers/ducts)	\$1.55

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
7	.94	11	1.06
8	.97	12	1.09
9	1.00 (base)	13	1.12
10	1.03	14	1.15

4

Total Area Sq. Ft.	Basement	NUMBER OF UNITS										Total Area Sq. Ft.					
		4	8	12	16	20	24	28	32	36	40		50	80	100		
1,500	1.194	.999	1.088	---	---	---	---	---	---	---	---	---	---	---	---	1,500	
2,000	1.158	.963	1.049	1.103	---	---	---	---	---	---	---	---	---	---	---	2,000	
3,000	1.109	---	.997	1.048	1.086	---	---	---	---	---	---	---	---	---	---	3,000	
4,000	1.076	---	.961	1.010	1.047	1.076	---	---	---	---	---	---	---	---	---	4,000	
5,000	1.051	---	.934	.982	1.018	1.046	1.070	---	---	---	---	---	---	---	---	5,000	
6,000	1.031	---	---	.959	.994	1.022	1.045	1.066	1.084	---	---	---	---	---	---	6,000	
8,000	1.000	---	---	---	.957	.984	1.007	1.026	1.044	1.059	1.073	---	---	---	---	8,000	
10,000	.977	---	---	---	.929	.955	.977	.996	1.013	1.028	1.042	1.057	1.071	---	---	10,000	
12,000	.958	---	---	---	---	.932	.954	.973	.989	1.004	1.017	1.032	1.046	1.070	---	12,000	
14,000	.943	---	---	---	---	---	.935	.953	.969	.984	.997	1.011	1.025	1.049	---	14,000	
16,000	.929	---	---	---	---	---	---	.936	.952	.966	.979	.994	1.007	1.030	---	16,000	
20,000	.908	---	---	---	---	---	---	---	.925	.938	.951	.965	.978	1.001	---	20,000	
24,000	.890	---	---	---	---	---	---	---	---	.915	.927	.941	.954	.976	---	24,000	
28,000	.876	---	---	---	---	---	---	---	---	---	.906	.920	.932	.954	---	28,000	
32,000	---	---	---	---	---	---	---	---	---	---	---	.890	.903	.916	.937	32,000	
36,000	---	---	---	---	---	---	---	---	---	---	---	---	.889	.901	.922	36,000	
40,000	---	---	---	---	---	---	---	---	---	---	---	---	---	.876	.888	.909	40,000
50,000	---	---	---	---	---	---	---	---	---	---	---	---	---	---	.862	.882	50,000
60,000	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	.860	60,000
70,000	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	70,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MOTELS – EXTENDED STAY (ALTERNATE METHOD)

OCCUPANCY DESCRIPTION: Shell, This occupancy, together with occupancy Interior Build-out, Motel - Extended Stay, allows you to individually price the shell and the tenant improvement costs for an apartment (in separate sections of the report). This provides an alternative to occupancy Extended Stay - Motel, which includes both the shell and tenant improvement costs.

These shells are extended-stay motel with three or fewer stories for multiple dwelling units. The light residential framed structures are built of class C and D construction. Each dwelling unit consists of its own separate living area, bath, and kitchen facility.

Better shell structures have good finished lobbies, recreation and service areas, interior hall access to dwelling units and some type of stairway for fire exit. These shell structures include common area finishes only, which are about 3% - 16%. Interior build-out costs can be added using occupancy Interior Space, Motel - Extended Stay in an additional section.

Interior Build-out,

This occupancy, together with occupancy Shell, Motel - Extended Stay, allows you to individually price the shell and the tenant improvement costs for a multiple residence (in separate sections of

the report). This provides an alternative to occupancy Motel - Extended Stay, which includes both the shell and tenant improvement costs.

The lower qualities typically have low-cost partitions, floor covers and a kitchenette area. The better qualities have plaster and vinyl finishes, good detailing in molding and trim, high cost floor finishes, built-ins, and kitchen area. Some of the special refinements found in the better qualities include television and FM circuits and communication outlets.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Allowance for lobby area and interior hall access to dwelling units. Elevators are included where designated with an asterisk (*) .

NOT INCLUDED IN COSTS: Appliances, elevators, sprinklers, fire-places, canopies, balconies, swimming pools, yard improvements and any developers' or soft costs related to a type of ownership such as condominium.

SHELL EXTENDED STAY - MOTELS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$74.74	Face brick, stone trim, some decoration, good chain motel	Good lobby and support/recreation services, good carpet	Luminous lobby ceiling, good core lighting, many service fixtures	None
	Good	61.70	Brick and stone trim, good glass areas, typical upscale motel	Good lobby and support services, good carpet	Some good core lighting & plumbing fixtures	None
	Average	50.93	Common brick or block, little ornamentation	Good lobby, few extras, carpet, VCT	Adequate core lighting & plumbing	None
	Fair	46.25	Block or brick, standard to better economy motel	Small office and interior corridor, carpet, vinyl composition	Rough-ins, standard fixtures, guest laundry, small lobby rest-rooms	None
	Low cost	42.04	Block or cheap brick, low-cost roof, budget type	Small office, VCT, carpet	Rough electrical and plumbing, low-cost fixtures	None
D	Excellent	69.30	Face brick veneer, stone trim, some decoration, good chain motel	Good lobby and support/recreation services, good carpet	Luminous lobby ceiling, good core lighting, many service fixtures	None
	Good	57.40	Brick veneer, EIFS, good glass areas, typical upscale motel	Good lobby and support services, good carpet	Some good core lighting & plumbing fixtures	None
	Average	47.55	Good stucco and siding, little ornamentation	Good lobby, few extras, carpet, VCT	Adequate core lighting & plumbing	None
	Fair	43.25	Siding or stucco, standard to better economy motel	Small office and interior corridor, carpet, vinyl composition	Rough-ins, standard fixtures, guest laundry, small lobby rest-rooms	None
	Low cost	39.38	Low-cost siding, roof, budget type	Minimum finish, very plain	Rough electrical and plumbing, low-cost fixtures	None

INTERIOR BUILD-OUT (SQUARE FEET OF BUILD-OUT FINISH)

TYPE	COST/ SQ. FT.	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
Excellent	\$61.26	Plaster and vinyl, good carpet, some built-in luxury items, all suites	Good lighting, communication outlets, good plumb., kitchen area	Warm and cool air
Good	47.93	Plaster/drywall and vinyl, good carpet, some built-in extras, all suites	Good lighting & plumbing, wet bar, kitchen, TV circuits	Package AC
Average	35.56	Painted block, drywall or plaster, few extras, carpet, VCT, mixed offsets and suites	Adequate lighting & plumbing, TV circuits, average kitchen	Individual thru-wall heat pumps
Low cost	32.13	Drywall, carpet, vinyl composition, interior corridor, offset food area	Standard fixtures and kitchenette space	Individual thru-wall heat pumps
Cheap	29.13	Gypsum board & paint, VCT, carpet, low-cost cabinets, single rooms	Minimum, low-cost fixtures, minimum kitchenette area	Individual thru-wall heat pumps

MOTELS – EXTENDED STAY (ALTERNATE METHOD)

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

1	KITCHENETTES: For units having kitchenettes or built-in kitchen units add the following per unit:					SPRINKLERS: Apply to area covered by sprinklers.				
	Excellent (stove, refrigerator, sink and cabinet unit)	\$5,250				Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	Good	3,825				3,000	\$3.11	\$3.97	\$5.06	\$6.45
	Average (cabinets and sink)	2,850				5,000	2.88	3.65	4.63	5.86
	Low-cost	2,130				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.
	CANOPIES: This is the cantilevered portion of a building that extends over an entrance.					Concrete . . .	\$22.35	\$28.50	\$36.25	\$46.00
		LOW	AVE	GOOD	EXCL.	Steel . . .	21.85	29.25	38.75	52.00
	Wood frame	\$23.20	\$28.75	\$35.50	\$44.00	Wood . . .	18.15	23.95	31.75	42.00
	Light false-mansard . .	11.60	14.40	17.75	22.00	Add for ornate				
	Steel frame	29.75	37.50	47.50	60.00	finishes,balustrades	18.90	23.30	28.75	35.50
	Light false-mansard . .	14.90	18.75	23.75	30.00	Add for roofs				
						or awnings . . .	10.50	13.95	18.55	24.60
	SWIMMING POOLS: Swimming pools, complete, cost \$52.00 to \$76.00 per square foot. For detailed costs, see Section UIP 16.									

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/convector . .	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 ton of rated capacity.		VENTILATION ONLY		
				Vent. (blowers/ducts)	\$1.55	

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
	7	.94	11	1.06
	8	.97	12	1.09
	9	1.00 (base)	13	1.12
10	1.03	14	1.15	

4	Total Area	NUMBER OF UNITS													Total Area	
	Sq. Ft.	Basement	4	8	12	16	20	24	28	32	36	40	50	80	100	Sq. Ft.
	1,500	1.194	.999	1.088	----	----	----	----	----	----	----	----	----	----	----	1,500
	2,000	1.158	.963	1.049	1.103	----	----	----	----	----	----	----	----	----	----	2,000
	3,000	1.109	----	.997	1.048	1.086	----	----	----	----	----	----	----	----	----	3,000
	4,000	1.076	----	.961	1.010	1.047	1.076	----	----	----	----	----	----	----	----	4,000
	5,000	1.051	----	.934	.982	1.018	1.046	1.070	----	----	----	----	----	----	----	5,000
	6,000	1.031	----	----	.959	.994	1.022	1.045	1.066	1.084	----	----	----	----	----	6,000
	8,000	1.000	----	----	----	.957	.984	1.007	1.026	1.044	1.059	1.073	----	----	----	8,000
	10,000	.977	----	----	----	.929	.955	.977	.996	1.013	1.028	1.042	1.057	1.071	----	10,000
	12,000	.958	----	----	----	----	.932	.954	.973	.989	1.004	1.017	1.032	1.046	1.070	12,000
	14,000	.943	----	----	----	----	----	.935	.953	.969	.984	.997	1.011	1.025	1.049	14,000
	16,000	.929	----	----	----	----	----	----	.936	.952	.966	.979	.994	1.007	1.030	16,000
	20,000	.908	----	----	----	----	----	----	----	.925	.938	.951	.965	.978	1.001	20,000
	24,000	.890	----	----	----	----	----	----	----	----	.915	.927	.941	.954	.976	24,000
	28,000	.876	----	----	----	----	----	----	----	----	----	.906	.920	.932	.954	28,000
32,000	----	----	----	----	----	----	----	----	----	----	.890	.903	.916	.937	32,000	
36,000	----	----	----	----	----	----	----	----	----	----	----	.889	.901	.922	36,000	
40,000	----	----	----	----	----	----	----	----	----	----	----	.876	.888	.909	40,000	
50,000	----	----	----	----	----	----	----	----	----	----	----	----	.862	.882	50,000	
60,000	----	----	----	----	----	----	----	----	----	----	----	----	----	.860	60,000	
70,000	----	----	----	----	----	----	----	----	----	----	----	----	----	----	70,000	

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

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MOTELS – RECREATIONAL (POOL) ENCLOSURES



GOOD CLASS D



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These structures are designed specifically to shelter swimming facilities from the elements. The lowest quality pre-engineered structures are light, residential, patio type enclosures only, while the better qualities are typical of hotel/motel-type facilities with ancillary restrooms, exercise or lounge finishes commensurate with the quality level.

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

NOT INCLUDED IN COSTS: Sprinklers or pool costs.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$79.53	Face brick or block, good fenestration or good skylights, operable windows	Good flooring, lounge area, add for pool and spa	Good lighting, large tiled restrooms, some extras, sauna	Space heaters
	Average	53.77	Ornamental block, brick, good knee wall or fenestration, shingles	Concrete deck, few partitions, add for pool and spa	Adequate lighting and water service, small restrooms	Space heaters
	Low cost	33.46	Block or tilt-up, light frame, very plain, composition or metal roof	Light slab area, low-cost finishes, add for pool	Minimum lighting, no restrooms	None
D	Good	72.68	Masonry veneer, good fenestration or good skylights, operable windows	Good flooring, lounge area, add for pool and spa	Good lighting, large tiled restrooms, some extras, sauna	Space heaters
	Average	48.15	Brick veneer, good siding, good knee wall or fenestration, shingles	Concrete deck, few partitions, add for pool and spa	Adequate lighting and water service, small restrooms	Space heaters
	Low cost	29.03	Stucco or siding, light frame, very plain, composition or metal roof	Light slab area, low cost finishes, add for pool	Minimum lighting, no restrooms	None
D POLE	Low cost	24.81	Post frame, low cost metal panels, plastic, screens or knee wall	Light slab area, low cost finishes, add for pool	Minimum lighting, no restrooms	None
S	Good	70.02	Sandwich panels, good fenestration or good skylights, operable windows	Good flooring, lounge area, add for pool and spa	Good lighting, large tiled restrooms, some extras, sauna	Space heaters
	Average	44.82	Good panels, knee wall or good glazing, insulated roof panels	Concrete deck, few partitions, add for pool and spa	Adequate lighting and water service, small restrooms	Space heaters
	Low cost	25.92	Pre-engineered, low cost panels, plastic, screens or knee wall	Light slab area, low cost finishes, add for pool	Minimum lighting, no restrooms	None
	Cheap	16.15	Screen enclosure only, light frame	Some concrete, add for pool	Minimum service	None

NOTE: Air-inflated (bubble) building costs are found in Section UIP 17.

MOTELS – RECREATIONAL (POOL) ENCLOSURES

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

1

KITCHENETTES: For units having kitchenettes or built-in kitchen units, add the following per unit:		SPRINKLERS: Apply to area covered by sprinklers.				
		Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Excellent (stove, refrigerator, sink & cabinet unit)	\$5,250	1,500	\$3.94	\$5.11	\$6.62	\$8.59
Good	3,825	3,000	3.54	4.56	5.87	7.55
Average (cabinets and sink)	2,850	5,000	3.27	4.18	5.36	6.86
Low-cost	2,130	10,000	2.93	3.73	4.74	6.03
		15,000	2.75	3.48	4.41	5.59
		20,000	2.63	3.32	4.20	5.30
SWIMMING POOLS: Swimming pools, complete, cost \$62.00 to \$178.00 per square foot. For detailed costs, see Section UIP 16.						

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	\$7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05
Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35
Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83
Hot water, baseboard/convector	14.30	Heat pump system	17.45	Pkg. refrig. . \$1,880 to \$2,350 per ton capacity	
radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . \$225 to \$370 per MCFM capacity	
Steam (including boiler)	13.15				
without boiler	11.57				
Wall or floor furnace	3.04				
		Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.		VENTILATION ONLY	
				Vent. (blowers/ducts)	\$2.19

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	.947	14	1.114
9	.973	16	1.175
10	1.000 (base)	18	1.240
12	1.055	20	1.309

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER															Average Floor Area Sq. Ft./Story
	150	200	250	300	350	400	450	500	550	600	650	700	750	800		
1,000	1.150	1.310	1.370	----	----	----	----	----	----	----	----	----	----	----	1,000	
2,000	1.020	1.083	1.143	1.206	1.267	1.329	----	----	----	----	----	----	----	----	2,000	
3,000	.970	1.000	1.042	1.083	1.123	1.165	1.206	1.247	1.288	----	----	----	----	----	3,000	
4,000	.930	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	----	----	4,000	
5,000	----	.935	.959	.984	1.009	1.034	1.059	1.083	1.108	1.133	1.157	1.181	----	----	5,000	
7,000	----	----	.924	.942	.959	.977	.994	1.011	1.029	1.047	1.065	1.083	1.101	1.118	7,000	
10,000	----	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	10,000	
12,000	----	----	----	----	.907	.917	.928	.938	.949	.959	.970	.980	.990	1.000	12,000	
14,000	----	----	----	----	----	.906	.915	.924	.933	.942	.951	.959	.968	.977	14,000	
18,000	----	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	18,000	
22,000	----	----	----	----	----	----	----	.892	.898	.903	.909	.915	.920	.926	22,000	

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES



AVERAGE CLASS D



AVERAGE CLASS D

OCCUPANCY DESCRIPTION: These structures are three stories or fewer, with each unit having a kitchen and at least one bath. They are designed for permanent occupancy or semi-permanent. The best qualities have combined heating and cooling systems. They also have plaster, paneling, good detailing in molding and trim, and high-cost floor finishes. The structures commonly are solid masonry or wood frame walls (Classes C and D). Some of the special refinements found in the better qualities include intercoms, television jacks and antenna and at least one bath per bedroom. The lower qualities typically have one bath or a bath and one-half for each unit, regardless of the number of bedrooms. The typical story height for these structures is 9 feet.

NOTE: The assessor will frequently encounter three story multiple residences where the bottom floor is partially below ground level and partially above. This type of building should be priced as a two story plus basement.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

NOT INCLUDED IN COSTS: Elevators, sprinklers, balconies, fire-places, built-in appliances, furnishings or equipment. Garages or carports can be found on the Garages – Residential cost page.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$142.16	Face brick, concrete/metal pan., best roof structure/roofing	Good plaster and paint, paneling, fine detail, hardwood, carpet	Good fixtures, many outlets, central TV antenna, intercoms	Warm and cool air (zoned)
	Good	106.26	Good brick/stucco on block, good trim, roof structure/roofing	Good plaster or drywall, hardwood, carpet, vinyl composition	Good lighting, one bath per bedroom, TV antenna	Package A.C.
	Average	77.80	Brick or block, some trim, asphalt shingle or built-up roof	Plaster/drywall, paint, hardwood, carpet, vinyl composition	Adequate lighting/plumbing, phone and TV jacks	Forced air
	Fair	67.48	Block/brick, standard sash, little trim, shingle or built-up roof	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric base-board
	Low cost	56.57	Low cost brick or block, very plain, minimum fenestration	Painted block, drywall partitions, low-cost carpet or asphalt tile	Minimum lighting/plumbing per code	Wall furnace
D Masonry Veneer	Excellent	139.07	Face brick, stone veneer, good wood/steel frame/roof structure	Good plaster, paint, paneling, fine detail, hardwood, carpet	Good fixtures, many outlets, central TV antenna, intercoms	Warm and cool air (zoned)
	Good	103.55	Good brick veneer/fenestration, good roof structure and roofing	Good plaster and drywall, painted, hardwood, vinyl composition, carpet	Good lighting, one bath per bedroom, TV antenna	Package A.C.
	Average	75.45	Brick veneer, some orn., average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	Adequate lighting/plumbing, phone and TV jacks	Forced air
	Fair	65.31	Brick veneer, little trim, std. sash, asphalt shingle/built-up roof	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric base-board
	Low cost	54.56	Low cost brick, block veneer, very plain, minimum fenestration	Drywall and paint, asphalt tile and low-cost carpet	Minimum lighting/plumbing per code	Wall furnace
D	Excellent	136.30	Best stucco or siding, brick and stone trim, heavy basic structure	Good plaster, paint, paneling, fine detail, hardwood, carpet	Good fixtures, many outlets, central TV antenna, intercoms	Warm and cool air (zoned)
	Good	101.18	Good stucco or siding, some brick or stone trim, good roof	Good plaster or drywall, painted, hardwood, vinyl composition, carpet	Good lighting, one bath per bedroom, TV antenna	Package A.C.
	Average	73.45	Stucco/siding, some orn., average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	Adequate lighting/plumbing, phone and TV jacks	Forced air
	Fair	63.48	Stucco or siding, standard sash, asphalt shingles/built-up roof	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric base-board
	Low cost	52.89	Low-cost stucco or siding, very plain, minimum fenestration	Drywall and paint, asphalt tile and low-cost carpet	Minimum lighting/plumbing per code	Wall furnace
S	Good	99.49	Good sandwich panels on pre-engineered frame, good fen.	Gypsum board and plastics, carpet and vinyl composition	Good lighting, one bath per bedroom, TV antenna	Package A.C.
	Average	72.37	Sandwich panels, pre-engineered frame, adequate fen.	Gypsum board, vinyl composition, carpet	Adequate lighting/plumbing, phone and TV jacks	Forced air
CDS[†]	Finished basement	34.16	Finished interior, add for saunas, pools, bars and equipment	Gypsum board ceiling, vinyl composition tile, or sheet vinyl	Adequate lighting/plumbing	None
	Unfin. bsmt.	24.06	Few partitions, little or no finish	Unfin. ceiling, slab, storage only	Minimum lighting/plumbing	None
	Finished mezzanine	48.82	Not included	Drywall, vinyl, some tile, carpet, VCT, finished loft	Adequate lighting and plumbing, extra outlets and fixtures	In building cost
	Open mezzanine	31.37	Not included	Finished floors, few partitions, open sleeping loft	Average lighting, no plumbing	In building cost

[†]For fire-resistant Type I basements, with concrete slab separation under Class C, D or S units, add \$5.95 per square foot. For basement apartments, use 80% of comparable above ground units. For semi-basement apartments, use 90%. For parking basements, see CAL 210.

MULTIPLE RESIDENCES

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>BUILT-IN APPLIANCES: For individual listing, see Segregated costs, Section SEG 2.</p> <table border="1"> <thead> <tr> <th></th> <th>LOW</th> <th>AVG.</th> <th>GOOD</th> <th>EXCL.</th> </tr> </thead> <tbody> <tr> <td>Allowance (if not itemized)</td> <td>\$1,540</td> <td>\$3,475</td> <td>\$6,400</td> <td>\$10,700</td> </tr> </tbody> </table> <p>FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Multiples with basements, add 40% to extend the foundation to the basement level.</p> <table border="1"> <thead> <tr> <th>TYPE</th> <th colspan="2">COST RANGE</th> </tr> </thead> <tbody> <tr> <td>One-story</td> <td>\$2,630 –</td> <td>\$8,510</td> </tr> <tr> <td>Two-stories</td> <td>3,370 –</td> <td>10,195</td> </tr> <tr> <td>Three-stories</td> <td>4,110 –</td> <td>11,880</td> </tr> </tbody> </table> <p>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. For basement elevator stops add \$5,550 to \$8,900 per stop.</p> <p>CARPORITS: For complete listing of built-in, attached or detached garages, see Garages - Residential cost pages.</p>						LOW	AVG.	GOOD	EXCL.	Allowance (if not itemized)	\$1,540	\$3,475	\$6,400	\$10,700	TYPE	COST RANGE		One-story	\$2,630 –	\$8,510	Two-stories	3,370 –	10,195	Three-stories	4,110 –	11,880	<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>3,000</td><td>\$3.11</td><td>\$3.97</td><td>\$5.06</td><td>\$6.45</td></tr> <tr><td>5,000</td><td>2.88</td><td>3.65</td><td>4.63</td><td>5.86</td></tr> <tr><td>10,000</td><td>2.60</td><td>3.27</td><td>4.10</td><td>5.15</td></tr> <tr><td>20,000</td><td>2.35</td><td>2.92</td><td>3.64</td><td>4.53</td></tr> <tr><td>30,000</td><td>2.21</td><td>2.74</td><td>3.39</td><td>4.20</td></tr> <tr><td>50,000</td><td>2.05</td><td>2.52</td><td>3.11</td><td>3.82</td></tr> <tr><td>75,000</td><td>1.93</td><td>2.37</td><td>2.89</td><td>3.54</td></tr> <tr><td>100,000</td><td>1.85</td><td>2.26</td><td>2.75</td><td>3.36</td></tr> </tbody> </table> <p>BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.</p> <table border="1"> <thead> <tr> <th></th> <th>LOW</th> <th>AVG.</th> <th>GOOD</th> <th>EXCL.</th> </tr> </thead> <tbody> <tr><td>Concrete</td><td>\$22.35</td><td>\$28.50</td><td>\$36.25</td><td>\$46.00</td></tr> <tr><td>Steel</td><td>21.85</td><td>29.25</td><td>38.75</td><td>52.00</td></tr> <tr><td>Wood</td><td>18.15</td><td>23.95</td><td>31.75</td><td>42.00</td></tr> <tr><td>Add for ornate finishes, balustrades</td><td>18.90</td><td>23.30</td><td>28.75</td><td>35.50</td></tr> <tr><td>Add for roofs or awnings</td><td>10.50</td><td>13.95</td><td>18.55</td><td>24.60</td></tr> </tbody> </table>					Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.11	\$3.97	\$5.06	\$6.45	5,000	2.88	3.65	4.63	5.86	10,000	2.60	3.27	4.10	5.15	20,000	2.35	2.92	3.64	4.53	30,000	2.21	2.74	3.39	4.20	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		LOW	AVG.	GOOD	EXCL.	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
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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>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
7	.94	10	1.03
8	.97	11	1.06
9	1.00 (base)	12	1.09

4

Total Area Sq. Ft.	Basement	NUMBER OF UNITS*												Total Area Sq. Ft.			
		4	6	8	10	12	16	20	30	40	50	60	80		100		
4,000	1.076	.977	1.050	1.129	1.214	---	---	---	---	---	---	---	---	---	---	---	4,000
5,000	1.051	.947	1.004	1.063	1.127	1.194	---	---	---	---	---	---	---	---	---	---	5,000
6,000	1.031	.927	.973	1.021	1.072	1.125	1.239	---	---	---	---	---	---	---	---	---	6,000
8,000	1.000	.903	.936	.971	1.007	1.044	1.123	1.207	---	---	---	---	---	---	---	---	8,000
10,000	.977	.888	.914	.941	.969	.998	1.057	1.121	---	---	---	---	---	---	---	---	10,000
12,000	.958	---	.899	.921	.944	.967	1.015	1.066	1.203	---	---	---	---	---	---	---	12,000
16,000	.930	---	.879	.895	.912	.928	.963	.999	1.095	1.199	---	---	---	---	---	---	16,000
20,000	.908	---	---	.878	.891	.904	.931	.959	1.032	1.111	1.196	---	---	---	---	---	20,000
25,000	.887	---	---	---	.874	.884	.906	.927	.984	1.043	1.107	1.174	---	---	---	---	25,000
30,000	.870	---	---	---	---	.870	.887	.905	.951	.999	1.050	1.103	1.218	---	---	---	30,000
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50,000	---	---	---	---	---	---	---	.862	.888	.915	.943	.972	1.032	1.095	---	---	50,000
60,000	---	---	---	---	---	---	---	---	.871	.893	.916	.939	.987	1.038	---	---	60,000
80,000	---	---	---	---	---	---	---	---	.849	.865	.882	.898	.933	.969	---	---	80,000
100,000	---	---	---	---	---	---	---	---	.846	.859	.872	.899	.927	---	---	---	100,000

*For larger numbers of units, enter table with 100 units and 100 times the average area per unit. For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.184. Do not use basement factors with basement apartment living units.

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES (ALTERNATE METHOD)

OCCUPANCY DESCRIPTION: Shell This occupancy, together with occupancy Interior Space, Multiple Residence, allows you to individually price the shell and the tenant improvement costs for a multiple residence. This provides an alternative to occupancy Multiple Residence, which includes both the shell and tenant improvement costs.

These shells are low-rise or garden apartments with three or fewer stories for multiple dwelling units. The light residential framed structures are built of class C, D, and S construction. Each dwelling unit consists of its own separate living area, bath, and kitchen facility.

Better shell structures have good finished lobbies, recreation and service areas, interior hall access to dwelling units and some type of stairway for fire exit. These shell structures include common area finishes only, which are about 3% - 16%. Interior build-out costs can be added using Build-out Interior Space, Multiple Residence in an additional section.

Although multiple residences built as condominiums sometimes are required by building and zoning codes to have certain items not required for rental units, basically, "condominium" is a type of ownership and not a type of construction and the multiple residence costs are valid.

INTERIOR SPACE

This occupancy, together with occupancy Shell, Multiple Residence, allows you to individually price the shell and the tenant improvement costs for a multiple residence (in separate sections of the report). This provides an alternative to occupancy Multiple Residence, which includes both the shell and tenant improvement costs.

The lower qualities typically have low-cost partitions, floor covers, minimal cabinetry, open kitchen offset and one bath or a bath and one-half for each unit, regardless of the number of bedrooms. The better qualities have plaster, paneling, good detailing in molding and trim, high cost floor finishes, and full kitchen and dining rooms. Some of the special refinements found in the better qualities include intercoms, television jacks and antennas, and at least one bath per bedroom.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

NOT INCLUDED IN COSTS: Elevators, sprinklers, balconies, fire-places, built-in appliances, furnishings or equipment. Garages or carports can be found on the Garages – Residential cost page.

SHELL MULTIPLE RESIDENCE BUILDINGS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$62.69	Face brick, concrete/metal panels, good roof structure and roofing	Core lobby and service finishes, good stone, terrazzo, carpet	Luminous lobby ceiling, good core lighting, service fixtures	None
	Good	48.57	Good brick/stucco on block, good trim, roof structure and roofing	Core finish only, some carpet, terrazzo, vinyl, adequate lobby	Rough-ins, some good core ceiling and service fixtures	None
	Average	37.95	Brick or block, some trim, asphalt shingle or built-up roof	Some entry, service areas and halls, plain finishes	Rough electrical and plumbing, some service outlets, fixtures	None
	Fair	33.62	Block/brick, standard sash, little trim, shingle or built-up roof	Bare floor structures, no separate service areas	Rough electrical and plumbing	None
D Masonry Veneer	Excellent	58.61	Face brick, stone veneer, good wood or steel frame & roof structure	Core lobby and service finishes, good stone, terrazzo, carpet	Luminous lobby ceiling, good core lighting, service fixtures	None
	Good	45.03	Good brick veneer and fenestration, good roof structure and roofing	Core finish only, some carpet, terrazzo, vinyl, adequate lobby	Rough-ins, some good core ceiling and service fixtures	None
	Average	34.89	Brick veneer, some ornamentation, average code construction	Some entry, service areas and halls, plain finishes	Rough electrical and plumbing, some service outlets, fixtures	None
	Fair	30.79	Brick veneer, little trim, standard sash, asphalt shingle/built-up roof	Bare floor structures, no separate service areas	Rough electrical and plumbing	None
D	Excellent	57.25	Best stucco, EIFS or siding, brick and stone trim, heavy basic structure	Core lobby and service finishes, good stone, terrazzo, carpet	Luminous lobby ceiling, good core lighting, service fixtures	None
	Good	43.83	Good stucco, EIFS or siding, some brick or stone trim, good roof	Core finish only, some carpet, terrazzo, vinyl, adequate lobby	Rough-ins, some good core ceiling and service fixtures	None
	Average	33.84	Stucco/siding, EIFS, some ornamentation, average code construction	Some entry, service areas and halls, plain finishes	Rough electrical and plumbing, some service outlets, fixtures	None
	Fair	29.80	Stucco or siding, standard sash, asphalt shingles/built-up rock	Bare floor structures, no separate service areas	Rough electrical and plumbing	None
S	Good	42.51	Good sandwich panels on pre-engineered frame, good fenestration	Core finish only, some carpet, terrazzo, vinyl, adequate lobby	Rough-ins, some good core ceiling and service fixtures	None
	Average	33.02	Sandwich panels, pre-engineered frame, adequate fenestration	Some entry, service areas and halls, plain finishes	Rough electrical and plumbing, some service outlets, fixtures	None

INTERIOR BUILD-OUT (SQUARE FEET OF BUILD-OUT FINISH)

TYPE	COST/ SQ. FT.	INTERIOR FINISH	LIGHTING AND PLUMBING	HEAT
Excellent	\$79.47	High-cost partitions and wall and floor finishes, large dining area, kitchen, good master bedroom and bath, good cabinetry, closets, some extras	Good fixtures, many outlets, some extras, TV jacks	Warm and cool air
Good	57.52	Plaster or drywall, good partitions, paneling, carpet, tile or vinyl, good room sizes, some good cabinetry and shelving	Good lighting, one bath per bedroom, TV jacks	Package A.C.
Average	39.72	Average drywall, vinyl composition, carpet, adequate shelving, counters, small dining area and kitchen, adequate bedrooms and bath	Adequate lighting/plumbing, phone and TV jacks	Forced air
Fair	33.79	Low-cost partitions, paint, vinyl composition, low-cost carpet, minimal counters and shelving, open kitchen offset	Adequate standard lighting and plumbing per good codes	Electric baseboard

MULTIPLE RESIDENCES (ALTERNATE METHOD)

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>BUILT-IN APPLIANCES: For individual listing, see Segregated costs, Section SEG 2.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Allowance (if not itemized)</td> <td style="text-align: right;">\$1,540</td> <td style="text-align: right;">\$3,475</td> <td style="text-align: right;">\$6,400</td> <td style="text-align: right;">\$10,700</td> </tr> </tbody> </table> <p>FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Multiples with basements, add 40% to extend the foundation to the basement level.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">TYPE</th> <th colspan="2" style="text-align: center;">COST RANGE</th> </tr> </thead> <tbody> <tr> <td>One-story</td> <td style="text-align: right;">\$2,630 –</td> <td style="text-align: right;">\$8,510</td> </tr> <tr> <td>Two-stories</td> <td style="text-align: right;">3,370 –</td> <td style="text-align: right;">10,195</td> </tr> <tr> <td>Three-stories</td> <td style="text-align: right;">4,110 –</td> <td style="text-align: right;">11,880</td> </tr> </tbody> </table> <p>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. For basement elevator stops add \$5,550 to \$8,900 per stop.</p> <p>CARPORTS: For complete listing of built-in, attached or detached garages, see Garages - Residential cost pages.</p>		LOW	AVG.	GOOD	EXCL.	Allowance (if not itemized)	\$1,540	\$3,475	\$6,400	\$10,700	TYPE	COST RANGE		One-story	\$2,630 –	\$8,510	Two-stories	3,370 –	10,195	Three-stories	4,110 –	11,880	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. 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Apply costs to the balcony area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr><td>Concrete</td><td style="text-align: right;">\$22.35</td><td style="text-align: right;">\$28.50</td><td style="text-align: right;">\$36.25</td><td style="text-align: right;">\$46.00</td></tr> <tr><td>Steel</td><td style="text-align: right;">21.85</td><td style="text-align: right;">29.25</td><td style="text-align: right;">38.75</td><td style="text-align: right;">52.00</td></tr> <tr><td>Wood</td><td style="text-align: right;">18.15</td><td style="text-align: right;">23.95</td><td style="text-align: right;">31.75</td><td style="text-align: right;">42.00</td></tr> <tr><td>Add for ornate finishes, balustrades</td><td style="text-align: right;">18.90</td><td style="text-align: right;">23.30</td><td style="text-align: right;">28.75</td><td style="text-align: right;">35.50</td></tr> <tr><td>Add for roofs or awnings</td><td style="text-align: right;">10.50</td><td style="text-align: right;">13.95</td><td style="text-align: right;">18.55</td><td style="text-align: right;">24.60</td></tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.11	\$3.97	\$5.06	\$6.45	5,000	2.88	3.65	4.63	5.86	10,000	2.60	3.27	4.10	5.15	20,000	2.35	2.92	3.64	4.53	30,000	2.21	2.74	3.39	4.20	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		LOW	AVG.	GOOD	EXCL.	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
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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		VENTILATION ONLY	
		per ton of rated capacity.		Vent. (blowers/ducts)	\$1.55

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

4

Total Area Sq. Ft.	NUMBER OF UNITS*														Total Area Sq. Ft.	
	Basement	4	6	8	10	12	16	20	30	40	50	60	80	100		
4,000	1.076	.977	1.050	1.129	1.214	----	----	----	----	----	----	----	----	----	----	4,000
5,000	1.051	.947	1.004	1.063	1.127	1.194	----	----	----	----	----	----	----	----	----	5,000
6,000	1.031	.927	.973	1.021	1.072	1.125	1.239	----	----	----	----	----	----	----	----	6,000
8,000	1.000	.903	.936	.971	1.007	1.044	1.123	1.207	----	----	----	----	----	----	----	8,000
10,000	.977	.888	.914	.941	.969	.998	1.057	1.121	----	----	----	----	----	----	----	10,000
12,000	.958	----	.899	.921	.944	.967	1.015	1.066	1.203	----	----	----	----	----	----	12,000
16,000	.930	----	.879	.895	.912	.928	.963	.999	1.095	1.199	----	----	----	----	----	16,000
20,000	.908	----	----	.878	.891	.904	.931	.959	1.032	1.111	1.196	----	----	----	----	20,000
25,000	.887	----	----	----	.874	.884	.906	.927	.984	1.043	1.107	1.174	----	----	----	25,000
30,000	.870	----	----	----	----	.870	.887	.905	.951	.999	1.050	1.103	1.218	----	----	30,000
40,000	----	----	----	----	----	----	.866	.879	.912	.947	.983	1.020	1.099	1.184	----	40,000
50,000	----	----	----	----	----	----	----	.862	.888	.915	.943	.972	1.032	1.095	----	50,000
60,000	----	----	----	----	----	----	----	----	.871	.893	.916	.939	.987	1.038	----	60,000
80,000	----	----	----	----	----	----	----	----	.849	.865	.882	.898	.933	.969	----	80,000
100,000	----	----	----	----	----	----	----	----	.846	.859	.872	.899	.927	----	----	100,000

*For larger numbers of units, enter table with 100 units and 100 times the average area per unit.
For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.184.
Do not use basement factors with basement apartment living units.

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES – ELDERLY ASSISTED LIVING



GOOD CLASS D

OCCUPANCY DESCRIPTION: These structures are three stories or fewer where each studio, one or two bedroom suite has limited individual kitchen and bath facilities and a mix of common support areas, like kitchen and dining areas, associated with congregate housing for the elderly. The better qualities have good lounges, craft and game areas, beauty parlor and therapy rooms. They also have plaster, paneling, good detailing in molding and trim and high cost floor finishes.

The structures commonly are solid masonry or wood frame walls. Some of the special refinements found include task lighting, railings, intercoms, television jacks and antennas, and emergency call systems.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

Elevators are included where designated with an asterisk (*).

NOT INCLUDED IN COSTS: Fireplaces, built-in appliances, balconies, furnishings, and kitchen, laundry, therapy or recreation equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$144.79	Face brick, concrete/metal panels, good roof structure and roofing	Good plaster, paper, paneling, good detail, some special care	*Good lighting, alarm system, some special plumbing fixtures	Warm and cool air
	Good	118.72	Good brick/stucco on block, good trim, roof structure and roofing	Good plaster or drywall, painted, hardwood, carpet, vinyl composition	*Good lighting/plumbing, some extras, emergency call system	Heat pump system
	Average	97.72	Brick or block, some trim, asphalt shingle or built-up roof	Plaster/drywall, hardwood, carpet, vinyl composition	*Adequate lighting/plumbing, few extra activity facilities	Package A.C.
	Fair	84.77	Block or brick, standard sash, asphalt shingle roof	Drywall or plaster, carpet, vinyl composition tile	*Adequate lighting and plumbing, alarm, minimum extra facilities	Forced air
D Masonry Veneer	Excellent	141.61	Face brick, stone veneer, good wood or steel frame and roof	Good plaster, paper, paneling, good detail, some special care	*Good lighting, alarm system, some special plumbing fixtures	Warm and cool air
	Good	115.97	Good brick veneer and fenestration, good roof structure and roofing	Good plaster or drywall, painted, hardwood, vinyl composition, carpet	*Good lighting/plumbing, some extras, emergency call system	Heat pump system
	Average	95.34	Brick veneer, some ornamentation, average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	*Adequate lighting/plumbing, few extra activity facilities	Package A.C.
	Fair	82.56	Brick veneer, little trim, standard sash, asphalt shingle	Drywall or plaster, carpet, vinyl composition tile	*Adequate lighting and plumbing, alarm, minimum extra facilities	Forced air
D	Excellent	137.92	Best stucco, EIFS or siding, brick and stone trim, heavy basic structure	Good plaster, paper, paneling, good detail, some special care	*Good lighting, alarm system, some special plumbing fixtures	Warm and cool air
	Good	113.05	Good stucco/siding, EIFS, some brick or stone trim, good roof	Good plaster or drywall, painted, hardwood, vinyl composition, carpet	*Good lighting/plumbing, some extras, emergency call system	Heat pump system
	Average	93.04	Stucco, EIFS or siding, some trim, average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	*Adequate lighting/plumbing, few extra activity facilities	Package A.C.
	Fair	80.51	Stucco or siding, standard sash, asphalt shingles or built-up rock	Drywall or plaster, carpet, vinyl composition tile	*Adequate lighting and plumbing, alarm, minimum extra facilities	Forced air
	Low cost	73.50	Low-cost stucco or siding, very plain, minimum fenestration	Drywall and paint, asphalt tile and low-cost carpet, minimum detail	*Minimum lighting/plumbing, call system, per code	Indiv. thru-wall heat pumps
S	Good	111.32	Good sandwich panels on pre-engineered frame, good fenestration	Gypsum board and plastics, carpet and vinyl composition	*Good lighting/plumbing, some extras, emergency call system	Heat pump system
	Average	91.70	Sandwich panels, adequate fenestration	Drywall, carpet, vinyl composition	*Adequate lighting/plumbing, few extra activity facilities	Package A.C.
CDS †	Finished Basement	48.19	Finish interior	Plaster or drywall, activity, therapy and housekeeping rooms	Adequate lighting/plumbing, high-voltage outlets	Forced air
	Average parking	28.52	Unfinished interior	Plaster/drywall ceiling, concrete floor, striping, stops	Adequate lighting, floor drains, sprinklers not included	Ventilation
	Low cost parking	22.89	Partially exposed, some ornamentation, unfinished interior	Finished ceiling, concrete slab, striping, stops	Minimum lighting, drains, sprinklers not included	None

†For fire-resistant Type I basements, with concrete slab separation under Class C, D or S units, add \$5.95 per square foot. For basement apartments, use 80% or comparable above ground units. For semi-basement apartments, use 90%.

MULTIPLE RESIDENCES – ELDERLY ASSISTED LIVING

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

1

BUILT-IN APPLIANCES: For individual listing, see Segregated costs, Section SEG 2.					SPRINKLERS: Apply to area covered by sprinklers.				
	LOW	AVG.	GOOD	EXCL.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Allowance (if not itemized)	\$1,540	\$3,475	\$6,400	\$10,700	3,000	\$3.11	\$3.97	\$5.06	\$6.45
					5,000	2.88	3.65	4.63	5.86
					10,000	2.60	3.27	4.10	5.15
					20,000	2.35	2.92	3.64	4.53
					30,000	2.21	2.74	3.39	4.20
					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: Buildings whose base cost include elevators are marked with an (*). If the building under construction has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.					BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.				
Classes C/D/S		Sq. Ft. Costs				LOW	AVG.	GOOD	EXCL.
Excellent		\$1.96			Concrete	\$22.35	\$28.50	\$36.25	\$46.00
Good		1.67			Steel	21.85	29.25	38.75	52.00
Average		1.38			Wood	18.15	23.95	31.75	42.00
Fair		1.27			Add for ornate finishes, balustrades	18.90	23.30	28.75	35.50
Low		1.15			Add for roofs or awnings	10.50	13.95	18.55	24.60
For basement elevator stops add \$5,550 to \$8,900 per stop.									
CARPORTS: For complete listing of built-in, attached or detached garages, see Garages - Residential cost pages.									

2

HEATING AND COOLING					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard	\$5.08	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			
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	.94	10	1.03
8	.97	11	1.06
9	1.00 (base)	12	1.09

4

Total Area	NUMBER OF UNITS*													Total Area		
	Sq. Ft.	Basement	4	6	8	10	12	16	20	30	40	50	60		80	100
4,000	1.076	.977	1.050	1.129	1.214	---	---	---	---	---	---	---	---	---	---	4,000
5,000	1.051	.947	1.004	1.063	1.127	1.194	---	---	---	---	---	---	---	---	---	5,000
10,000	.977	.888	.914	.941	.969	.998	1.057	1.121	---	---	---	---	---	---	---	10,000
12,000	.958	---	.899	.921	.944	.967	1.015	1.066	1.203	---	---	---	---	---	---	12,000
16,000	.930	---	.879	.895	.912	.928	.963	.999	1.095	1.199	---	---	---	---	---	16,000
20,000	.908	---	---	.878	.891	.904	.931	.959	1.032	1.111	1.196	---	---	---	---	20,000
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*For larger numbers of units, enter table with 100 units and 100 times the average area per unit.																
For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.184.																
Do not use basement factors with basement apartment living units.																

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES – ELDERLY ASSISTED LIVING (ALTERNATE METHOD)

OCCUPANCY DESCRIPTION: Shell This occupancy, together with occupancy Interior Space, Multi. Res. - Elderly Assisted Living, allows you to individually price the shell and the tenant improvement costs for an apartment. This provides an alternative to occupancy Multiple Residence, Assisted Living, which includes both the shell and tenant improvement costs.

These shells are low-rise or garden apartments with three or fewer stories for multiple dwelling units. The light residential framed structures are built of class C, D, and S construction.

Better shell structures have good finished lobbies, recreation and service areas, interior hall access to dwelling units and some type of stairway for fire exit. These shell structures include common area finishes only for the small recreation or lounge and laundry areas associated with congregate housing for the elderly, which are about 3% - 16%. Interior build-out costs can be added using Interior Build-out, Retirement Complex.

Interior Build-out

This occupancy, together with occupancy Shell, Multiple Residence - Elderly Assisted Living, allows you to individually price the shell and the tenant improvement costs for a multiple residence. This provides an alternative to occupancy Multiple Residence - Elderly Assisted Living, which includes both the shell and tenant improvement costs.

The lower qualities typically have low-cost partitions, floor covers, and minimal cabinetry, designed for congregated living. The better qualities have plaster, paneling, good detailing in molding and trim designed for both independent and congregate living. Some of the special refinements found include task lighting, railings, intercoms, television jacks and antennas, alarm system, emergency call systems and handicap units.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

Elevators are included where designated with an asterisk (*).

NOT INCLUDED IN COSTS: Fireplaces, built-in appliances, balconies, furnishings, and kitchen, laundry, therapy or recreation equipment.

SHELL MULTIPLE RESIDENCE BUILDINGS- ELDERLY ASSITED LIVING

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$60.17	Face brick, concrete/metal panels, good roof structure and roofing	Core lobby and service finishes, good detail, some special care, good hardwood, vinyl and carpet	*Good core lighting, alarm system, some special plumbing fixtures	None
	Good	51.36	Good brick/stucco on block, good trim, roof structure and roofing	Core lobby and service finishes, hardwood, vinyl composition, carpet	*Good core lighting/plumbing, some extras	None
	Average	43.80	Brick or block, some trim, asphalt shingle or built-up roof	Average lobby and support services, hardwood, vinyl composition, carpet	*Adequate core lighting/plumbing, few extra activity facilities	None
	Fair	40.46	Block or brick, standard sash, asphalt shingle roof	Small lobby and limited service finishes, carpet, vinyl composition tile	*Adequate core lighting and plumbing, alarm, minimum extra facilities	None
D Masonry Veneer	Excellent	55.46	Face brick, stone veneer, good wood or steel frame and roof	Core lobby and service finishes, good detail, some special care, good hardwood, vinyl and carpet	*Good core lighting, alarm system, some special plumbing fixtures	None
	Good	47.45	Good brick veneer and fenestration, good roof structure and roofing	Core lobby and service finishes, hardwood, vinyl composition, carpet	*Good core lighting/plumbing, some extras	None
	Average	40.55	Brick veneer, some ornamentation, average code construction	Average lobby and support services, hardwood, vinyl composition, carpet	*Adequate core lighting/plumbing, few extra activity facilities	None
	Fair	37.50	Brick veneer, little trim, standard sash, asphalt shingle	Small lobby and limited service finishes, carpet, vinyl composition tile	*Adequate core lighting and plumbing, alarm, minimum extra facilities	None
D	Excellent	53.88	Best stucco or siding, brick and stone trim, heavy basic structure	Core lobby and service finishes, good detail, some special care, good hardwood, vinyl and carpet	*Good core lighting, alarm system, some special plumbing fixtures	None
	Good	46.13	Good stucco/siding, some brick or stone trim, good roof	Core lobby and service finishes, hardwood, vinyl composition, carpet	*Good core lighting/plumbing, some extras	None
	Average	39.45	Stucco or siding, some trim, average code construction	Average lobby and support services, hardwood, vinyl composition, carpet	*Adequate core lighting/plumbing, few extra activity facilities	None
	Fair	36.50	Stucco or siding, standard sash, asphalt shingles or built-up rock	Small lobby and limited service finishes, carpet, vinyl composition tile	*Adequate core lighting and plumbing, alarm, minimum extra facilities	None
	Low cost	33.75	Low-cost stucco or siding, very plain, minimum fenestration	Small lobby and limited service finishes, asphalt tile and low-cost carpet, minimum detail	*Minimum core lighting/plumbing, call system, per code	None
S	Good	44.90	Good sandwich panels on pre-engineered frame, good fenestration	Core lobby and service finishes, hardwood, vinyl composition, carpet	*Good core lighting/plumbing, some extras	None
	Average	38.49	Sandwich panels, adequate fenestration	Average lobby and support services, hardwood, vinyl composition, carpet	*Adequate core lighting/plumbing, few extra activity facilities	None

INTERIOR BUILD-OUT (SQUARE FEET OF BUILD-OUT FINISH)

TYPE	COST/ SQ.FT.	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
Excellent	\$84.49	High-cost partitions and wall and floor finishes, large dining area, kitchen, good master bedroom and bath, good cabinetry, closets, some extras	Good lighting, alarm system, some special plumbing fixtures	Warm and cool air
Good	67.04	Plaster or drywall, good partitions, paneling, carpet, tile or vinyl, good room sizes, some good cabinetry and shelving	Good lighting/plumbing, some extras, emergency call system	Heat pump system
Average	53.67	Average drywall, vinyl composition, carpet, adequate shelving, counters, small dining area and kitchen, adequate bedrooms and bath	Adequate lighting/plumbing, some extras	Package A.C.
Fair	44.14	Low-cost drywall or plaster, paint, vinyl composition, carpet, counters and shelving, open kitchen offset, one-bedroom suites	Adequate lighting and plumbing, minimum extra facilities	Forced air
Low	39.95	Low-cost partitions, paint, vinyl composition, low-cost carpet, minimal counters and shelving, open kitchen offset, studios	Minimum lighting/plumbing, call system, per code	Individual thru-wall heat pumps

MULTIPLE RESIDENCES – ELDERLY ASSISTED LIVING (ALTERNATE METHOD)

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>BUILT-IN APPLIANCES: For individual listing, see Segregated costs, Section SEG 2.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Allowance (if not itemized)</td> <td style="text-align: center;">\$1,540</td> <td style="text-align: center;">\$3,475</td> <td style="text-align: center;">\$6,400</td> <td style="text-align: center;">\$10,700</td> </tr> </tbody> </table> <p>ELEVATORS: Buildings whose base cost include elevators are marked with an (*). If the building under construction 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 C/D/S</th> <th style="text-align: center;">Sq. Ft. 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Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.11	\$3.97	\$5.06	\$6.45	5,000	2.88	3.65	4.63	5.86	10,000	2.60	3.27	4.10	5.15	20,000	2.35	2.92	3.64	4.53	30,000	2.21	2.74	3.39	4.20	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		LOW	AVG.	GOOD	EXCL.	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
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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 ..	\$5.08	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. reffig. . . . \$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			
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	.94	10	1.03
8	.97	11	1.06
9	1.00 (base)	12	1.09

4

Total Area	NUMBER OF UNITS*													Total Area	
Sq. Ft.	Basement	4	6	8	10	12	16	20	30	40	50	60	80	100	Sq. Ft.
4,000	1.076	.977	1.050	1.129	1.214	----	----	----	----	----	----	----	----	----	4,000
5,000	1.051	.947	1.004	1.063	1.127	1.194	----	----	----	----	----	----	----	----	5,000
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*For larger numbers of units, enter table with 100 units and 100 times the average area per unit.															
For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.184.															
Do not use basement factors with basement apartment living units.															

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES – RETIREMENT COMMUNITY COMPLEX



GOOD CLASS C

OCCUPANCY DESCRIPTION: These structures are three stories or fewer and include a mix of independent, assisted living and skilled nursing living units, with fitness and care facilities commensurate with the quality. The better qualities have good lounges, craft and game areas, beauty parlor and therapy rooms and fitness rooms. They also have plaster, paneling, good detailing in molding and trim, and high cost floor finishes.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

Elevators are included where designated with an asterisk (*).

NOT INCLUDED IN COSTS: Fireplaces, built-in appliances, balconies, furnishings, and kitchen, laundry, therapy or recreation equipment.

The structures commonly have solid masonry or wood frame walls. Some of the special refinements found include task lighting, railings, intercoms, television jacks and antennas, emergency call systems and nursing stations.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$166.95	Face brick, concrete/metal panels, good roof structure and roofing	Good plaster, paper, paneling, carpet, complete retirement care complex	*Good lighting, alarm, skilled care, some special fixtures	Warm and cool air
	Average	134.85	Good brick/stucco on block, good trim, roof structure and roofing	Good plaster or drywall, painted, good senior, assisted mix, some skilled	*Good lighting/plumbing, good extras, emergency call system	Heat pump system
	Fair	120.70	Brick or block, some trim, asphalt shingle or built-up roof	Plaster/drywall, carpet, vinyl comp., senior, assisted with special care	*Adequate lighting/plumbing, complete fitness/care facilities	Package A.C.
	Low cost	105.02	Block or brick, standard sash, asphalt shingle roof	Drywall or plaster, carpet, vinyl comp., good senior and assisted mix	*Adequate lighting and plumbing, alarm, good activity facilities	Indiv. thru-wall heat pumps
D Masonry Veneer	Good	163.73	Face brick, stone veneer, good wood or steel frame and roof	Good plaster, paper, paneling, carpet, complete retirement care complex	*Good lighting, alarm, skilled care, some special fixtures	Warm and cool air
	Average	132.03	Good brick veneer and fenestration, good roof structure and roofing	Good plaster or drywall, painted, good senior, assisted mix, some skilled	*Good lighting/plumbing, good extras, emergency call system	Heat pump system
	Fair	118.07	Brick veneer, some ornamentation, average code construction	Plaster/drywall, carpet, vinyl comp., senior, assisted with special care	*Adequate lighting/plumbing, complete fitness/care facilities	Package A.C.
	Low cost	102.57	Brick veneer, little trim, standard sash, asphalt shingle	Drywall or plaster, carpet, vinyl comp., good senior and assisted mix	*Adequate lighting and plumbing, alarm, good activity facilities	Indiv. thru-wall heat pumps
D	Good	160.29	Best stucco, EIFS or siding, brick and stone trim, heavy basic structure	Good plaster, paper, paneling, carpet, complete retirement care complex	*Good lighting, alarm, skilled care, some special fixtures	Warm and cool air
	Average	128.89	Good stucco/siding, EIFS, some brick or stone trim, good roof	Good plaster or drywall, painted, good senior, assisted mix, some skilled	*Good lighting/plumbing, good extras, emergency call system	Heat pump system
	Fair	115.09	Stucco or siding, some trim, average code construction	Plaster/drywall, vinyl comp., carpet, senior, assisted with special care	*Adequate lighting/plumbing, complete fitness/care facilities	Package A.C.
	Low cost	99.75	Stucco or siding, standard sash, asphalt shingles or built-up rock	Drywall or plaster, carpet, vinyl comp., good senior and assisted mix	*Adequate lighting and plumbing, alarm, good activity facilities	Indiv. thru-wall heat pumps
S	Average	126.96	Good sandwich panels on pre-engineered frame, good fenestration	Gypsum board and plastics, carpet, senior, assisted mix, some skilled	*Good lighting/plumbing, good extras, emergency call system	Heat pump system
	Fair	113.39	Sandwich panels, adequate fenestration	Drywall, carpet, vinyl composition, senior, assisted with special care	*Adequate lighting/plumbing, complete fitness/care facilities	Package A.C.

For basement units use, 80% of comparable above ground units. For semi-basement units, use 90%.

NOTE: These complexes represent group averages which can be quite varied in the mix of independent/congregate senior living apartments, assisted living suites and skilled nursing room units and the auxiliary amenities that are offered. For greater accuracy, it is recommended that they be priced by breaking the complex into its various components.

MULTIPLE RESIDENCES – RETIREMENT COMMUNITY COMPLEX

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: Buildings whose base cost include elevators are marked with an (*). If the building under construction has no elevators, deduct the following from the base costs so marked. For detailed costs see Allowance (if not itemized)		SPRINKLERS: Apply to area covered by sprinklers.				
		Sq. Ft.	LOW	AVG.	GOOD	EXCL.
		3,000	\$3.11	\$3.97	\$5.06	\$6.45
		5,000	2.88	3.65	4.63	5.86
		10,000	2.60	3.27	4.10	5.15
		20,000	2.35	2.92	3.64	4.53
		30,000	2.21	2.74	3.39	4.20
		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
Classes C/D/S	Sq. Ft					
	Costs					
Good	\$1.67					
Average	1.38					
Fair.....	1.27					
Low	1.15					
NOTE: Care must be exercised when using square foot elevator costs. Small apartment buildings may have only one elevator and/or handicap lift regardless of size.		BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.				
			LOW	AVG.	GOOD	EXCL.
		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
CARPORTS: For complete listing of built-in, attached or detached garages, see Garages - Residential cost pages.						

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			
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	.94	10	1.03
8	.97	11	1.06
9	1.00 (base)	12	1.09

4

Total Area	Sq. Ft.	NUMBER OF UNITS*											Total Area	Sq. Ft.		
		Basement	4	6	8	10	12	16	20	30	40	50			60	80	100
4,000	1.076	.977	1.050	1.129	1.214	---	---	---	---	---	---	---	---	---	---	4,000
5,000	1.051	.947	1.004	1.063	1.127	1.194	---	---	---	---	---	---	---	---	---	5,000
10,000	.977	.888	.914	.941	.969	.998	1.057	1.121	---	---	---	---	---	---	---	10,000
12,000	.958	---	.899	.921	.944	.967	1.015	1.066	1.203	---	---	---	---	---	---	12,000
16,000	.930	---	.879	.895	.912	.928	.963	.999	1.095	1.199	---	---	---	---	---	16,000
20,000	.908	---	---	.878	.891	.904	.931	.959	1.032	1.111	1.196	---	---	---	---	20,000
30,000	.870	---	---	---	---	.870	.887	.905	.951	.999	1.050	1.103	1.218	---	---	30,000
40,000	---	---	---	---	---	---	.866	.879	.912	.947	.983	1.020	1.099	1.184	---	40,000
50,000	---	---	---	---	---	---	---	.862	.888	.915	.943	.972	1.032	1.095	---	50,000
60,000	---	---	---	---	---	---	---	---	.871	.893	.916	.939	.987	1.038	---	60,000
80,000	---	---	---	---	---	---	---	---	.849	.865	.882	.898	.933	.969	---	80,000
100,000	---	---	---	---	---	---	---	---	---	.846	.859	.872	.899	.927	---	100,000
*For larger numbers of units, enter table with 100 units and 100 times the average area per unit. For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.184. Do not use basement factors with basement apartment living units.																

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES – RETIREMENT COMMUNITY COMPLEX (ALTERNATE METHOD)

OCCUPANCY DESCRIPTION: Shell This occupancy, together with occupancy Interior Space, Retirement Complex, allows you to individually price the shell and the tenant improvement costs for an apartment (in separate sections of the report). This provides an alternative to occupancy Retirement Community Complex, which includes both the shell and tenant improvement costs.

These shells are low-rise or garden apartments with three or fewer stories for multiple dwelling units. The light residential framed structures are built of class C, D, and S construction.

Better shell structures have good finished lobbies, recreation and service areas, interior hall access to dwelling units and some type of stairway for fire exit. These shell structures include common area finishes only for the lounges, craft and game areas, beauty parlor and therapy rooms and fitness rooms, facilities for Alzheimer's or dementia patients, which are about 3% - 16%. Interior build-out costs can be added using occupancy Interior Build-out, Retirement Complex.

Interior Build-out

This occupancy, together with occupancy Shell, Retirement Complex, allows you to individually price the shell and the tenant improvement costs for a multiple residence. This provides an alternative to occupancy Retirement Complex, which includes both the shell and tenant improvement costs.

The lower qualities typically have low-cost partitions, floor covers, and minimal cabinetry, designed for congregated living. The better qualities have plaster, paneling, good detailing in molding and trim designed for both independent and congregate living, as well as skilled nursing units. Some of the special refinements found include task lighting, railings, intercoms, television jacks and antennas, alarm system, emergency call systems and handicap units.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

NOT INCLUDED IN COSTS: Fireplaces, built-in appliances, balconies, furnishings, and kitchen, laundry, therapy or recreation equipment.

SHELL MULTIPLE RESIDENCE - RETIREMENT COMMUNITY COMPLEX

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$83.92	Face brick, concrete/metal panels, good roof structure and roofing	Core lobby and service finishes, good detail, some special care	Good core lighting, alarm, some special fixtures	None
	Average	69.97	Good brick/stucco on block, good trim, roof structure and roofing	Core lobby and service finishes, hardwood, vinyl composition, carpet	Good core lighting & plumbing, good extras	None
	Fair	63.79	Brick or block, some trim, asphalt shingle or built-up roof	Average core lobby and support services, hardwood, vinyl composition, carpet	Adequate core lighting & plumbing, complete fitness/care facilities	None
	Low cost	58.21	Block or brick, standard sash, asphalt shingle roof	Small core lobby and limited service finishes, carpet, vinyl composition tile	Adequate core lighting & plumbing, alarm, good activity facilities	None
D Masonry Veneer	Good	79.69	Face brick, stone veneer, good wood or steel frame and roof	Core lobby and service finishes, good detail, some special care	Good core lighting, alarm, some special fixtures	None
	Average	66.19	Good brick veneer and fenestration, good roof structure and roofing	Core lobby and service finishes, hardwood, vinyl composition, carpet	Good core lighting & plumbing, good extras	None
	Fair	60.24	Brick veneer, some ornamentation, average code construction	Average core lobby and support services, hardwood, vinyl composition, carpet	Adequate core lighting & plumbing, complete fitness/care facilities	None
	Low cost	54.87	Brick veneer, little trim, standard sash, asphalt shingle	Small core lobby and limited service finishes, carpet, vinyl composition tile	Adequate core lighting & plumbing, alarm, good activity facilities	None
D	Good	77.87	Best stucco or siding, brick and stone trim, heavy basic structure	Core lobby and service finishes, good detail, some special care	Good core lighting, alarm, some special fixtures	None
	Average	64.47	Good stucco/siding, some brick or stone trim, good roof	Core lobby and service finishes, hardwood, vinyl composition, carpet	Good core lighting & plumbing, good extras	None
	Fair	58.58	Stucco or siding, some trim, average code construction	Average core lobby and support services, hardwood, vinyl composition, carpet	Adequate core lighting & plumbing, complete fitness/care facilities	None
	Low cost	53.27	Stucco or siding, standard sash, asphalt shingles or built-up rock	Small core lobby and limited service finishes, carpet, vinyl composition tile	Adequate core lighting & plumbing, alarm, good activity facilities	None
S	Average	63.04	Good sandwich panels on pre-engineered frame, good fenestration	Core lobby and service finishes, hardwood, vinyl composition, carpet	Good core lighting & plumbing, good extras	None
	Fair	57.30	Sandwich panels, adequate fenestration	Average core lobby and support services, hardwood, vinyl composition, carpet	Adequate core lighting & plumbing, complete fitness/care facilities	None

INTERIOR BUILD-OUT (SQUARE FEET OF BUILD-OUT FINISH)

TYPE	COST/ SQ.FT.	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
Good	\$82.62	Plaster or drywall, good partitions, paneling, carpet, tile or vinyl, good room sizes, some good cabinetry and shelving, complete retirement complex	Good lighting, skilled care	Warm and cooled air
Average	64.56	Average drywall, vinyl composition, carpet, adequate shelving, counters, small dining area and kitchen, good senior, assisted mix, some skilled	Good lighting & plumbing, emergency call system	Heat pump system
Fair	56.70	Low-cost drywall or plaster, paint, vinyl composition, carpet, counters and shelving, open kitchen offset, senior, assisted with special care	Adequate lighting & plumbing	Package A.C.
Low	46.73	Low-cost partitions, paint, vinyl composition, low-cost carpet, minimal counters and shelving, open kitchen offset, good senior and assisted mix	Adequate lighting & plumbing	Individual thru-wall heat pumps

MULTIPLE RESIDENCES – RETIREMENT COMMUNITY COMPLEX (ALTERNATE METHOD)

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 cost include elevators are marked with an (*). If the building under construction has no elevators, deduct the following from the base costs so marked. For detailed costs see Allowance (if not itemized)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Classes C/D/S</th> <th style="text-align: right;">Sq. Ft Costs</th> </tr> <tr> <td>Good</td> <td style="text-align: right;">\$1.67</td> </tr> <tr> <td>Average</td> <td style="text-align: right;">1.38</td> </tr> <tr> <td>Fair</td> <td style="text-align: right;">1.27</td> </tr> <tr> <td>Low</td> <td style="text-align: right;">1.15</td> </tr> </table> <p>NOTE: Care must be exercised when using square foot elevator costs. Small apartment buildings may have only one elevator and/or handicap lift regardless of size, where a normal range or area served is not feasible for low-rise applications.</p> <p>CARPORTS: For complete listing of built-in, attached or detached garages, see Garages - Residential cost pages.</p>	Classes C/D/S	Sq. Ft Costs	Good	\$1.67	Average	1.38	Fair	1.27	Low	1.15	<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: 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> <tr> <td>3,000</td> <td style="text-align: right;">\$3.11</td> <td style="text-align: right;">\$3.97</td> <td style="text-align: right;">\$5.06</td> <td style="text-align: right;">\$6.45</td> </tr> <tr> <td>5,000</td> <td style="text-align: right;">2.88</td> <td style="text-align: right;">3.65</td> <td style="text-align: right;">4.63</td> <td style="text-align: right;">5.86</td> </tr> <tr> <td>10,000</td> <td style="text-align: right;">2.60</td> <td style="text-align: right;">3.27</td> <td style="text-align: right;">4.10</td> <td style="text-align: right;">5.15</td> </tr> <tr> <td>20,000</td> <td style="text-align: right;">2.35</td> <td style="text-align: right;">2.92</td> <td style="text-align: right;">3.64</td> <td style="text-align: right;">4.53</td> </tr> <tr> <td>30,000</td> <td style="text-align: right;">2.21</td> <td style="text-align: right;">2.74</td> <td style="text-align: right;">3.39</td> <td style="text-align: right;">4.20</td> </tr> <tr> <td>50,000</td> <td style="text-align: right;">2.05</td> <td style="text-align: right;">2.52</td> <td style="text-align: right;">3.11</td> <td style="text-align: right;">3.82</td> </tr> <tr> <td>75,000</td> <td style="text-align: right;">1.93</td> <td style="text-align: right;">2.37</td> <td style="text-align: right;">2.89</td> <td style="text-align: right;">3.54</td> </tr> <tr> <td>100,000</td> <td style="text-align: right;">1.85</td> <td style="text-align: right;">2.26</td> <td style="text-align: right;">2.75</td> <td style="text-align: right;">3.36</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: 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> <tr> <td>Concrete</td> <td style="text-align: right;">\$22.35</td> <td style="text-align: right;">\$28.50</td> <td style="text-align: right;">\$36.25</td> <td style="text-align: right;">\$46.00</td> </tr> <tr> <td>Steel</td> <td style="text-align: right;">21.85</td> <td style="text-align: right;">29.25</td> <td style="text-align: right;">38.75</td> <td style="text-align: right;">52.00</td> </tr> <tr> <td>Wood</td> <td style="text-align: right;">18.15</td> <td style="text-align: right;">23.95</td> <td style="text-align: right;">31.75</td> <td style="text-align: right;">42.00</td> </tr> <tr> <td>Add for ornate finishes, balustrades. . . .</td> <td style="text-align: right;">18.90</td> <td style="text-align: right;">23.30</td> <td style="text-align: right;">28.75</td> <td style="text-align: right;">35.50</td> </tr> <tr> <td>Add for roofs or awnings</td> <td style="text-align: right;">10.50</td> <td style="text-align: right;">13.95</td> <td style="text-align: right;">18.55</td> <td style="text-align: right;">24.60</td> </tr> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.11	\$3.97	\$5.06	\$6.45	5,000	2.88	3.65	4.63	5.86	10,000	2.60	3.27	4.10	5.15	20,000	2.35	2.92	3.64	4.53	30,000	2.21	2.74	3.39	4.20	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		LOW	AVG.	GOOD	EXCL.	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
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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 ..	\$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 radiant floor/ceiling	9.97 10.85	Heat pump system	11.45	Pkg. refig. . . . \$1,600 to \$2,060 per ton capacity	
Space heaters, with fan	2.83	Ind. thru-wall heat pumps	6.20	Evap. coolers. \$205 to \$310 per MCFM capacity	
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			
<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	.94	10	1.03
8	.97	11	1.06
9	1.00 (base)	12	1.09

4

Total Area Sq. Ft.	NUMBER OF UNITS*														Total Area Sq. Ft.	
	Basement	4	6	8	10	12	16	20	30	40	50	60	80	100		
4,000	1.076	.977	1.050	1.129	1.214	---	---	---	---	---	---	---	---	---	---	4,000
5,000	1.051	.947	1.004	1.063	1.127	1.194	---	---	---	---	---	---	---	---	---	5,000
10,000	.977	.888	.914	.941	.969	.998	1.057	1.121	---	---	---	---	---	---	---	10,000
12,000	.958	---	.899	.921	.944	.967	1.015	1.066	1.203	---	---	---	---	---	---	12,000
16,000	.930	---	.879	.895	.912	.928	.963	.999	1.095	1.199	---	---	---	---	---	16,000
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<p>*For larger numbers of units, enter table with 100 units and 100 times the average area per unit. For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.184. Do not use basement factors with basement apartment living units.</p>																

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES – SENIOR CITIZEN



GOOD CLASS D



GOOD CLASS D

OCCUPANCY DESCRIPTION: These structures are three stories or fewer, with each unit within the building having a kitchen and at least one bath. They may have limited individual kitchen facilities and/or common kitchen, dining and lounge areas associated with congregate housing for the elderly. Large clubhouse buildings would be costed separately. The best qualities have combined heating and cooling systems. They also have plaster, paneling, good detailing in molding and trim, railings and grab bars and good task area and

common area lighting. For complexes where all units have been modified to accommodate the handicapped, increase costs by 4%.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

NOT INCLUDED IN COSTS: Elevators, sprinklers, balconies, furnishings, built-in appliances or kitchen equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$134.84	Face brick, concrete/metal panels, good roof structure and roofing	Good plaster, paper, paneling, good detail, hardwood, carpet	Good lighting, many outlets, some special plumbing fixtures	Heat pump system
	Good	107.34	Good brick/stucco on block, good trim, roof structure and roofing	Good plaster or drywall, painted, hardwood, carpet, vinyl composition tile	Good lighting/plumbing, some extras, emergency call system	Package A.C.
	Average	86.22	Brick or block, some trim, asphalt shingle or built-up roof	Plaster/drywall, hardwood, carpet, vinyl composition	Adequate lighting/plumbing, few extras and handicap units	Hot water
	Fair	73.50	Block or brick, standard sash, asphalt shingle roof	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Forced air
D Masonry Veneer	Excellent	131.68	Face brick, stone veneer, good wood or steel frame and roof	Good plaster, paper, paneling, good detail, hardwood, carpet	Good lighting, many outlets, some special plumbing fixtures	Heat pump system
	Good	104.54	Good brick veneer and fenestration, good roof structure and roofing	Good plaster or drywall, painted hardwood, vinyl composition, carpet	Good lighting/plumbing, some extras, emergency call system	Package A.C.
	Average	83.76	Brick veneer, some ornamentation, average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	Adequate lighting/plumbing, few extras and handicap units	Hot water
	Fair	71.21	Brick veneer, little trim, standard sash, asphalt shingle	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Forced air
D	Excellent	128.36	Best stucco or siding, brick and stone trim, heavy basic structure	Good plaster, paper, paneling, good detail, hardwood, carpet	Good lighting, many outlets, some special plumbing fixtures	Heat pump system
	Good	101.86	Good stucco/siding, some brick or stone trim, good roof	Good plaster or drywall, painted, hardwood, vinyl composition, carpet	Good lighting/plumbing, some extras, emergency call system	Package A.C.
	Average	81.60	Stucco or siding, some trim, average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	Adequate lighting/plumbing, few extras and handicap units	Hot water
	Fair	69.27	Stucco or siding, standard sash, asphalt shingles or built-up rock	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Forced air
	Low cost	61.14	Low cost stucco or siding, very plain, minimum fenestration	Drywall and paint, asphalt tile and low cost carpet	Minimum lighting/plumbing per code	Electric baseboard
S	Good	100.45	Good sandwich panels on pre-engineered frame, good fenestration	Gypsum board and plastics, carpet and vinyl composition	Good lighting/plumbing, some extras, emergency call system	Package A.C.
	Average	80.54	Sandwich panels, adequate fenestration	Drywall, carpet, vinyl composition	Adequate lighting/plumbing, few extras and handicap units	Hot water
CDS [†]	Finished basement	34.16	Finished interior, add for saunas, pools, bars and equipment	Gypsum board ceiling, vinyl composition tile, or sheet vinyl	Adequate lighting/plumbing	None
	Unfin. bsmt.	24.06	Few partitions, little or no finish	Unfin. ceiling, slab, storage only	Minimum lighting/plumbing	None
	Finished mezzanine	48.82	Not included	Drywall, vinyl, some tile, carpet, VCT, finished loft	Adequate lighting and plumbing, extra outlets and fixtures	In building cost
	Open mezzanine	31.37	Not included	Finished floors, few partitions, open sleeping loft	Average lighting, no plumbing	In building cost

[†] For fire-resistant Type I basements, with concrete slab separation under Class C, D or S units, add \$5.95 per square foot for basement apartments, use 80% of comparable above ground units. For semi-basement apartments, use 90%.

For parking basements, see CAL 210.

MULTIPLE RESIDENCES – SENIOR CITIZEN

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

1

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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. refig. . . . \$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			
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	.94	10	1.03
8	.97	11	1.06
9	1.00 (base)	12	1.09

4

Total Area Sq. Ft.	NUMBER OF UNITS*														Total Area Sq. Ft.	
	Basement	4	6	8	10	12	16	20	30	40	50	60	80	100		
4,000	1.076	.977	1.050	1.129	1.214	---	---	---	---	---	---	---	---	---	---	4,000
5,000	1.051	.947	1.004	1.063	1.127	1.194	---	---	---	---	---	---	---	---	---	5,000
10,000	.977	.888	.914	.941	.969	.998	1.057	1.121	---	---	---	---	---	---	---	10,000
12,000	.958	---	.899	.921	.944	.967	1.015	1.066	1.203	---	---	---	---	---	---	12,000
16,000	.930	---	.879	.895	.912	.928	.963	.999	1.095	1.199	---	---	---	---	---	16,000
20,000	.908	---	---	.878	.891	.904	.931	.959	1.032	1.111	1.196	---	---	---	---	20,000
30,000	.870	---	---	---	.870	.887	.905	.951	.999	1.050	1.103	1.218	---	---	---	30,000
40,000	---	---	---	---	---	.866	.879	.912	.947	.983	1.020	1.099	1.184	---	---	40,000
50,000	---	---	---	---	---	---	.862	.888	.915	.943	.972	1.032	1.095	---	---	50,000
60,000	---	---	---	---	---	---	---	.871	.893	.916	.939	.987	1.038	---	---	60,000
80,000	---	---	---	---	---	---	---	.849	.865	.882	.898	.933	.969	---	---	80,000
100,000	---	---	---	---	---	---	---	---	.846	.859	.872	.899	.927	---	---	100,000
*For larger numbers of units, enter table with 100 units and 100 times the average area per unit. For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.184. Do not use basement factors with basement apartment living units.																

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES – SENIOR CITIZEN (ALTERNATE METHOD)

OCCUPANCY DESCRIPTION: Shell This occupancy, together with occupancy Interior Space, Multi. Res. - Senior Citizen, allows you to individually price the shell and the tenant improvement costs for an apartment. This provides an alternative to occupancy Multi. Res. - Senior Citizen, which includes both the shell and tenant improvement costs.

These shells are low-rise or garden apartments with three or fewer stories for multiple dwelling units. The light residential framed structures are built of class C, D, and S construction.

Better shell structures have good finished lobbies, recreation and service areas, interior hall access to dwelling units and some type of stairway for fire exit. These shell structures include common area finishes only for the small recreation or lounge and laundry areas associated with congregate housing for the elderly, which are about 3% - 16%. Interior build-out costs can be added using Build-out Interior Space, Multiple Residence - Senior Citizen.

Interior Build-out This occupancy, together with occupancy Shell, Multiple Residence - Senior Citizen, allows you to individually price the shell and the tenant improvement costs for a multiple residence. This provides an alternative to occupancy Multiple Residence - Senior Citizen, which includes both the shell and tenant improvement costs.

The lower qualities typically have low-cost partitions, floor covers, and minimal cabinetry, designed for congregated living. The better qualities have plaster, paneling, good detailing in molding and trim designed for both independent and congregate living. Some of the special refinements found include task lighting, railings, intercoms, television jacks and antennas, emergency call systems and handi-cap units.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

NOT INCLUDED IN COSTS: Elevators, sprinklers, balconies, furnishings, built-in appliances or kitchen equipment.

SHELL MULTIPLE RESIDENCES - SENIOR CITIZEN

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$70.84	Face brick, concrete/metal panels, good roof structure and roofing	Core lobby and service finishes, good stone, terrazzo, hardwood, carpet	Good core lighting, many outlets, some special plumbing fixtures	None
	Good	57.30	Good brick/stucco on block, good trim, roof structure and roofing	Core finish only, carpet, hardwood, vinyl composition, terrazzo, adequate lobby	Good core lighting & plumbing, some extras	None
	Average	46.34	Brick or block, some trim, asphalt shingle or built-up roof	Some entry, service areas and halls, plain finishes, hardwood, vinyl composition, carpet, adequate lobby	Adequate core lighting & plumbing, few extras	None
	Fair	41.68	Block or brick, standard sash, asphalt shingle roof	Some entry, service areas and halls, plain finishes, carpet, vinyl composition tile	Adequate standard core lighting & plumbing per good codes	None
D Masonry Veneer	Excellent	66.65	Face brick, stone veneer, good wood or steel frame and roof	Core lobby and service finishes, good stone, terrazzo, hardwood, carpet	Good core lighting, many outlets, some special plumbing fixtures	None
	Good	53.70	Good brick veneer and fenestration, good roof structure and roofing	Core finish only, carpet, hardwood, vinyl composition, terrazzo, adequate lobby	Good core lighting & plumbing, some extras	None
	Average	43.26	Brick veneer, some ornamentation, average code construction	Some entry, service areas and halls, plain finishes, hardwood, vinyl composition, carpet, adequate lobby	Adequate core lighting & plumbing, few extras	None
	Fair	38.83	Brick veneer, little trim, standard sash, asphalt shingle	Some entry, service areas and halls, plain finishes, carpet, vinyl composition tile	Adequate standard core lighting & plumbing per good codes	None
D	Excellent	64.78	Best stucco or siding, brick and stone trim, heavy basic structure	Core lobby and service finishes, good stone, terrazzo, hardwood, carpet	Good core lighting, many outlets, some special plumbing fixtures	None
	Good	52.15	Good stucco/siding, some brick or stone trim, good roof	Core finish only, carpet, hardwood, vinyl composition, terrazzo, adequate lobby	Good core lighting & plumbing, some extras	None
	Average	41.98	Stucco or siding, some trim, average code construction	Some entry, service areas and halls, plain finishes, hardwood, vinyl composition, carpet, adequate lobby	Adequate core lighting & plumbing, few extras	None
	Fair	37.66	Stucco or siding, standard sash, asphalt shingles or built-up rock	Some entry, service areas and halls, plain finishes, carpet, vinyl composition tile	Adequate standard core lighting & plumbing per good codes	None
	Low cost	33.79	Low-cost stucco or siding, very plain, minimum fenestration	Some entry, service areas and halls, plain finishes, asphalt tile and low-cost carpet	Minimum lighting & plumbing per code	None
S	Good	51.10	Good sandwich panels on pre-engineered frame, good fenestration	Core finish only, carpet, hardwood, vinyl composition, terrazzo, adequate lobby	Good lighting & plumbing, some extras	None
	Average	41.19	Sandwich panels, adequate fenestration	Core finish only, carpet and vinyl composition, adequate lobby	Adequate lighting/plumbing, few extras	None

INTERIOR BUILD-OUT (SQUARE FEET OF BUILD-OUT FINISH)

TYPE	COST/ SQ. FT.	INTERIOR FINISH	LIGHTING AND PLUMBING	HEAT
Excellent	\$63.90	High-cost partitions and wall and floor finishes, large dining area, kitchen, good master bedroom and bath, good cabinetry, closets, some extras, independent/congregate living	Good lighting, and special plumbing fixtures, many outlets, some extras, TV jacks	Heat pump system
Good	49.86	Plaster or drywall, good partitions, paneling, carpet, tile or vinyl, good room sizes, some good cabinetry and shelving	Good lighting, one bath per bedroom, TV jacks, emergency call system	Package A.C.
Average	39.73	Average drywall, vinyl composition, carpet, adequate shelving, counters, small dining area and kitchen, adequate bedrooms and bath	Adequate lighting/plumbing, phone and TV jacks, handicap units	Hot water
Fair	31.72	Drywall, vinyl composition, carpet, adequate shelving, counters, small dining area and kitchen, adequate bedrooms and bath	Adequate standard lighting and plumbing per code	Forced air
Low	27.49	Low-cost partitions, paint, vinyl composition, low-cost carpet, minimal counters and shelving, open kitchen offset	Minimum lighting and plumbing per code	Electric baseboard

MULTIPLE RESIDENCES – SENIOR CITIZEN (ALTERNATE METHOD)

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

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Apply costs to the balcony area.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: center;">LOW</td> <td style="text-align: center;">AVG.</td> <td style="text-align: center;">GOOD</td> <td style="text-align: center;">EXCL.</td> </tr> <tr> <td>Concrete</td> <td style="text-align: right;">\$22.35</td> <td style="text-align: right;">\$28.50</td> <td style="text-align: right;">\$36.25</td> <td style="text-align: right;">\$46.00</td> </tr> <tr> <td>Steel</td> <td style="text-align: right;">21.85</td> <td style="text-align: right;">29.25</td> <td style="text-align: right;">38.75</td> <td style="text-align: right;">52.00</td> </tr> <tr> <td>Wood</td> <td style="text-align: right;">18.15</td> <td style="text-align: right;">23.95</td> <td style="text-align: right;">31.75</td> <td style="text-align: right;">42.00</td> </tr> <tr> <td>Add for ornate finishes, balustrades</td> <td style="text-align: right;">18.90</td> <td style="text-align: right;">23.30</td> <td style="text-align: right;">28.75</td> <td style="text-align: right;">35.50</td> </tr> <tr> <td>Add for roofs or awnings</td> <td style="text-align: right;">10.50</td> <td style="text-align: right;">13.95</td> <td style="text-align: right;">18.55</td> <td style="text-align: right;">24.60</td> </tr> </table>		Sq. Ft.	LOW	AVG.	GOOD	EXCL.		3,000	\$3.11	\$3.97	\$5.06	\$6.45		5,000	2.88	3.65	4.63	5.86		10,000	2.60	3.27	4.10	5.15		20,000	2.35	2.92	3.64	4.53		30,000	2.21	2.74	3.39	4.20		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		LOW	AVG.	GOOD	EXCL.	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
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style="text-align: right;">.859</td> <td style="text-align: right;">.872</td> <td style="text-align: right;">.899</td> <td style="text-align: right;">.927</td> <td style="text-align: right;">.927</td> <td style="text-align: right;">100,000</td> </tr> </table> <p>*For larger numbers of units, enter table with 100 units and 100 times the average area per unit. For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.184. Do not use basement factors with basement apartment living units.</p>	Total Area	NUMBER OF UNITS*														Total Area	Sq. Ft.	Basement	4	6	8	10	12	16	20	30	40	50	60	80	100	Sq. Ft.	4,000	1.076	.977	1.050	1.129	1.214	----	----	----	----	----	----	----	----	----	4,000	5,000	1.051	.947	1.004	1.063	1.127	1.194	----	----	----	----	----	----	----	----	5,000	10,000	.977	.888	.914	.941	.969	.998	1.057	1.121	----	----	----	----	----	----	10,000	12,000	.958	----	.899	.921	.944	.967	1.015	1.066	1.203	----	----	----	----	----	12,000	16,000	.930	----	.879	.895	.912	.928	.963	.999	1.095	1.199	----	----	----	----	16,000	20,000	.908	----	----	.878	.891	.904	.931	.959	1.032	1.111	1.196	----	----	----	20,000	30,000	.870	----	----	----	----	.870	.887	.905	.951	.999	1.050	1.103	1.218	----	30,000	40,000	----	----	----	----	----	----	.866	.879	.912	.947	.983	1.020	1.099	1.184	40,000	50,000	----	----	----	----	----	----	----	.862	.888	.915	.943	.972	1.032	1.095	50,000	60,000	----	----	----	----	----	----	----	----	.871	.893	.916	.939	.987	1.038	60,000	80,000	----	----	----	----	----	----	----	----	.849	.865	.882	.898	.933	.969	80,000	100,000	----	----	----	----	----	----	----	----	.846	.859	.872	.899	.927	.927	100,000
Total Area	NUMBER OF UNITS*														Total Area																																																																																																																																																																																																																		
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4,000	1.076	.977	1.050	1.129	1.214	----	----	----	----	----	----	----	----	----	4,000																																																																																																																																																																																																																		
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5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MUSEUMS



GOOD CLASS A-B

OCCUPANCY DESCRIPTION: These buildings are designed for long term display of works of art, crafts, natural history, etc., and include exhibit gallery, collection storage, vault, workshop, sales, lecture meeting, theater, food service areas, etc., commensurate with the quality.

INCLUDED IN COSTS: The basic building display structures and necessary permanent lighting, electrical connections and security

NOT INCLUDED IN COSTS: Any display cases, food equipment, movable trade fixtures and chattels or works of art.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$285.26	Good masonry, concrete panels, good architecture and entry	Plaster, good ornamental detail, marble, terrazzo, many extras, theater	Special lighting and security system, good plumbing, kitchen	Hot and chilled water (zoned)
	Average	204.04	Face brick, concrete panels with trim, plain architecture	Drywall, terrazzo, good exhibition, work areas, good lecture facilities	Good lighting, adequate plumbing and surveillance, kitchenette	Warm and cool air (zoned)
A-B	Display basement	152.36	Plaster interior	Display finish, acoustic tile, carpet, terrazzo, vinyl composition, storage	Adequate exhibit lighting and plumbing	Warm and cool air (zoned)
	Finished basement	52.22	Concrete or masonry, partly finished interior	Masonry partitions, repair, storage and staff support rooms	Adequate lighting and plumbing	Hot water
	Parking basement	109.65	Unfinished interior	Unfinished (service booth)	Exposed lighting, drains	Ventilation
	Office mezzanine	71.56	Not included	Enclosed, average office finish, plaster soffit	Average office lighting and plumbing	In building cost
	Display mezzanine	66.46	Not included	Display finish, acoustic tile, carpet, hardwood, vinyl composition	Adequate exhibit lighting and plumbing	In building cost
	Storage mezzanine	31.05	Not included	Painted soffit, unfinished floor, reserve collection storage	Minimum, exposed lighting	In building cost
C	Excellent	269.36	Special architecture and trim, best masonry, good entrance	Best ornamental plaster and detail, terrazzo, marble, many extras, theater	Special lighting and security system, good plumbing, kitchen	Hot and chilled water (zoned)
	Good	199.21	Face brick, concrete panels, good architecture	Drywall, terrazzo, good exhibition, work areas, good lecture facilities	Good lighting and surveillance, adequate plumbing, kitchenette	Warm and cool air (zoned)
	Average	144.98	Brick, block, concrete panels, little trim	Drywall, some ornamentation, vinyl composition, terrazzo, some extras	Adequate lighting, plumbing and security	Package A.C.
	Low cost	104.90	Low cost brick, block, tilt up	Painted, acoustic and asphalt tile	Minimum lighting and plumbing	Forced air
D	Excellent	252.03	Special architecture and trim, best sidings, good entrance	Best ornamental plaster and detail, terrazzo, marble, many extras, theater	Special lighting and security system, good plumbing, kitchen	Hot and chilled water (zoned)
	Good	183.77	Face brick, veneer, EIFS, good architecture	Drywall, terrazzo, good exhibition, work areas, good lecture facilities	Good lighting and surveillance, adequate plumbing, kitchenette	Warm and cool air (zoned)
	Average	140.80	Brick veneer, good stucco, trim, ornamental entrance	Drywall, some ornamentation, vinyl composition, terrazzo, some extras	Adequate lighting, plumbing and security	Package A.C.
	Low cost	101.71	Low cost stucco or siding, very plain, small lobby	Drywall, plywood, acoustic tile, wood or asphalt tile floors, few extras	Minimum lighting and plumbing, minimum gallery facility	Forced air
D POLE	Low cost	89.13	Pole frame, metal siding, finished interior, small lobby, very plain	Drywall, plywood, acoustic tile, wood or asphalt tile floors, few extras	Minimum lighting and plumbing, minimum gallery facility	Forced air
S	Low cost	90.36	Steel frame, metal siding, finished interior, small lobby, very plain	Drywall, plywood, acoustic tile, wood or asphalt tile floors, few extras	Minimum lighting and plumbing, minimum gallery facility	Forced air
CDS	Display basement	108.94	Plastered interior	Display finish, acoustic tile, carpet, vinyl comp., some storage rooms	Adequate exhibit lighting and plumbing	Forced air
	Finished basement	38.43	Painted interior	Workshop, storage, utility and staff support rooms	Adequate lighting and plumbing	Forced air
	Parking basement	79.17	Unfinished interior	Painted ceiling, concrete floor with hardener, lines and stops	Exposed lighting, adequate drains	Ventilation
	Office mezzanine	51.13	Not included	Plaster or drywall soffit, office partitions and finish	Average office lighting and plumbing	In building cost
	Display mezzanine	43.61	Not included	Plaster or drywall soffit, carpet, hardwood and vinyl composition	Adequate exhibit lighting and plumbing	In building cost
	Storage mezzanine	22.01	Not included	Drywall soffit, wood floor, light reserve collection storage	Minimum lighting, no plumbing	In building cost

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

MUSEUMS

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 or freight elevator with simple call system and push-button control, and two or three stops, costs \$56,250 to \$77,250.	SPRINKLERS: Apply to area covered by sprinklers.				
	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	5,000	\$3.56	\$4.51	\$5.71	\$7.22
	10,000	3.21	4.02	5.05	6.33
	15,000	3.01	3.76	4.70	5.86
	20,000	2.88	3.59	4.46	5.55
	30,000	2.71	3.35	4.15	5.14
	40,000	2.59	3.20	3.94	4.87
	60,000	2.44	2.99	3.67	4.50
	80,000	2.33	2.85	3.49	4.27
	100,000	2.25	2.75	3.35	4.09

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 . . .	\$ 9.25	Package A.C. (short ductwork)	\$20.00	Central refrigeration (zoned)	\$14.20
Electric wall heaters	3.40	Warm and cool air (zoned)	30.00	package (short ductwork)	9.90
Forced air furnace	12.60	Hot/chilled water (zoned)	40.25	Central evaporative	5.50
Hot water	17.10	Heat pump system	24.90	Pkg. refrig. . \$1,980 to \$2,575 per ton capacity	
Space heaters, with fan	3.88			Evap. coolers . \$295 to \$485 per MCFM capacity	
radiant	4.44				
Steam (including boiler)	15.50				
without boiler	13.90	Small indiv. heat pumps cost \$1,750 to \$2,440		VENTILATION ONLY	
Wall or floor furnace	3.75	per ton of rated capacity.		Vent. (blowers/ducts)	\$3.17

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	.776	18	1.054
10	.833	20	1.106
12	.889	22	1.158
14	.945	24	1.210
16	1.000 (base)	28	1.313

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq.Ft./Story
	250	300	350	400	450	500	600	700	800	900	1000	1200	1400	1600	
2,000	1.205	1.264	1.322	1.381	----	----	----	----	----	----	----	----	----	----	2,000
5,000	1.034	1.056	1.078	1.100	----	----	----	----	----	----	----	----	----	----	5,000
10,000	----	----	.999	1.011	1.023	1.034	1.056	1.078	1.100	----	----	----	----	----	10,000
14,000	----	----	----	.982	.992	1.001	1.018	1.034	1.049	1.063	----	----	----	----	14,000
20,000	----	----	----	----	----	.971	.986	.999	1.011	1.023	1.034	1.056	----	----	20,000
25,000	----	----	----	----	----	.954	.967	.980	.992	1.003	1.011	1.027	----	----	25,000
30,000	----	----	----	----	----	.943	.954	.965	.976	.986	.995	1.011	1.026	----	30,000
40,000	----	----	----	----	----	----	.938	.945	.954	.963	.971	.986	.999	1.011	40,000
45,000	----	----	----	----	----	----	.934	.939	.946	.954	.962	.976	.989	1.001	45,000
50,000	----	----	----	----	----	----	.930	.935	.941	.947	.954	.967	.980	.992	50,000
75,000	----	----	----	----	----	----	.920	.923	.926	.930	.934	.941	.949	.958	75,000
100,000	----	----	----	----	----	----	.914	.917	.920	.922	.925	.930	.935	.941	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

NATATORIUMS

OCCUPANCY DESCRIPTION: These structures are designed as specialized gymnasium type structures for aquatic sports. Swimming pools and viewing facilities commensurate with the quality are included.

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

NOT INCLUDED IN COSTS: Elevators or equipment and trade fixtures.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$231.12	Heavy frame, best masonry walls, good entrance and lobby	Good main pool, viewing facilities, high-cost finishes, many extras	Good lighting and outlets, good plumbing, extra features	Heat pump system
	Average	171.90	Steel columns and girders, face brick, best ornamental block	Acoustic treatment, tiled surfaces, good competition pools and detail	Adequate lighting and outlets, tiled showers and restrooms	Heat pump system
C	Good	173.67	Steel columns and girders, face brick, best ornamental block	Good tile surfaces and detail, competition pools, viewing facilities	Good lighting and outlets, tiled showers and restrooms	Heat pump system
	Average	123.69	Steel or Glulam trusses or girders, brick, block or tilt up	Plaster or drywall, tile wainscot, Olympic or good municipal pools	Adequate lighting and plumbing, shower rooms	Package A.C.
	Low cost	91.45	Light frame, block or tilt up, very plain	Concrete floor, some tile, single pool, minimal finish	Minimum sports lighting and plumbing	Forced air
D	Good	167.94	Steel or Glulam frame, trusses and girders, brick veneer, best stucco	Good tile surfaces and detail, competition pools, viewing facilities	Good lighting and outlets, tiled showers and restrooms	Heat pump system
	Average	118.45	Heavy frame, trusses or girders, good stucco or siding, little trim	Plaster or drywall, tile wainscot, Olympic or good municipal pools	Adequate lighting and plumbing, shower rooms	Package A.C.
	Low cost	86.88	Light frame, siding or stucco, very plain	Concrete floor, some tile, single pool, minimal finish	Minimum sports lighting and plumbing	Forced air
D POLE	Low cost	81.24	Pole frame, metal siding, some interior finish and insulation	Concrete floor, some tile, single pool, minimal finish	Minimum sports lighting and plumbing	Forced air
S	Average	115.55	Pre-engineered, finished interior, insulation	Plaster and drywall, tile wainscot, Olympic or good municipal pools	Adequate lighting and plumbing, shower rooms	Package A.C.
	Low cost	84.14	Pre-engineered, partly finished interior, some insulation	Concrete floor, some tile, single pool, minimal finish	Minimum sports lighting and plumbing	Forced air

NATATORIUMS

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	\$4.60	\$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
		BALCONIES: Balcony cost include the supporting structure decking and rails. Apply costs to the balcony area.					
				LOW	AVG.	GOOD	EXCL.
			Concrete	\$22.50	\$29.25	\$38.00	\$49.50
			Steel	20.90	28.25	38.00	51.00
	Wood	19.35	25.75	34.50	46.00		
	Add for ornate finishes, balustrades	19.45	24.10	29.75	36.75		
	Add for roofs or awnings	10.50	13.95	18.45	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 ..	\$12.05	Package A.C. (short ductwork)	\$15.85	Central refrigeration (zoned)	\$14.40
	Electric wall heaters	3.61	Warm and cool air (zoned)	25.00	package (short ductwork)	10.05
	Forced air furnace	13.75	Hot/chilled water (zoned)	39.00	Central evaporative	5.38
	Hot water, baseboard/convactor	20.00	Heat pump system	23.85	Pkg. refriger. \$2,050 to \$2,600 per ton capacity	
	Space heaters, with fan	4.08			Evap. coolers . \$300 to \$500 per MCFM capacity	
	radiant	4.71				
	Steam (including boiler)	18.00				
	without boiler	16.35	Small indiv. heat pumps cost \$1,760 to \$2,500 per ton of rated capacity.		VENTILATION ONLY	
	Wall or floor furnace	3.73			Vent. (blowers/ducts)	\$3.31

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	.963	13	1.055
	9	.981	14	1.073
	10	1.000 (base)	15	1.092
	11	1.018	16	1.110
	12	1.037		

4	Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
		125	150	175	200	250	300	400	500	600	800	1000	1200	1600	2000	
	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
	6,000	----	----	----	.934	.952	.968	1.006	1.043	1.079	----	----	----	----	----	6,000
	8,000	----	----	----	----	.929	.942	.968	.996	1.024	1.079	1.134	----	----	----	8,000
	10,000	----	----	----	----	.927	.949	.968	.991	1.036	1.079	1.123	----	----	----	10,000
	12,000	----	----	----	----	.915	.934	.959	.968	1.006	1.043	1.079	1.153	----	----	12,000
	16,000	----	----	----	----	----	.915	.929	.942	.968	.996	1.024	1.079	1.134	----	16,000
	20,000	----	----	----	----	----	----	.915	.927	.949	.968	.991	1.036	1.079	----	20,000

NOTE: For larger buildings, enter the table by taking half the area and half the perimeter. For very small structures, reverse the process (i.e., for a 10' x 10' or 100-square-foot building, multiply both the area and the perimeter by a factor of 5 to enter the table where the wall-to-floor ratio remains the same at 4:1 with a 10' height).

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.