

OFFICE BUILDINGS



EXCELLENT CLASS A



EXCELLENT CLASS A

OCCUPANCY DESCRIPTION: These buildings are designed for commercial occupancies and are normally subdivided into smaller units for tenant use.

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

NOT INCLUDED IN COSTS: Sprinklers, parking or balconies.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$284.92	Best metal or stone, brick or block backup, solar glass	Plaster, best veneers, vinyl wall coverings, vinyl, terrazzo, carpet	*Luminous ceilings, many outlets, many private restrooms	Hot and chilled water (zoned)
	Good	228.66	Good metal/solar glass, face brick, precast concrete panels	Drywall and plaster, some wall cover, acoustic tile, vinyl tile, carpet	*Good fluorescent, high intensity lighting, good restrooms	Hot and chilled water (zoned)
	Average	173.60	Brick, concrete or metal and glass panels, little trim	Average partitions, acoustic tile, vinyl composition, some extras	*Average intensity fluorescent lighting, average restrooms	Warm and cool air (zoned)
	Low cost	140.80	Minimum cost walls and fenestration, little trim	Drywall, acoustic ceilings, asphalt tile, few partitions	*Minimum office lighting and plumbing	Warm and cool air (zoned)
B	Excellent	276.97	Best metal or stone, brick or block backup, tinted glass	Plaster, best veneers, vinyl wall coverings, vinyl tile, terrazzo	*Luminous ceilings, many outlets, many private restrooms	Hot and chilled water (zoned)
	Good	221.06	Good metal/solar glass, face brick, precast concrete panels	Drywall/plaster, some wall cover, acoustic tile, vinyl tile, carpet	*Good fluorescent, high intensity lighting, good restrooms	Hot and chilled water (zoned)
	Average	166.61	Brick, concrete or metal and glass panels, little trim	Average partitions, acoustic tile, vinyl composition, some extras	*Average intensity fluorescent lighting, average restrooms	Warm and cool air (zoned)
	Low cost	134.53	Minimum cost walls and fenestration, little trim	Drywall, acoustic ceilings, asphalt tile, few partitions	*Minimum office lighting and plumbing	Warm and cool air (zoned)
A-B	Basement offices	132.85	Plaster interior	Average office finish, acoustic tile, vinyl composition	Adequate 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
C	Excellent	232.80	Steel frame, masonry & glass, stone ornament., top quality	Plaster, paneling, carpet and terrazzo, suspended ceilings	*Best fluorescent ceiling panels, tiled restrooms, good fixtures	Warm and cool air (zoned)
	Good	161.95	Steel frame or bearing walls, brick/conc. panels, some orn.	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.
	Average	114.78	Steel or concrete frame, or bearing walls, some trim	Paint, drywall partitions, acoustic tile, vinyl composition	*Fluorescent lighting, adequate outlets and plumbing	Forced air
	Low cost	74.69	Masonry bearing walls, light rafters, very plain	Paint, few low cost partitions, acoustic tile, asphalt tile	Minimum office lighting and plumbing	Wall furnace
D	Excellent	224.10	Studs or steel columns, bar or web joists, brick/stone ven., EIFS	Best plaster, paneling, carpet and vinyl tile	*Fluorescent panels, many outlets, good tiled restrooms	Warm and cool air (zoned)
	Good	155.45	Best stucco on good frame, brick or stone trim, good front	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.
	Average	109.93	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	*Adequate lighting and plumbing	Forced air
	Low cost	71.08	Light stucco or siding on wood or steel studs, very plain	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace
D POLE	Good	143.40	Good metal panels, fenestration, some brick or stone trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent, lighting, good restrooms and fixtures	Package A.C.
	Average	98.17	Pole frame, insulated metal panels, some ornamentation	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Forced air
	Low cost	63.63	Pole frame, finished interior, some insulation	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace
S	Good	149.13	Good sandwich panels & fenestration, some brick or stone	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.
	Average	102.50	Insulated wall or sandwich panels, adequate fenestration	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Forced air
	Low cost	66.83	Steel or alum. on light frame, finished interior, some insul.	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace
CDS [†]	Basement office	83.42	Plaster or drywall interior	Average office finish, acoustic tile, vinyl composition	Typical 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

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

OFFICE BUILDINGS

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

1

<p>ELEVATORS: Buildings whose base costs include elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs For detailed costs, see Section UIP 8.</p>				<p>SPRINKLERS: Apply to area covered by sprinklers.</p>				
Classes A/B	Sq. Ft. Costs	Class C/D	Sq. Ft. Costs	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Excellent	\$12.10	Excellent	\$6.10	1,000	\$4.59	\$5.97	\$7.78	\$10.12
Good	8.25	Good	3.70	2,500	3.98	5.13	6.61	8.51
Average	5.65	Average	2.20	5,000	3.57	4.57	5.84	7.46
Low cost	3.85			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 basements stops, add \$6,400 to \$9,850 per stop. 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>				
					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

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

3

<p>HEIGHT REFINEMENTS</p> <p>MULTISTORY BUILDINGS: Up to 30 stories, add .5% (1/2%) for each story over three, above ground, to all base costs; over 30, add .4% (4/10%) for each additional story.</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	.900	13	1.023
9	.928	14	1.046
10	.953	15	1.069
11	.977	16	1.092
12	1.000 (base)		

4

Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story	
	125	150	200	250	300	400	500	600	700	800	900	1000	1200	1500		
1,000	1.168	1.235	1.364	1.494	1.624	1.884	----	----	----	----	----	----	----	----	1,000	
3,000	----	.975	1.018	1.061	1.105	1.191	----	----	----	----	----	----	----	----	3,000	
5,000	----	----	.949	.975	1.000	1.052	1.105	1.155	----	----	----	----	----	----	5,000	
8,000	----	----	----	.926	.942	.975	1.007	1.040	1.072	1.105	----	----	----	----	8,000	
10,000	----	----	----	.910	.923	.949	.975	1.000	1.027	1.052	1.105	1.155	----	----	10,000	
14,000	----	----	----	----	.900	.920	.938	.956	.975	.993	1.030	1.067	1.105	1.140	14,000	
20,000	----	----	----	----	----	----	.910	.923	.936	.949	.975	1.000	1.027	1.052	20,000	
25,000	----	----	----	----	----	----	----	.897	.908	.918	.928	.948	.969	.990	1.011	25,000
30,000	----	----	----	----	----	----	----	----	.897	.906	.915	.932	.949	.965	.983	30,000
50,000	----	----	----	----	----	----	----	----	----	----	.887	.897	.908	.918	.928	50,000
75,000	----	----	----	----	----	----	----	----	----	----	.873	.879	.885	.892	.900	75,000
100,000	----	----	----	----	----	----	----	----	----	----	.866	.871	.876	.881	.887	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

OFFICE BUILDINGS (ALTERNATE METHOD) CLASSES A AND B



EXCELLENT CLASS A

OCCUPANCY DESCRIPTION: Shell This occupancy, together with occupancy Interior Build-out, Office Building, allows you to individually price the shell and the tenant improvement costs for an office building. This provides an alternative to occupancy Office Building, which includes both the shell and tenant improvement costs.

These building shells are designed for commercial occupancies and are normally subdivided into smaller units for tenant use. Costs include the basic building shell and service core (lobby) area finishes only (commensurate with the building class and rank). Only rough electrical and plumbing are included, except for the lobby finishes and core restrooms.

Interior Build-out

This occupancy, together with occupancy Shell, Office Building, allows you to individually price the shell and the tenant improvement costs for an office building. This provides an alternative to occupancy Office Building, which includes both the shell and tenant improvement costs.

Office building build-out finish costs include typical partition density and finishes commensurate with the quality. Floor finishes are carpet, terrazzo or vinyl. Ceiling finishes vary with the quality. Luminous ceilings and high intensity fluorescent lighting are found in the better qualities.

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

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

CLASSES A AND B: OFFICE SHELL BUILDINGS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$164.96	Best metal or stone curtain panels, solar glass, atrium, highly ornamental	Plaster, best veneers, vinyl, best marble and carpet, top lobby finishes	*Luminous lobby ceilings, good tiled core restrooms	None
	Good	128.37	Good metal and solar glass, face brick, best precast concrete panels	Plaster, paneling, vinyl, good pavers, terrazzo, carpet, good entry & lobbies	*Good fluorescent core ceilings, adequate restrooms	None
	Average	100.13	Brick, concrete or metal and glass, steel stud panels, some trim	Drywall or plaster, vinyl, terrazzo, carpet, adequate entry lobby	*Average-intensity core lighting, average restrooms	None
	Low cost	78.17	Minimum-cost walls and fenestration, little trim	Drywall, paint or paper, acoustic ceilings, vinyl comp., plain lobbies	*Minimum lobby lighting, few core extras, small restrooms	None
B	Excellent	157.78	Best metal or stone curtain panels, tinted glass, atrium, very ornamental	Plaster, best veneers, vinyl, best marble and carpet, top lobby finishes	*Luminous lobby ceilings, good tiled core restrooms	None
	Good	121.36	Good metal and solar glass, face brick, best precast concrete panels	Plaster, paneling, vinyl, good pavers, terrazzo, carpet, good entry & lobbies	*Good fluorescent core, ceilings, adequate restrooms	None
	Average	93.57	Brick, concrete or metal and glass panels, some trim, entry ornament	Drywall or plaster, vinyl, terrazzo, carpet, adequate entry lobby	*Average-intensity core lighting, average restrooms	None
	Low cost	72.22	Minimum-cost walls, precast elements and fenestration, little trim	Drywall, paint or paper, acoustic ceilings, vinyl comp., plain lobbies	*Minimum lobby lighting, few core extras, small restrooms	None

CLASSES A AND B: INTERIOR OFFICE BUILD-OUT

CLASS	TYPE	COST/ SQ. FT.	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	\$119.64	High-cost partitions, insulated, many private suites, high-density build-out, many workstations, best conference and reception finishes, standard administrative areas	Good private office lighting and restrooms, best upgrades	Hot and chilled water (zoned)
	Good	100.05	Good plaster, partitions, paneling, suspended acoustic, carpet, tile or vinyl, good reception and meeting-room space, good cabinetry, some communication room build-out	Good fluorescent lighting, wiring, outlets and cabling, some extras	Hot and chilled water (zoned)
	Average	73.29	Average drywall or plaster, acoustic tile, vinyl composition or carpet, adequate shelving and counters, small reception area, few plain meeting rooms, typical clerical	Adequate lighting and outlets, average break room and fixtures	Warm and cool air (zoned)
	Low cost	62.50	Low-cost partitions, paint, suspended ceiling, vinyl composition, low-cost carpet, minimal counters and shelving, low-density build-out, minimum workletter finishes	Minimum lighting and outlets, few extras, small break room	Warm and cool air (zoned)

OFFICE BUILDINGS (ALTERNATE METHOD) CLASSES A AND B

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

1

<p>ELEVATORS: Buildings whose base costs include elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs For detailed costs, see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Classes A/B</th> <th style="text-align: left;">Sq. Ft. Costs</th> </tr> <tr> <td>Excellent</td> <td>\$12.10</td> </tr> <tr> <td>Good</td> <td>8.25</td> </tr> <tr> <td>Average</td> <td>5.65</td> </tr> <tr> <td>Low cost</td> <td>3.85</td> </tr> </table> <p>ELEVATOR STOPS: For basements stops, add \$6,400 to \$9,850 per stop.</p> <p>A small passenger elevator with simple call system and push button control, four-passenger cab, and two or three stops, costs \$56,250 to \$77,250.</p>	Classes A/B	Sq. Ft. Costs	Excellent	\$12.10	Good	8.25	Average	5.65	Low cost	3.85	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> <tr> <td>1,000</td> <td>\$4.59</td> <td>\$5.97</td> <td>\$7.78</td> <td>\$10.12</td> </tr> <tr> <td>2,500</td> <td>3.98</td> <td>5.13</td> <td>6.61</td> <td>8.51</td> </tr> <tr> <td>5,000</td> <td>3.57</td> <td>4.57</td> <td>5.84</td> <td>7.46</td> </tr> <tr> <td>10,000</td> <td>3.20</td> <td>4.07</td> <td>5.16</td> <td>6.55</td> </tr> <tr> <td>15,000</td> <td>3.01</td> <td>3.80</td> <td>4.80</td> <td>6.06</td> </tr> <tr> <td>20,000</td> <td>2.88</td> <td>3.62</td> <td>4.56</td> <td>5.74</td> </tr> <tr> <td>30,000</td> <td>2.70</td> <td>3.38</td> <td>4.24</td> <td>5.32</td> </tr> <tr> <td>50,000</td> <td>2.49</td> <td>3.11</td> <td>3.87</td> <td>4.83</td> </tr> <tr> <td>75,000</td> <td>2.34</td> <td>2.90</td> <td>3.60</td> <td>4.47</td> </tr> <tr> <td>100,000</td> <td>2.24</td> <td>2.77</td> <td>3.42</td> <td>4.23</td> </tr> </table> <p>BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;"></th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> <tr> <td>Concrete</td> <td>\$21.90</td> <td>\$28.25</td> <td>\$36.75</td> <td>\$47.25</td> </tr> <tr> <td>Steel</td> <td>20.60</td> <td>28.00</td> <td>38.00</td> <td>52.00</td> </tr> <tr> <td>Wood</td> <td>17.80</td> <td>23.80</td> <td>31.50</td> <td>42.25</td> </tr> <tr> <td>Add for ornate finishes, balustrades</td> <td>19.00</td> <td>23.40</td> <td>28.50</td> <td>35.25</td> </tr> <tr> <td>Add for roofs or awnings</td> <td>10.50</td> <td>13.90</td> <td>18.50</td> <td>24.60</td> </tr> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	1,000	\$4.59	\$5.97	\$7.78	\$10.12	2,500	3.98	5.13	6.61	8.51	5,000	3.57	4.57	5.84	7.46	10,000	3.20	4.07	5.16	6.55	15,000	3.01	3.80	4.80	6.06	20,000	2.88	3.62	4.56	5.74	30,000	2.70	3.38	4.24	5.32	50,000	2.49	3.11	3.87	4.83	75,000	2.34	2.90	3.60	4.47	100,000	2.24	2.77	3.42	4.23		LOW	AVG.	GOOD	EXCL.	Concrete	\$21.90	\$28.25	\$36.75	\$47.25	Steel	20.60	28.00	38.00	52.00	Wood	17.80	23.80	31.50	42.25	Add for ornate finishes, balustrades	19.00	23.40	28.50	35.25	Add for roofs or awnings	10.50	13.90	18.50	24.60
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2

HEATING AND COOLING					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
	Sq. Ft. Costs		Sq. Ft. Costs		Sq. Ft. Costs
HEATING ONLY		HEATING & COOLING		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. refriger. . \$2,030 to \$2,625 per ton capacity	
Space heaters, with fan	4.38			Evap. coolers . \$295 to \$515 per MCFM capacity	
radiant	5.05				
Steam (including boiler)	19.40				
without boiler	17.80	Small indiv. heat pumps cost \$1,790 to \$2,390		VENTILATION ONLY	
Wall or floor furnace	3.89	per ton of rated capacity.		Vent. (blowers/ducts)	\$3.49

3

HEIGHT REFINEMENTS	
<p>MULTISTORY BUILDINGS: Up to 30 stories, add .5% (1/2%) for each story over three, above ground, to all base costs; over 30, add .4% (4/10%) for each additional story.</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
8	.900
9	.928
10	.953
11	.977
12	1.000 (base)

4

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

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

OFFICE BUILDINGS (ALTERNATE METHOD) CLASSES C, D and S



EXCELLENT CLASS C

OCCUPANCY DESCRIPTION: Shell This occupancy, together with occupancy Interior Build-out, Office Building, allows you to individually price the shell and the tenant improvement costs for an office building. This provides an alternative to occupancy Office Building, which includes both the shell and tenant improvement costs.

These building shells are designed for commercial occupancies and are normally subdivided into smaller units for tenant use. Costs include the basic building shell and service core (lobby) area finishes only (commensurate with the building class and rank). Only rough electrical and plumbing are included, except for the lobby finishes and core restrooms.

Interior Build-out

This occupancy, together with occupancy Shell, Office Building, allows you to individually price the shell and the tenant improve-

ment costs for an office building. This provides an alternative to occupancy Office Building, which includes both the shell and tenant improvement costs.

Office building build-out finish costs include typical partition density and finishes commensurate with the quality. Floor finishes are carpet, terrazzo or vinyl. Ceiling finishes vary with the quality. Luminous ceilings and high intensity fluorescent lighting are found in the better qualities.

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

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

CLASSES C, D AND S: OFFICE SHELL BUILDINGS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$133.40	Steel frame, masonry and glass, stone ornamentation, high quality	Core finish only, veneers, vinyl, marble, carpet, good lobby finishes	*Luminous lobby ceilings, good core restrooms	None
	Good	89.08	Steel frame or bearing walls, brick/conc. panels, some ornamentation	Core finish only, vinyl, standard terrazzo, carpet, adequate entry lobby	*Good fluorescent core ceilings, average restrooms, service fixtures	None
	Average	58.98	Steel or concrete frame, or bearing walls, some trim	Bare office space, unfinished floor, some service areas	*Rough office electrical and plumbing, some service outlets	None
	Low cost	37.30	Masonry bearing walls, light rafters, very plain	Bare office space, floor slab, no service areas	Rough electrical and plumbing	None
D	Excellent	124.79	Studs or steel columns, bar or web joists, best brick or stone veneer	Core finish only, veneers, vinyl, marble, carpet, good lobby finishes	*Luminous lobby ceilings, good core restrooms	None
	Good	82.66	Best stucco on good frame, brick or stone trim, good front	Core finish only, vinyl, standard terrazzo, carpet, adequate entry lobby	*Good fluorescent core ceilings, average restrooms, service fixtures	None
	Average	54.19	Stucco or wood siding on wood studs, some trim	Bare office space, unfinished floor, some service areas	*Rough office electrical and plumbing, some service outlets	None
	Low cost	33.73	Light stucco or siding on wood studs, very plain	Bare office space, floor slab, no service areas	Rough electrical and plumbing	None
D POLE	Average	42.63	Pole frame, insulated metal panels, some ornamentation	Bare office space, unfinished floor, some service areas	Rough office electrical and plumbing, some service outlets	None
	Low cost	26.44	Pole frame, metal panels, finished inside, little trim	Bare office space, floor slab, no service areas	Rough electrical and plumbing	None
S	Good	75.64	Good sandwich panels and fenestration, some brick or stone	Core finish only, vinyl, standard terrazzo, carpet, adequate entry lobby	*Good fluorescent core ceilings, average restrooms, service fixtures	None
	Average	46.21	Insulated wall or sandwich panels, adequate fenestration	Bare office space, unfinished floor, some service areas	Rough office electrical and plumbing, some service outlets	None
	Low cost	29.05	Steel or aluminum on light frame, finished interior, some insulation	Bare office space, floor slab, no service areas	Rough electrical and plumbing	None

CLASSES C, D AND S: INTERIOR OFFICE BUILD-OUT

CLASS	TYPE	COST/ SQ. FT.	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
CDS	Excellent	\$99.69	High-cost partitions, conference and reception finishes, standard administrative areas, good workstations, break room, some private suites, high-density build-out	Good fluorescent lighting, wiring, outlets and cabling, good extras	Warm and cool air (zoned)
	Good	73.09	Plaster or drywall, good partitions, paneling, suspended acoustic, carpet, tile or vinyl, good reception and meeting-room space, some good cabinetry and management offices	Good fluorescent lighting, outlets, average break room and fixtures	Package A.C.
	Average	55.98	Average drywall, acoustic tile, vinyl composition or carpet, adequate shelving, counters, small reception area, few plain management and meeting rooms, typical clerical	Adequate lighting and outlets, average restrooms and fixtures	Forced air
	Low cost	37.19	Low-cost partitions, paint, suspended ceiling, vinyl composition, low-cost carpet, minimal counters and shelving, low-density build-out	Minimum lighting and plumbing, few extras, small restrooms	Electric wall heaters

OFFICE BUILDINGS (ALTERNATE METHOD) CLASSES C, D and S

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

1

<p>ELEVATORS: Buildings whose base costs include elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs For detailed costs, see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Classes C/D</th> <th style="text-align: right;">Sq. Ft. Costs</th> </tr> <tr> <td>Excellent</td> <td style="text-align: right;">\$6.10</td> </tr> <tr> <td>Good</td> <td style="text-align: right;">3.70</td> </tr> <tr> <td>Average</td> <td style="text-align: right;">2.20</td> </tr> </table> <p>ELEVATOR STOPS: For basements stops, add \$6,400 to \$9,850 per stop.</p> <p>A small passenger elevator with simple call system and push button control, four-passenger cab, and two or three stops, costs \$56,250 to \$77,250.</p>	Classes C/D	Sq. Ft. Costs	Excellent	\$6.10	Good	3.70	Average	2.20	<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>1,000</td><td style="text-align: right;">\$4.59</td><td style="text-align: right;">\$5.97</td><td style="text-align: right;">\$7.78</td><td style="text-align: right;">\$10.12</td></tr> <tr><td>2,500</td><td style="text-align: right;">3.98</td><td style="text-align: right;">5.13</td><td style="text-align: right;">6.61</td><td style="text-align: right;">8.51</td></tr> <tr><td>5,000</td><td style="text-align: right;">3.57</td><td style="text-align: right;">4.57</td><td style="text-align: right;">5.84</td><td style="text-align: right;">7.46</td></tr> <tr><td>10,000</td><td style="text-align: right;">3.20</td><td style="text-align: right;">4.07</td><td style="text-align: right;">5.16</td><td style="text-align: right;">6.55</td></tr> <tr><td>15,000</td><td style="text-align: right;">3.01</td><td style="text-align: right;">3.80</td><td style="text-align: right;">4.80</td><td style="text-align: right;">6.06</td></tr> <tr><td>20,000</td><td style="text-align: right;">2.88</td><td style="text-align: right;">3.62</td><td style="text-align: right;">4.56</td><td style="text-align: right;">5.74</td></tr> <tr><td>30,000</td><td style="text-align: right;">2.70</td><td style="text-align: right;">3.38</td><td style="text-align: right;">4.24</td><td style="text-align: right;">5.32</td></tr> <tr><td>50,000</td><td style="text-align: right;">2.49</td><td style="text-align: right;">3.11</td><td style="text-align: right;">3.87</td><td style="text-align: right;">4.83</td></tr> <tr><td>75,000</td><td style="text-align: right;">2.34</td><td style="text-align: right;">2.90</td><td style="text-align: right;">3.60</td><td style="text-align: right;">4.47</td></tr> <tr><td>100,000</td><td style="text-align: right;">2.24</td><td style="text-align: right;">2.77</td><td style="text-align: right;">3.42</td><td style="text-align: right;">4.23</td></tr> </table> <p>BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;"></th> <th style="text-align: 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;">\$21.90</td><td style="text-align: right;">\$28.25</td><td style="text-align: right;">\$36.75</td><td style="text-align: right;">\$47.25</td></tr> <tr><td>Steel</td><td style="text-align: right;">20.60</td><td style="text-align: right;">28.00</td><td style="text-align: right;">38.00</td><td style="text-align: right;">52.00</td></tr> <tr><td>Wood</td><td style="text-align: right;">17.80</td><td style="text-align: right;">23.80</td><td style="text-align: right;">31.50</td><td style="text-align: right;">42.25</td></tr> <tr><td>Add for ornate finishes, balustrades</td><td style="text-align: right;">19.00</td><td style="text-align: right;">23.40</td><td style="text-align: right;">28.50</td><td style="text-align: right;">35.25</td></tr> <tr><td>Add for roofs or awnings</td><td style="text-align: right;">10.50</td><td style="text-align: right;">13.90</td><td style="text-align: right;">18.50</td><td style="text-align: right;">24.60</td></tr> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	1,000	\$4.59	\$5.97	\$7.78	\$10.12	2,500	3.98	5.13	6.61	8.51	5,000	3.57	4.57	5.84	7.46	10,000	3.20	4.07	5.16	6.55	15,000	3.01	3.80	4.80	6.06	20,000	2.88	3.62	4.56	5.74	30,000	2.70	3.38	4.24	5.32	50,000	2.49	3.11	3.87	4.83	75,000	2.34	2.90	3.60	4.47	100,000	2.24	2.77	3.42	4.23		LOW	AVG.	GOOD	EXCL.	Concrete	\$21.90	\$28.25	\$36.75	\$47.25	Steel	20.60	28.00	38.00	52.00	Wood	17.80	23.80	31.50	42.25	Add for ornate finishes, balustrades	19.00	23.40	28.50	35.25	Add for roofs or awnings	10.50	13.90	18.50	24.60
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2

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

3

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

4

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

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

OFFICE BUILDINGS – REFINEMENTS

OCCUPANCY DESCRIPTION: Atrium/vestibule entries or lobbies are glassed structures which usually abut or are underneath elevated buildings.

Mechanical penthouses shelter the buildings' elevators and other mechanical equipment that is generally located on the roof. The excellent cost rank represents a full intermediate mechanical utility floor found in large high-rise construction. For finished penthouses, i.e., those containing roof apartments, restaurants, use the proper costs for that occupancy.

Mezzanines are generally partial floors between two finished floors, or between the ground floor and the roof, occupying a lesser area than the full floor or floors. The area may be open for general storage or to house the building's mechanicals, or it may be finished for a particular use, such as offices.

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

NOT INCLUDED IN COSTS: Sprinklers, elevators or other mechanical equipment.

ATRIUMS/VESTIBULES

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	\$505.47	Structural glass, decorative space frame/shed atrium glazing	Granite, marble, high cost pavers, ornate finishes	Best lighting, adequate electrical and plumbing	Hot and chilled water (zoned)
	Good	329.20	Architectural glazed shed atrium, good space frame	Good stone, masonry pavers, good lobby wall treatment, trim	Good lighting and plumbing	Hot and chilled water (zoned)
	Average	220.44	Glass shed curtain wall, glass and some exposed roof deck	Terrazzo, masonry pavers, few partitions or extras	Adequate electrical and plumbing	Hot and chilled water (zoned)
	Low cost	140.86	Metal and glass, some concrete, brick or stucco panels, no roof	Under elevated building vestibule, low cost terrazzo, vinyl and acoustic	Minimum electrical and plumbing	Warm and cool air (zoned)
	Cheap	68.39	Brick, block, concrete, very plain, no roof structure	Under elevated building, low-cost elevator/stairway vestibule	Minimum electrical	None
CDS	Good	266.30	Good glazed shed atrium	Stone or masonry pavers, some good lobby wall treatment, trim	Good lighting and plumbing	Hot and chilled water (zoned)
	Average	166.13	Glass shed curtain wall, skylights, some exposed roof deck	Low-cost terrazzo, masonry pavers, few partitions or extras	Adequate electrical and plumbing	Warm and cool air (zoned)
	Low cost	112.90	Glass panels, block, brick veneer or stucco, no roof	Under building vestibule, vinyl composition and acoustic tile	Minimum electrical and plumbing	Warm and cool air (zoned)
	Cheap	49.89	Block, brick veneer or stucco, very plain, no roof structure	Under elevated building, low-cost elevator/stairway vestibule	Minimum electrical	None

MECHANICAL PENTHOUSES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent (Full floor)	\$91.62	Louvers, best curtain wall panels, matching spandrel	Intermediate full mechanical floor, utility space, some storage	Adequate lighting, utility outlets and drains	None
	Good	82.63	Good curtain panels, masonry, louvers, concrete roof	Mechanical and storage, some finish and partitions	Adequate lighting, utility outlets and drains	None
	Average	58.50	Curtain panels or masonry, steel roof deck	Unfinished equipment and storage, few partitions	Exposed lighting, adequate drains	None
	Low cost	41.42	Low cost panels, masonry, very plain	Unfinished interior, roof access only	Minimum lighting, floor drains	None
CDS	Average	45.17	Frame or bearing walls, good panels, louvers/masonry, trim	Unfinished equipment and storage, few partitions	Exposed lighting, adequate drains	None
	Low cost	31.57	Light frame or stud single wall, low-cost metal, stucco or siding	Unfinished interior	Minimum lighting, floor drains	None

MEZZANINES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Office	82.41	Not included	Enclosed, average office finish, plaster soffit	Average office lighting and plumbing	In building cost
	Open	46.73	Not included	Carpet and vinyl composition, plaster soffit	Average lighting and plumbing	In building cost
	Good stor./mechanical	56.18	Not included	Metal grating on steel structure	Adequate lighting, no plumbing	In building cost
	Average storage	31.37	Not included	Painted soffit, light storage, unfinished floor	Minimum, exposed lighting	In building cost
	Low stor./mechanical	13.64	Not included	Interstitial space, walk-on platform ceiling assembly, unfinished interior	Minimum lighting, drains	In building cost
CDS	Office	60.66	Not included	Enclosed, average office finish, acoustic tile soffit	Average office lighting and plumbing	In building cost
	Open	33.50	Not included	Open, finished floors and soffit	Average lighting, no plumbing	In building cost
	Average storage	22.52	Not included	Drywall soffit, wood floor, light storage	Minimum lighting, no plumbing	In building cost

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

OFFICE BUILDINGS – REFINEMENTS

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>ELEVATOR STOPS: For vestibule, penthouse or mezzanine elevator stops, add \$6,400 to \$9,850 per stop.</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
	2,500	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
<p>For intermediate or ground-floor parking levels under elevated office buildings, see Parking Levels.</p>					

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

3

HEIGHT REFINEMENTS					
<p>MULTISTORY BUILDINGS: Up to 30 stories, add .5% (1/2%) for each story over three, above ground, to all base costs; over 30, add .4% (4/10%) for each additional story.</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	Average Wall Height	Square Foot Multiplier
8	.900	13	1.023	24	1.276
9	.928	14	1.046	28	1.367
10	.953	15	1.069	32	1.459
11	.977	16	1.092	36	1.552
12	1.000 (base)	20	1.184		

4

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

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

PASSENGER TERMINALS



AVERAGE CLASS C



FAIR CLASS C

OCCUPANCY DESCRIPTION: These passenger or commuter terminal buildings include low-quality bus or train stop waiting structures to the high cost major airport type facility with separate baggage, ticket lobby, concession, lounge and concourse facilities.

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

NOT INCLUDED IN COSTS: Ticket, baggage, boarding, concession or other food service equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	\$452.47	Special architecture, metal and glass, stone, concrete, skylights	Special finishes, acoustic design, high cost lobby, concourse finishes	*High quality specialty lighting, best wiring throughout, good plumbing	Complete H.V.A.C.
	Good	322.27	Face brick, metal and glass, limestone, architectural concrete	Good finishes throughout, some extras, typical major terminal facility	*Special lighting, good sound systems and plumbing, some extras	Complete H.V.A.C.
	Average	229.65	Brick, concrete or metal panels, formed concrete, decorative lobby	Vaulted ceilings, pavers, terrazzo, good air or train type terminal	*Good lighting, sound systems and plumbing, food service	Complete H.V.A.C.
	Low cost	164.06	Brick, precast concrete, good block, some trim	Finished interior, suspended ceiling, terrazzo lobby, small main terminal	*Average lighting, good sound and plumbing, lounge	Complete H.V.A.C.
A-B	Semi-fin. basement	82.37	Low cost finishes	Minimum lounge area, restrooms, some utility and storage	Minimum lighting, adequate plumbing	None
	Utility basement	47.83	Reinforced concrete, unfinished interior	Unfinished storage areas, some partitions	Minimum lighting and plumbing, drains	None
C	Excellent	313.36	High cost roof, large arched entries and domed skylights	Special finishes, acoustic design, high cost lobby, concourse finishes	*High quality specialty lighting, best wiring throughout, good plumbing	Complete H.V.A.C.
	Very good	247.54	Face brick, stone, terra cotta, ornamental entrance and lobby	Good finishes throughout, some extras, typical major terminal facility	*Special lighting, good sound systems and plumbing, some extras	Complete H.V.A.C.
	Good	191.18	Brick, block, concrete, good decorative front and lobby	Vaulted ceilings, pavers, terrazzo, good air or train type terminal	Good lighting, sound systems and plumbing, food service	Hot and chilled water (zoned)
	Average	117.58	Brick, block, concrete, good front and lobby, some trim	Finished interior, suspended ceiling, terrazzo lobby, small main terminal	Average lighting, good sound and plumbing, lounge	Warm and cool air (zoned)
	Fair	95.04	Brick, block, concrete panels, plain commercial building, small entry	Drywall, acoustic tile, vinyl comp. lobby, small city bus station	Minimum lighting, adequate sound, minimum plumbing	Heat pump system
	Low cost	75.02	Low cost block, tilt-up, very plain, acoustic sound walls	Few partitions, very plain, minimum waiting and concession/ticket area	Minimum code, public address system	Package A.C.
D	Very good	233.90	Face brick or stone veneer, ornamental entrance and lobby	Good finishes throughout, some extras, typical major terminal facility	*Special lighting, good sound systems and plumbing, some extras	Complete H.V.A.C.
	Good	180.16	Stucco, some brick or stone trim, decorative front and lobby	Vaulted ceilings, pavers, terrazzo, good air or train type terminal	Good lighting, sound systems and plumbing, food service	Hot and chilled water (zoned)
	Average	110.28	Stucco or siding, good front and lobby, some trim	Finished interior, suspended ceiling, terrazzo lobby, small main terminal	Average lighting, good sound and plumbing, lounge	Warm and cool air (zoned)
	Fair	89.09	Siding or stucco, small entrance	Drywall, acoustic tile, vinyl comp. lobby, small city bus station	Minimum lighting, adequate sound, minimum plumbing	Heat pump system
	Low cost	70.19	Low-cost wood or stucco, very plain	Few partitions, very plain, minimum waiting and concession/ticket area	Minimum code, public address system	Package A.C.
D POLE	Fair	83.67	Metal panels on pole frame, finished interior, small entrance	Drywall, acoustic tile, vinyl comp. lobby, small city bus station	Minimum lighting, adequate sound, minimum plumbing	Heat pump system
	Low cost	65.63	Pole frame and truss, metal siding, low cost finish & insul.	Few partitions, very plain, minimum waiting and concession/ticket area	Minimum code, public address system	Package A.C.
S	Average	110.79	Good metal panels, roof, front and lobby, some trim	Finished interior, suspended ceiling, terrazzo lobby, small main terminal	Average lighting, good sound and plumbing, lounge	Warm and cool air (zoned)
	Fair	89.29	Metal panels, fin. interior, small entrance, masonry sound walls	Drywall, acoustic tile, vinyl comp. lobby, small city bus station	Minimum lighting, adequate sound, minimum plumbing	Heat pump system
	Low cost	70.18	Single wall, low-cost interior finish and insulation	Few partitions, very plain, minimum waiting and concession/ticket area	Minimum code, public address system	Package A.C.
CDS	Semi-fin. basement	56.37	Low cost finishes	Minimum lounge area, restrooms, some utility and storage	Minimum lighting, adequate plumbing	None
	Utility basement	31.03	Reinforced concrete, unfinished interior	Unfinished storage area	Minimum lighting and drains	None

PASSENGER TERMINALS

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 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.				SPRINKLERS: Apply to area covered by sprinklers.				
Classes A/B	Sq. Ft. Costs	Classes C/D/S	Sq. Ft. Costs	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Excellent	\$12.15	Excellent	\$7.59	5,000	\$2.86	\$3.79	\$5.01	\$6.63
Good	8.91	Very good	5.44	10,000	2.58	3.38	4.44	5.82
Average	6.50			20,000	2.32	3.02	3.93	5.11
Low-cost	4.75			40,000	2.09	2.70	3.48	4.49
				50,000	2.02	2.60	3.35	4.31
				80,000	1.88	2.41	3.08	3.95
				100,000	1.82	2.32	2.96	3.79
				200,000	1.64	2.07	2.63	3.33
				400,000	1.47	1.85	2.33	2.92

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. For pedestrian bridges or tunnels, see Page CAL 248.

2

PASSENGER TERMINAL HEATING, COOLING AND AIR CONDITIONING					
Costs of some high-quality terminal mechanical items are listed separately from those of other buildings because of special requirements. 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.					
COMPLETE H.V.A.C.		COMPLETE H.V.A.C.		COMPLETE H.V.A.C.	
Classes A/B	Sq. Ft. Costs	Classes A/B	Sq. Ft. Costs	Classes C/D	Sq. Ft. Costs
Excellent	\$62.00	Average	\$38.25	Excellent	\$47.00
Good	48.75	Low	30.00	Very good	36.75
HEATING ONLY		HEATING & COOLING		COOLING ONLY	
Forced air furnace	7.01	Package A.C. (short ductwork)	\$13.65	Central refrigeration (zoned) package (short ductwork)	\$11.50
Hot water	12.40	Warm and cool air (zoned)	18.65	Central evaporative	4.77
Space heaters, with fan radiant	3.54	Hot/chilled water (zoned)	31.25		
	3.96	Heat pump system	17.10		
Steam (including boiler) without boiler	10.80	Small indiv. heat pumps cost \$1,600 to \$2,160 per ton of rated capacity.		VENTILATION ONLY	
	9.42			Vent. (blowers/ducts)	\$2.04

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	Average Wall Height	Square Foot Multiplier
8	.885	18	1.086	28	1.331
10	.921	20	1.133	30	1.382
12	.960	22	1.181	35	1.515
14	1.000 (base)	24	1.231	40	1.650
16	1.041	26	1.281	50	1.930

4

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

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

PAVILIONS



AVERAGE CLASS D

OCCUPANCY DESCRIPTION: These structures range from a low quality open park/picnic shelter structure to a high cost bandstand pavilion. The average to good pavilion is an average of a gazebo, bandstand and walled pavilion.



LOW COST CLASS D

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

NOT INCLUDED IN COSTS: Picnic units, benches or audio visual equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$237.19	Face brick, cast stone, ornate trim and railings, slate, copper cover	Raised colored slab, pavers, plank ceiling, best bandstand	Good electrical, ornamental lighting, some extras	None
	Very Good	184.00	Brick or face block, stone trim, concrete or clay tile cover	Raised slab, decorative balustrading, ornate bandstand pavillion	Good electrical and lighting	None
	Good	142.60	Enclosed, arched openings, brick or block, good trim, heavy shingles	Raised slab on fill, good balustrades, good bandstand	Adequate electrical, outlets and lighting	None
	Average	86.20	Enclosed, concrete block, little trim, composition shingle cover	Unfinished, concrete slab, walled park pavillion	Adequate electrical and lighting	None
	Fair	66.95	Open, face block, brick columns, timber roof framing, trellis, tile	Unfinished, concrete slab, exposed roof deck, best picnic shelter	Minimum electrical or water service, service wall	None
	Low cost	52.00	Open, no walls, block columns, some trim, wood trusses, architectural shingles	Unfinished, concrete slab, good park shelter	Minimum lighting	None
	Cheap	40.41	Open air, no walls, masonry supports, composition shingle cover	Unfinished, concrete slab, minimum park picnic shelter	None	None
D	Excellent	231.73	Face brick veneer, cast stone trim, heavy trusses, slate, copper cover	Raised colored slab, pavers, plank ceiling	Good electrical, ornamental lighting, some extras	None
	Very Good	178.57	Masonry veneer, custom woods, trim, concrete or clay tile cover	Raised deck or slab, decorative balustrading, ornate bandstand	Good electrical and lighting	None
	Good	137.47	Enclosed, arched openings, best sidings, trim, trellis, heavy shingles	Raised wood deck on piers, good balustrades, good bandstand	Adequate electrical, outlets and lighting	None
	Average	82.00	Enclosed, siding or stucco, some trim	Unfinished, slab or light plank, walled pavillion, average bandstand, gazebo	Adequate electrical and lighting	None
	Fair	63.24	Open timber framing, trellis, heavy shingle or tile cover	Unfinished, concrete slab, exposed roof deck, best picnic shelter, plain gazebo	Minimum electrical or water service, service wall	None
	Low cost	48.82	Open, no walls, wood columns, some trim, composition shingles	Unfinished, concrete slab, good shelter, minimum gazebo	Minimum lighting	None
	Cheap	37.68	Open air, no walls, wood posts, composition, roll or shingle cover	Unfinished, concrete slab, prefabricated shelter	None	None
D POLE	Fair	58.35	Open, pole frame, wide span, formed metal cover, good trim	Unfinished, concrete slab, brick ribbons, best picnic shelter	Minimum electrical or water service, service wall	None
	Low cost	45.06	Open, no walls, pole frame, metal cover, some trim	Unfinished, concrete slab, good picnic shelter	Minimum lighting	None
	Cheap	34.80	Open air, no walls, light metal cover on pole frame	Unfinished, concrete slab, prefabricated picnic shelter	None	None
S	Average	78.09	Enclosed, steel frame, metal siding, masonry trim	Unfinished, concrete slab, walled park pavillion	Adequate electrical and lighting	None
	Fair	60.46	Open, wide span truss, formed metal cover, good trim	Unfinished, concrete slab, brick ribbons, best picnic shelter	Minimum electrical or water service, service wall	None
	Low cost	46.86	Open, partial wall panels, steel frame, metal cover, some trim	Unfinished, concrete slab, good picnic or play shelter	Minimum lighting	None
	Cheap	36.31	Open air, no walls, light steel, colored panels or heavy canvas	Unfinished, concrete slab, prefabricated picnic shelter	None	None

PAVILIONS

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.
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.

HEATING ONLY		Sq. Ft. Costs	HEATING & COOLING		Sq. Ft. Costs	COOLING ONLY		Sq. Ft. 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. refriger. .	\$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				VENTILATION ONLY		
without boiler	.....	13.90	Small indiv. heat pumps cost \$1,750 to \$2,440			Vent. (blowers/ducts)	.....	\$3.17
Wall or floor furnace	.....	3.75	per ton of rated capacity.					

3

HEIGHT REFINEMENTS

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.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 PERIMETER

Average Floor Area Sq.Ft./Story	250	300	350	400	450	500	600	700	800	900	1000	1200	1400	1600	Average Floor Area Sq.Ft./Story
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.

POST OFFICES – BRANCH/MAIL PROCESSING FACILITIES



GOOD CLASS C BRANCH

OCCUPANCY DESCRIPTION: Branch post offices are small buildings, typically under 10,000 square feet, usually built under lease agreements with the U.S. Postal Service. The exteriors vary, but generally include some ornamentation even at the low quality levels. Interiors are generally drywall. The most common floor finish is vinyl composition.

Mail and package sorting centers are usually built under lease agreements with the U.S. Postal Service, or by commercial package delivery companies. They are designed with large areas to accommodate the processing and shipment of small lots of packages and mail. They have more plumbing and lighting than main post offices in order to service the large personnel load.



AVERAGE CLASS C BRANCH

A post office commonly has work space, lobby, office, restrooms, directory, loading area and mechanical rooms. The area associated with each of these segments varies due to the overall size of the building and community served. The better quality levels include some security wiring.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Elevators are included in costs designated with an asterisk (*). Costs for mail-processing facilities include lookout galleries and security wiring.

NOT INCLUDED IN COSTS: Material-handling equipment, dock levelers, signs and furnishings.

SQUARE FOOT COST TABLE BRANCH POST OFFICES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$151.22	Concrete, metal/glass, or masonry panels, usually part of a building	Plaster and drywall, vinyl wall finish, resilient floors	Good illumination and wiring, adequate plumbing	Warm and cool air (zoned)
	Excellent	217.55	Best brick ashlar on block, stone trim, good ornamentation	Plaster/drywall, vinyl wall finishes, tiled lobby	Good lighting and security wiring, good plumbing	Heat pump system
C	Good	160.30	Ornamental brick or block, precast concrete, good trim	Plaster/drywall, vinyl or enamel wall finish, resilient floors, good lobby	Good illumination, adequate plumbing and wiring,	Package A.C.
	Average	120.82	Brick, block, tilt-up, some trim	Drywall interiors, vinyl composition tile, acoustic tile, adequate lobby	Adequate illumination and plumbing, standard fixtures	Package A.C.
	Low cost	85.16	Block or brick, stock plans, plain, minimum fenestration	Gypsum board and paint, vinyl composition, very small lobby	Adequate lighting, minimum plumbing and wiring	Forced air
D	Excellent	198.74	Best siding, shingles, EIFS, elastomeric roof cover	Plaster/drywall, vinyl wall finishes, tiled lobby	Good lighting and security wiring, good plumbing	Heat pump system
	Good	148.57	Good siding or stucco, good trim	Plaster/drywall, vinyl or enamel wall finish, resilient floors, good lobby	Good illumination, adequate plumbing and wiring,	Package A.C.
	Average	113.66	Stucco, EIFS, or siding, some trim	Drywall interiors, vinyl composition tile, acoustic tile, adequate lobby	Adequate lighting and plumbing, standard fixtures	Package A.C.
	Low cost	81.13	Stucco or siding, stock plans, plain, minimum fenestration	Drywall, few partitions, asphalt tile, few extras, very small lobby	Adequate lighting, minimum plumbing and wiring	Forced air
D Masonry Veneer	Excellent	209.25	Brick or stone veneer, good ornamentation	Plaster/drywall, vinyl wall finishes, tiled lobby	Good lighting and security wiring, good plumbing	Heat pump system
	Good	154.92	Good brick veneer, good trim	Plaster/drywall, vinyl or enamel wall finish, resilient floors, good lobby	Good illumination, adequate plumbing and wiring	Package A.C.
	Average	117.29	Brick veneer, built-up or shingle roof, some trim	Drywall interiors, vinyl composition tile, acoustic tile, adequate lobby	Adequate illumination and plumbing, standard fixtures	Package A.C.
	Low cost	82.96	Brick veneer, stock plans, plain, minimum fenestration	Gypsum board and paint, vinyl composition, very small lobby	Adequate lighting, minimum plumbing and wiring	Forced air
S	Average	117.11	Sandwich panels, some ornamentation	Drywall interiors, vinyl composition tile, acoustic tile, adequate lobby	Adequate illumination and plumbing, standard fixtures	Package A.C.

MAIL-PROCESSING FACILITIES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$153.75	Brick, precast or metal and glass panels, good trim	Plaster and drywall, good office and sorting areas, lookout galleries	*Good illumination, security wiring, adequate plumbing	Hot and chilled water (zoned)
C	Good	134.12	Ornamental brick or block, precast concrete, good trim	Some good offices and interior finish, sorting areas, lookout galleries	High level lighting and good plumbing and wiring	Hot and chilled water(zoned)
	Average	92.49	Brick, block, tilt up, some trim, bar or web joists	Painted walls, finished offices and sorting areas, hardened slab	Reading level lighting, adequate plumbing, security wiring	Warm and cool air (zoned)
S	Good	90.97	Steel frame, sandwich panels, good trim	Some good offices and interior finish, sorting areas, lookout galleries	High level lighting and good plumbing and wiring	Hot and chilled water (zoned)
	Average	69.54	Sandwich panels, some trim, bar or web joists	Drywall interiors, finished offices and sorting areas, hardened slab	Reading level lighting, adequate plumbing, security wiring	Warm and cool air (zoned)

NOTE: Basement and mezzanine costs are listed under Main Post Offices.

POST OFFICES – BRANCH/MAIL-PROCESSING FACILITIES

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

1

ELEVATORS: 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.		SPRINKLERS: Apply to area covered by sprinklers.				
Classes A/B	Sq. Ft. Costs	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Average	6.16	1,000	\$3.65	\$4.92	\$6.64	\$8.95
		2,500	3.18	4.24	5.66	7.55
		5,000	2.86	3.79	5.01	6.63
		10,000	2.58	3.38	4.44	5.82
		15,000	2.42	3.16	4.13	5.40
		20,000	2.32	3.02	3.93	5.11
		30,000	2.18	2.83	3.66	4.74
		40,000	2.09	2.70	3.48	4.49
		50,000	2.02	2.60	3.35	4.31
		80,000	1.88	2.41	3.08	3.95
		100,000	1.82	2.32	2.96	3.79
		150,000	1.71	2.17	2.76	3.51
ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$6,400 to \$9,650 per stop.						
DOCK HEIGHT FLOORS: Add \$1.64 to \$6.20 per square foot to base cost of first floor.						
AUTOMATIC DOCK LEVELERS: Cost \$6,100 to \$11,600 each. See Section UIP 15 for greater detail.		Loading docks, see Page CAL 398.				

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 ..	\$ 6.21	Package A.C. (short ductwork)	\$13.65	Central refrigeration (zoned)	\$11.50
Electric wall heaters	2.53	Warm and cool air (zoned)	18.65	package (short ductwork)	7.63
Forced air furnace	7.01	Hot/chilled water (zoned)	31.25	Central evaporative	4.77
Hot water	12.40	Heat pump system	17.10	Pkg. refriger. . \$1,660 to \$2,180 per ton capacity	
Space heaters, with fan	3.54			Evap. coolers . \$235 to \$385 per MCFM capacity	
radiant	3.96			VENTILATION ONLY	
Steam (including boiler)	10.80	Small indiv. heat pumps cost \$1,600 to \$2,160		Vent. (blowers/ducts)	\$2.04
without boiler	9.42	per ton of rated capacity.			

3

HEIGHT REFINEMENTS			
MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.			
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.885	16	1.041
10	.921	18	1.086
12	.960	20	1.133
14	1.000 (base)	22	1.181

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq.Ft./Story
	100	150	200	250	300	350	400	450	500	800	1000	1200	1500	2000	
1,000	1.252	1.468	---	---	---	---	---	---	---	---	---	---	---	---	1,000
2,000	---	1.147	1.252	1.360	---	---	---	---	---	---	---	---	---	---	2,000
5,000	---	---	.996	1.040	1.083	1.125	1.168	1.210	1.252	---	---	---	---	---	5,000
10,000	---	---	---	---	---	.972	.996	1.019	1.040	1.168	---	---	---	---	10,000
14,000	---	---	---	---	---	---	.945	.961	.977	1.071	1.132	---	---	---	15,000
20,000	---	---	---	---	---	---	---	---	.926	.996	1.040	1.083	---	---	20,000
25,000	---	---	---	---	---	---	---	---	.907	.959	.996	1.032	---	---	25,000
30,000	---	---	---	---	---	---	---	---	---	.935	.965	.995	1.040	---	30,000
40,000	---	---	---	---	---	---	---	---	---	.907	.926	.949	.984	---	40,000
50,000	---	---	---	---	---	---	---	---	---	.891	.907	.924	.950	.996	50,000
70,000	---	---	---	---	---	---	---	---	---	---	.884	.896	.913	.945	70,000
100,000	---	---	---	---	---	---	---	---	---	---	.863	.872	.887	.907	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

POST OFFICES – MAIN



GOOD CLASS C



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These larger buildings, typically between 10,000 and 30,000 square feet, are usually built under lease agreements with the U.S. Postal Service. The exteriors vary, but generally include some ornamentation even at the low quality levels. Interiors are plaster or drywall. The most common floor finishes are vinyl composition with terrazzo or pavers in the lobby areas.

A post office commonly has work space, lobby, office, restrooms, directory, loading area and mechanical rooms. The area associated

with each of these segments varies due to the overall size of the building and community served. The better quality levels include lookout galleries, as well as good security wiring.

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

NOT INCLUDED IN COSTS: Material handling equipment, dock levelers, signs and furnishings.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$264.61	Face brick, metal panels, good glass, ornamentation	Plaster, vinyl wall finishes, vinyl composition, some terrazzo/pavers	*High-quality lighting and security wiring, good plumbing	Hot and chilled water (zoned)
	Average	198.45	Brick, precast or metal and glass panels, ornamentation	Plaster and drywall, vinyl wall finish, vinyl composition tile	*Good illumination, security wiring, adequate plumbing	Warm and cool air (zoned)
A-B	Parking basement	60.46	Unfinished concrete, water-proofed walls	Unfinished, concrete floor, striped	Minimum lighting, adequate drains	Ventilation
	Good storage bsmt.	64.39	Reinforced concrete, semifinished, painted interior	Some partitions, heavy floor, good storage or work areas	Adequate lighting and plumbing, good drains	Space heaters
	Avg. storage bsmt.	47.83	Reinforced concrete, unfinished interior	Unfinished storage areas, some partitions	Minimum lighting and plumbing, drains	None
C	Excellent	247.69	Stone, ashlar or panels, highly ornamental	Plaster, vinyl wall finishes, vinyl composition, some terrazzo or pavers	High-quality lighting and security wiring, good plumbing	Hot and chilled water (zoned)
	Good	181.26	Ornamental brick or block, precast concrete, good trim	Plaster/drywall, vinyl or enamel wall finish, good resilient floors	Good illumination, security wiring, adequate plumbing	Warm and cool air (zoned)
	Average	139.15	Brick, block, tilt-up, some good ornamentation	Drywall, vinyl or enamel wall finish, resilient floors, adequate offices	Adequate illumination, security wiring and plumbing	Heat pump system
D	Very Good	191.52	Best siding, much trim, highly ornamented, complex roof skylights	Plaster/drywall, vinyl wall finishes, vinyl composition some terrazzo or pavers	Good-quality, lighting and security wiring, good plumbing	Warm and cool air (zoned)
	Good	169.06	Best stucco or siding, good ornamentation	Plaster/drywall, vinyl or enamel wall finish, good resilient floors	Good illumination, security wiring, adequate plumbing	Warm and cool air (zoned)
	Average	130.86	Stucco, EIFS, or siding, some good ornamentation	Drywall, vinyl or enamel wall finish, resilient floors, adequate offices	Adequate illumination, security wiring and plumbing	Heat pump system
D Masonry Veneer	Excellent	226.89	Best stone or brick veneer, good trim	Plaster, vinyl wall finishes, vinyl composition, some terrazzo/pavers	High-quality lighting and security wiring, good plumbing	Warm and cool air (zoned)
	Good	174.96	Brick veneer, good built-up or shingle roof and trim	Plaster/drywall, vinyl or enamel wall finish, good resilient floors	Good illumination, security wiring, adequate plumbing	Warm and cool air (zoned)
	Average	134.32	Brick or block veneer, shingle or built-up roof, some good ornamentation	Drywall, vinyl or enamel wall finish, resilient floors, adequate offices	Adequate illumination, security wiring and plumbing	Heat pump system
S	Average	134.16	Steel frame, best sandwich panels, some good ornamentation	Drywall, vinyl or enamel wall finish, resilient floors, adequate offices	Adequate illumination, security wiring and plumbing	Heat pump system
CDS †	Parking basement	39.56	Unfinished concrete, waterproofed	Plaster or drywall ceiling, concrete floor, striped	Minimum lighting, adequate drains	Ventilation
	Storage basement	31.03	Reinforced concrete, unfinished interior	Unfinished storage areas, some partitions	Minimum lighting and drains	None

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

POST OFFICES – MAIN

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>				
Classes A/B	Sq. Ft. Costs	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Good	\$8.41	5,000	\$2.86	\$3.79	\$5.01	\$6.63
Average	6.16	10,000	2.58	3.38	4.44	5.82
		15,000	2.42	3.16	4.13	5.40
		20,000	2.32	3.02	3.93	5.11
		30,000	2.18	2.83	3.66	4.74
		40,000	2.09	2.70	3.48	4.49
		50,000	2.02	2.60	3.35	4.31
		80,000	1.88	2.41	3.08	3.95
		100,000	1.82	2.32	2.96	3.79
		150,000	1.71	2.17	2.76	3.51
<p>ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$6,400 to \$9,650 per stop.</p>		<p>DOCK HEIGHT FLOORS: Add \$1.64 to \$6.20 per square foot to base cost of first floor.</p>				
<p>AUTOMATIC DOCK LEVELERS: Cost \$6,100 to \$11,600 each. See Section UIP 15 for greater detail.</p>		<p>For loading docks, see Page CAL 398.</p>				

2

<p>HEATING AND COOLING</p> <p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
HEATING ONLY		Sq. Ft. Costs	HEATING & COOLING		Sq. Ft. Costs
Electric cable or baseboard ..	\$ 6.21		Package A.C. (short ductwork)	\$13.65	
Electric wall heaters	2.53		Warm and cool air (zoned)	18.65	
Forced air furnace	7.01		Hot/chilled water (zoned)	31.25	
Hot water	12.40		Heat pump system	17.10	
Space heaters, with fan	3.54				
radiant	3.96				
Steam (including boiler)	10.80		Small indiv. heat pumps cost \$1,600 to \$2,160		
without boiler	9.42		per ton of rated capacity.		
					COOLING ONLY
					Central refrigeration (zoned)
					package (short ductwork)
					Central evaporative
					Pkg. refriger. . \$1,660 to \$2,180 per ton capacity
					Evap. coolers . \$235 to \$385 per MCFM capacity
					VENTILATION ONLY
					Vent. (blowers/ducts)

3

<p>HEIGHT REFINEMENTS</p> <p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
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10	.921	18	1.086
12	.960	20	1.133
14	1.000 (base)	22	1.181

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq.Ft./Story
	250	300	350	400	450	500	600	800	1000	1200	1500	2000	2400	2600	
5,000	1.040	1.083	1.125	1.168	1.210	1.252	----	----	----	----	----	----	----	----	5,000
10,000	----	----	.972	.996	1.019	1.040	1.083	1.168	----	----	----	----	----	----	10,000
14,000	----	----	----	.945	.961	.977	1.008	1.071	1.132	----	----	----	----	----	14,000
20,000	----	----	----	----	----	.926	.949	.996	1.040	1.083	----	----	----	----	20,000
25,000	----	----	----	----	----	.907	.924	.959	.996	1.032	----	----	----	----	25,000
30,000	----	----	----	----	----	----	.907	.935	.965	.995	1.040	----	----	----	30,000
40,000	----	----	----	----	----	----	----	.907	.926	.949	.984	----	----	----	40,000
50,000	----	----	----	----	----	----	----	.891	.907	.924	.950	.996	----	----	50,000
70,000	----	----	----	----	----	----	----	----	.884	.896	.913	.945	.969	.982	70,000
80,000	----	----	----	----	----	----	----	----	.875	.887	.903	.926	.949	.961	80,000
100,000	----	----	----	----	----	----	----	----	.863	.872	.887	.907	.924	.933	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.