

MISCELLANEOUS STRUCTURES



AVERAGE CLASS S SHELTER

SQUARE FOOT COST TABLE

DOCK STRUCTURES

TYPE	COST/ SQ. FT.	DESCRIPTION
Shipping dock	\$38.62	Structural steel or concrete piers and frame, heavy duty floor, steel roof structure, good lighting, office area, some closed storage, adequate plumbing and washrooms
Shipping dock	36.28	Wood piers and frame, heavy mill type floor, wood roof structure, adequate lighting and plumbing, office area
Loading dock	22.95	Steel or concrete piers, heavy slab, steel bumper
Loading dock	18.85	Timber piers, heavy wood floor
Loading dock	15.45	Dirt fill, concrete retaining wall and slab, wood or steel bumper
Loading dock	12.70	Light wood piers and girders, plank floor
Loading ramp	\$40.75 – \$59.00	Paved ramp, steel railing, for forklift
Loading well	13.05 – 15.60	Excavated well, concrete retaining walls and paved ramp, wood or steel bumper, two stalls. For each additional stall, reduce costs by 10% to 15%
Loading dock roofs	12.30 – 16.80	Good canopy structure with lighting and finished soffit or fascia panels
Loading dock roofs	8.19 – 11.45	Simple wood or steel structure without soffit or lighting, corrugated metal or composition surface

SQUARE FOOT COST TABLE

MATERIAL SHELTERS

CLASS	TYPE	COST/ SQ. FT.	DESCRIPTION
D	Good	\$10.42 - \$14.55	No walls, composition or steel gable roof on wood rafters and posts, concrete floor, security lighting
	Average	7.40 - 10.34	No walls, steel shed or flat roof on wood posts and girders, light slab floor, minimum electrical
	Low cost	5.24 - 7.32	No walls, light steel flat roof on light wood posts, asphalt floor, no electrical
S	Very good	13.62 - 19.02	No walls, large bulk commodity canopy structure, heavy frame and floor, good electrical
	Good	11.48 - 16.02	No walls, steel gable roof and truss on steel column, wide span, concrete floor, security lighting
	Average	8.14 - 11.36	No walls, heavy fabric or steel shed or flat roof and girders on good steel posts, light slab floor, minimum electrical
	Low cost	5.77 - 8.06	No walls, light steel, fiberglass or shade netting, flat roof on low-cost pipe, asphalt floor, no electrical

Do not apply size refinement multipliers to docks or shelters. For shelters, adjust for height by adding 2% for each foot of height over a 10' base. See Page CAL 333 for floor adjustments.

Add heating and cooling cost, where applicable, from Section UIP 3 or Segregated Section SEG 4.

Automatic dock levelers cost \$6,100 to \$11,600 each, or see Section UIP 15.

GRAIN ELEVATORS

OCCUPANCY DESCRIPTION: These are designed for the processing and storage of grain. Most facilities consist of a combination of structures. Separate offices, warehouses and other structures should be priced from other sections of this volume or Volume I, Residential/Agricultural. Costs are based on total licensed bushel capacity of the elevator and/or annex facility.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Elevator costs include the complete headhouse (working house), tunnel conveyor gallery and storage tanks or bins. Annex

costs are for vertical storage facilities. They are to be used for elevators when there is an exposed leg system and no headhouse or for additional detached storage which utilizes the headhouse of the original elevator as well as its basic machinery. If the annex has a headhouse, it should be priced from the elevator cost tables, using the total capacity of both the elevator and the annex.

NOT INCLUDED IN COSTS: Special foundation work such as pilings or extremely large concrete pads; grain-handling equipment.

TOTAL BUSHEL CAPACITY	COST PER BUSHEL			
	WOOD CRIB/METAL CLAD		CONCRETE (Slip Form Construction)	
	ELEVATOR	ANNEX	ELEVATOR	ANNEX
8,000	\$18.30	----	----	----
10,000	16.75	----	----	\$11.10
15,000	14.30	----	----	10.05
20,000	12.75	\$7.75	\$14.45	9.36
25,000	11.65	7.04	13.65	8.85
30,000	10.85	6.51	13.05	8.45
40,000	9.72	5.78	12.20	7.86
50,000	8.89	5.24	11.50	7.44
75,000	7.58	4.40	10.40	6.74
100,000	6.78	3.88	9.69	6.25
150,000	5.80	3.26	8.75	5.66
200,000	5.15	2.88	8.16	5.26
250,000	4.73	2.61	7.71	4.98
300,000	4.41	2.40	7.37	4.75
400,000	3.94	2.14	6.87	4.44
500,000	3.57	1.95	6.48	4.20
750,000	----	----	5.85	3.79
1,000,000	----	----	5.46	3.52
2,000,000	----	----	4.59	2.96
over 2,000,000	----	----	4.14	2.69

NOTES: For attached covered elevator driveway, add \$39.00 to \$86.00 per square foot.
 For detached annex silos without tunnel or conveyor gallery, deduct \$420.00 to \$460.00 per linear foot of silo.
 Deduct \$.52 to \$.66 per bushel for lack of intersticing.
 Deduct \$.41 to \$.60 per bushel for concrete jump from construction.

GRAIN ELEVATORS GRAIN-HANDLING SYSTEMS

(Cost of equipment, exclusive of grain bins)

CAPACITY, BUSHEL PER HOUR	DISCHARGE HEIGHT, FEET								
	30	40	50	60	80	100	120	140	150
500	\$25,100	\$27,500	\$29,900	\$35,000	----	----	----	----	----
750	27,400	30,000	32,400	38,100	----	----	----	----	----
1,000	29,400	32,100	34,800	40,300	\$45,700	\$ 60,000	\$ 65,000	\$ 70,500	\$ 72,750
1,500	32,700	35,500	38,300	44,100	49,700	64,500	69,750	75,000	78,250
2,000	35,600	38,500	41,300	47,300	53,000	64,500	73,500	79,750	82,250
3,000	40,700	43,700	46,600	52,750	59,000	74,000	80,000	86,000	89,000
4,000	45,300	48,500	51,500	57,750	64,000	79,250	85,250	91,750	95,000
5,000	49,500	52,750	56,000	62,250	68,750	84,000	90,500	97,000	101,000
6,000	53,750	57,000	60,250	66,500	73,250	88,750	95,250	102,000	106,000
7,000	57,750	61,000	64,500	70,750	77,500	93,250	100,000	107,000	110,000
8,000	61,500	64,750	68,250	74,750	81,500	97,500	104,000	111,000	115,000
10,000	----	----	76,000	82,500	89,500	106,000	113,000	120,000	123,000

HORIZONTAL STORAGE



HORIZONTAL STORAGE

The following costs are for horizontal or flat storage without loading and/or unloading systems. For attached loading and/or unloading systems within the structure, add 5% of per-bushel capacity.

TOTAL BUSHEL CAPACITY	COST PER BUSHEL		
	WOOD	STEEL	CONCRETE
50,000	\$1.82	\$2.01	\$2.46
75,000	1.71	1.91	2.32
100,000	1.61	1.82	2.22
150,000	1.53	1.73	2.10
200,000	1.45	1.64	2.01
250,000	1.42	1.61	1.96
300,000	1.36	1.55	1.91
400,000	1.31	1.52	1.82
500,000	1.26	1.47	1.79
750,000	1.18	1.38	1.69
1,000,000	1.13	1.34	1.60
2,000,000 and over	1.02	1.21	1.47

SCALES

TYPE	PLATFORM		TRUCK		R.R. TRACK		HOPPER	
	CAPACITY	COST	CAPACITY	COST	CAPACITY	COST	CAPACITY	COST
Portable....	1,000 pounds	\$ 1,630	20 tons...	\$34,700	150 tons ..	\$ 98,000	25 tons. . .	\$31,300
(beam type)	2,000	2,675	30	40,400	175	110,000	36	39,500
Fixed....	4,000	9,650	40	46,500	200	123,000	75	68,500
	6,000	12,900	50	52,500	250	153,000	100	74,500
	10,000	18,500	60	59,250	300	192,000		
	20,000	30,200	70	68,500	350	238,000		

Costs of truck scales include reinforced concrete pit and platform, with steel scale mechanism. For wood platform, deduct 6%. For card printer, add \$1,520 to \$2,340. For steel plate over platform, add 5%. For remote control electronic reader, add \$7,100 to \$9,500.

MACHINERY AND EQUIPMENT

The cost for machinery and equipment is very flexible, depending on the exact job the elevator performs. The lower end of the range represents storage only and the higher end of the range includes processing equipment. There is an overlap in the cost of the types of equipment.

When pricing new equipment having a greater flow capacity, a higher cost rank should be used than when pricing older elevators utilizing original equipment. The higher rank costs include newer computerized terminal facilities.

All costs should be applied to total licensed capacity of both the elevator and the annexes it serves.

TOTAL BUSHEL CAPACITY	COST PER BUSHEL				TOTAL BUSHEL CAPACITY	COST PER BUSHEL			
	LOW	AVERAGE	GOOD	EXCL.		LOW	AVERAGE	GOOD	EXCL.
8,000	\$2.22	\$2.70	\$3.27	\$3.95	150,000	\$1.30	\$1.59	\$1.97	\$2.41
10,000	2.14	2.60	3.14	3.82	200,000	1.22	1.52	1.87	2.33
15,000	1.98	2.40	2.91	3.56	250,000	1.17	1.45	1.80	2.23
20,000	1.88	2.27	2.77	3.39	300,000	1.14	1.41	1.74	2.16
25,000	1.80	2.19	2.69	3.27	400,000	1.06	1.34	1.66	2.08
30,000	1.74	2.13	2.60	3.17	500,000	1.03	1.29	1.59	1.99
40,000	1.66	2.00	2.47	3.03	750,000	.94	1.20	1.48	1.87
50,000	1.58	1.95	2.37	2.90	1,000,000	.92	1.13	1.42	1.79
75,000	1.47	1.80	2.20	2.73	2,000,000	.79	1.00	1.26	1.58
100,000	1.41	1.71	2.12	2.60	over 2,000,000	.77	.94	1.21	1.53

MISCELLANEOUS UNIT COSTS

COST PER SEAT

The following are average costs per seat of auditoriums, permanent stage equipment, seating, and sound systems:

Low cost .. \$1,690 Average \$2,925 Good \$5,300

The following are average costs per seat of sports arenas and field houses, including basic floor, permanent athletic equipment, seating, sound systems, snack bars, etc:

Low cost \$2,310 Good \$ 6,400
Average 3,850 High cost 10,700

The following are average costs per seat of motion picture theaters, including seats, permanent sets, curtains, sound systems, snack bars, etc:

Low cost \$1,690 Good \$4,350
Average 2,700 High cost 7,000

The following are average project costs, per seat, of specially designed and acoustically engineered college theater auditoriums, civic auditoriums and music halls, completely equipped, including site work.

Low cost \$ 9,050
(college theater/auditoriums, private theaters)
Average \$16,900
(best college and private theaters, civic auditoriums)
Good \$32,700
(major philharmonic theaters/auditoriums)

COST PER SCREEN

The following are average costs per screen of multiplex movie theaters including the basic building, but not draperies, projection or snack bar equipment, or seating:

Low cost \$243,000 Good \$ 724,000
Average 420,000 High cost 1,245,000

COST PER ALLEY

The following are average costs per alley of bowling alley buildings, including necessary plumbing and electrical connections, but not any equipment or fixtures such as the alleys, kitchen and bar equipment or other trade fixtures and chattels.

Low cost \$50,500 Good \$ 97,500
Average 69,750 High cost 135,000

The following are average costs per alley of bowling equipment and furnishings for a fully equipped bowling alley. Detailed equipment costs are listed in Section UIP 15.

Low cost \$47,400 Good \$ 80,250
Average 61,500 High cost 108,000

The median gross area per alley, including service areas, is 975 square feet with a normal range of 825 square feet to 1,200 square feet, excluding extremes.

*The costs on this page and the following three pages are in some cases based on one or only a few construction projects and should be considered very rough guides. County multipliers should be used.

COST PER COURT

The following are average costs per court of handball/racquetball clubs, including basic courts, lockers, saunas, whirlpools, snack bars, etc., but excluding furnishings and equipment. Individual court costs can be found in Section UIP 17.

Low cost \$155,000 Good \$225,000
Average 184,000 High cost 269,000

The median gross area per court is 1,760 square feet, with a normal range of 1,500 square feet to 2,285 square feet excluding extremes. Some large (gymnasium-type) fitness centers will range up to 2,750 square feet.

COST PER BED

The following are costs per bed of completely equipped general hospitals, including Group I and II equipment, excluding extremes, at designed capacity:

CLASS	AVERAGE COST	TYPICAL COST RANGE
A and B	\$605,000	\$329,000 – \$1,138,000
C and D	400,000	212,000 – 793,000

The median area per bed in general hospitals is 1,225 square feet with a typical range of 630 to 2,425 square feet. Community hospitals, particularly teaching, and newer hospitals with a high percentage of private rooms tend toward the higher area per bed, while older public hospitals with more ward areas and investor owned hospitals tend toward the lower side of the range.

The following are costs per bed of fully equipped convalescent hospitals, including fixed equipment, excluding extremes, at designed capacity.

CLASS	AVERAGE COST	TYPICAL COST RANGE
A and B	\$106,000	\$65,750 – \$204,000
C, D and S....	83,500	49,500 – 178,000

The average area per bed in convalescent hospitals is 420 square feet with a typical range of 300 to 700 square feet.

The following are additional project costs per bed, of furnishings, site improvements, signs, and other miscellaneous items.

CLASS	AVERAGE COST	TYPICAL COST RANGE
A and B	\$26,200	\$20,500 – \$34,200
C, D and S....	16,800	11,300 – 22,100

Average costs per bed for dormitories or residence halls of rated student capacity, including built ins consistent with the quality, but not furnishings and equipment.

CLASS	LOW	AVERAGE	GOOD	EXCELLENT
A and B	\$23,800	\$38,000	\$59,300	\$93,800
C	18,200	30,100	49,200	81,000
D and S	16,400	28,000	46,700	77,900

Average area per bed at rated student capacity (square feet), excluding extremes. The low range would not include dining facilities.

LOW	AVERAGE	GOOD	HIGH
185	240	305	395

Total furniture cost, excluding linen and kitchen appliances for Group Care Homes.

	LOW	AVERAGE	GOOD
Base cost	\$15,700	\$24,300	\$38,000
plus cost per bed	2,170	3,340	5,060

MISCELLANEOUS INDUSTRIAL BUILDINGS

The following table contains normal cost ranges and averages, exclusive of extremes, of various industrial-type buildings. Costs do not include elevators, but do include other fixed equipment.

CLASS	TYPE	COST RANGE			DESCRIPTION	HEAT
C, D and S	Laundry plants	\$59.00	\$73.00	\$115.00	Central laundry and dry cleaning plants excluding all equipment.	Complete H.V.A.C.
C, D and S	Mechanical buildings	42.25	62.00	140.00	Small central utilities or boiler room buildings including electrical and plumbing necessary for operation, but excluding all equipment, chimneys or stacks.	None
C, D and S	Recycling facilities	55.00	65.00	92.00	Waste transfer and recycling building with tipping floor and small office, excluding equipment.	Complete H.V.A.C.
A and B C, D and S	Telephone buildings	150.00 100.00	195.00 150.00	265.00 230.00	Small central offices including conduit and cable vaults but excluding all equipment and telephone wiring.	Complete H.V.A.C.
C, D and S	Firing range buildings	92.00	125.00	169.00	Indoor pistol ranges, including ancillary services, completely air conditioned with exhaust system.	Complete H.V.A.C.
All	Skyways	306.00	470.00	616.00	Enclosed elevated pedestrian bridge, including H.V.A.C and lighting, but excluding access stairs. Adjust for height only.	Complete H.V.A.C.
All	Underground walkways	411.00	517.00	1,119.00	Underground pedestrian tunnel, including H.V.A.C and lighting, but excluding access stairs. Adjust for height only.	Complete H.V.A.C.

MISCELLANEOUS INDUSTRIAL COSTS

The following costs are in some cases based on one or only a few construction projects and should be considered as very rough guides. They are presented here in conformity with our policy of furnishing all possible information to the users with the knowledge that they will use the data with consideration for its probable degree of accuracy. County Multipliers should be used for adjustments.

COMPLETE INDUSTRIAL PLANTS

The following costs include all costs of plant and equipment when ready for operation. The capacities listed for the various plants are the rated capacities.

TYPE OF PLANT	COST
Asphalt plants	\$7,300 – \$10,850 per ton per hour capacity
Cement plants	\$230 – \$385 per metric ton per year capacity
Lime plants	\$43,700 – \$51,700 per metric ton per day capacity
Breweries	\$120 per barrel of annual capacity
Generating plants:	
Cool water gasifier power	\$2,220 – \$3,170 per KW
Fossil fuel power (steam/electric)	\$1,140 – \$2,260 per KW
Geothermal power	\$.820 – \$1,055 per KW
Hydro power	\$1,870 – \$5,860 per KW
Natural gas, combined cycle	\$.585 – \$1,055 per KW
Nuclear power	\$2,850 – \$6,650 per KW
Mass burn trash plants	\$151,000 – \$263,000 per ton per day capacity
Sewage treatment plants:	
Small, steel, pkg., 1k – 5k GPD	\$15.50 – \$24.85 per gallon per day capacity
Fiberglass, batch 2k – 12k GPD	\$5.61 – \$7.90 per gallon per day capacity
Medium, steel or concrete, 15k – 500k GPD	\$4.56 – \$9.43 per gallon per day capacity
Large, municipal, 1M – 5M GPD	\$4.16 – \$8.66 per gallon per day capacity
Water treatment plants:	
Small, 200k – 500k GPD	\$.682 – \$12.25 per gallon per day capacity
Medium, 750k – 1M GPD	\$4.63 – \$5.51 per gallon per day capacity
Large, 2M – 10M GPD	\$1.40 – \$3.34 per gallon per day capacity

INDUSTRIAL PLANTS (EQUIPMENT ONLY)

The following costs include all costs of equipment when ready for operation. The capacities listed for the various plants are the rated capacities.

TYPE OF PLANT	COST
Bottling lines	\$6,700 – \$13,600 for each BPM (bottle per minute) of capacity
Canning lines	\$115 – \$205 for each CPH (can per hour) capacity
Cogeneration plants:	
Large (1,000 to 2,000 KW)	\$3,275 – \$4,450 per KW
Small (up to 1,000 KW)	\$1,950 – \$2,640 per KW
Packaged (150 to 750 KW)	\$.905 – \$1,345 per KW
Wind power turbine	\$2,825 – \$6,625 per KW
Gas wells (complete, on shore)	\$83 – \$223 per foot of depth
Methane gas wells	\$95 – \$162 per foot of depth
Oil wells (complete, on shore)	\$64 – \$168 per foot of depth

MISCELLANEOUS INDUSTRIAL 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

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. Loading platforms cost \$16.00 to \$17.60 per square foot; add \$355 for steps.	SPRINKLERS: Apply to area covered by sprinklers.				
	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	5,000	\$2.86	\$3.79	\$5.01	\$6.63
	10,000	2.58	3.38	4.44	5.82
	20,000	2.32	3.02	3.93	5.11
	30,000	2.18	2.83	3.66	4.74
	50,000	2.02	2.60	3.35	4.31
80,000	1.88	2.41	3.08	3.95	
100,000	1.82	2.32	2.96	3.79	
DOCK-HEIGHT FLOORS: Add \$1.64 to \$6.20 per square foot to the base cost of the first floor.					

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.		
COMPLETE H.V.A.C.	Classes A/B	Classes C/D/S
	Sq. Ft. Costs	Sq. Ft. Costs
Laundry plants	----	\$18.95
Mechanical buildings	----	----
Telephone buildings	\$31.75	----
Recycling facilities	----	2.39
Firing range	----	22.10
Skyways	17.57	17.57
Underground walkways	12.19	12.19

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

4

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

MISCELLANEOUS UNIT COSTS

COST PER ROOM

Average cost per motel unit including lobbies, lounges, coffee shops, pools, landscape and paving, but excluding furnishings. Furnishing costs are listed in UIP 15.

Excellent (complete food service)	\$105,000
Very good (all suites, extended stay)	86,500
Good	71,750
Average (good hospitality, recreation facilities)	49,100
Fair (without lounge or restaurant)	40,200
Low	33,200
Cheap (without pool)	26,500

A rough guide which may be used for quick budgeting of hotels is that the total cost per room should be \$1,000 for each \$.68 to \$1.03 of daily room rent projection for limited service hotels, or \$.85 to \$1.25 for full service hotels. This, with average conditions, should give an adequate estimation.

Cost per hotel room includes cost of garages, shops, lounges, banquet rooms, kitchens, etc., completely equipped, ready for operation, excluding extremes.

TYPE	QUALITY	COST RANGE PER ROOM	
Class A	Excellent	\$198,000 –	\$326,000
	Good	132,000 –	219,000
	Average	88,000 –	146,750
	Low	58,250 –	98,750
Class B	Excellent	\$187,000 –	\$306,000
	Good	123,000 –	205,000
	Average	82,000 –	137,500
	Low	54,500 –	92,500
Class C	Excellent	\$127,000 –	\$212,000
	Good	86,500 –	145,750
	Average	59,500 –	101,000
	Low	40,900 –	69,600
Class D	Good	\$81,500 –	\$136,250
	Average	55,750 –	93,750
	Low	38,500 –	64,900

Typical cost range of hotel furniture, fixtures and equipment is 13.5% to 25% of the total project costs from table above (or 18.5% to 29% of building construction).

COST PER CRYPT

Average cost per crypt for Mausoleums plus a cost for each niche. Corridor types are at the high end of the range with garden types at the lower levels.

TYPE	LOW	AVERAGE	GOOD	EXCELLENT
Crypts	\$1,320	\$1,910	\$2,860	\$4,140
Niches	120	155	190	220

Crematory retorts cost \$66,500 to \$98,000 installed. Average area per crypt for corridor buildings is 10 to 14 square feet, excluding extremes.

COST PER LIVING UNIT

Average cost per living unit in homes for the elderly including cost of common areas:

TYPE	LOW	AVERAGE	GOOD
Classes A and B	\$83,000	\$114,750	\$158,750
Classes C, D and S	57,500	84,250	124,500

Average square foot area per unit, excluding extremes.

LOW	AVERAGE	GOOD	HIGH
585	690	815	950

Average cost per senior citizen – living units in multiple residences, including cost of common areas.

LOW COST	AVERAGE	GOOD	HIGH
\$64,500	\$80,250	\$99,250	\$123,000

Average square foot area per unit, excluding extremes.

LOW	AVERAGE	GOOD	HIGH
630	745	880	1,040

COST PER CAR SPACE

Average cost per space for basement parking. The high end of the range will include minimal service facilities.

TYPE	LOW	AVERAGE	GOOD	EXCELLENT
Classes A and B	\$14,200	\$16,500	\$18,500	\$21,900
Classes C, D and S	10,100	12,050	13,800	15,700

Average square foot area per parking space.

LOW	AVERAGE	GOOD	HIGH
290	320	350	385

The following parking structures are based on cost per space and average area per space. Median number of stories is four, with five levels of parking and a range from one to ten stories.

SQUARE FEET PER SPACE			COST PER SPACE		
LOW	AVERAGE	HIGH	LOW	AVERAGE	GOOD
310	350	440	\$10,300	\$15,100	\$22,300

Cost per space for surface parking, see Section UIP 16.