

APARTMENTS



AVERAGE CLASS A



AVERAGE CLASS B

OCCUPANCY DESCRIPTION: High-rise apartments are structures with three or more stories of multiple dwelling units. Each dwelling unit consists of its own separate living area and kitchen facility.

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

NOT INCLUDED IN COSTS: Sprinklers, appliances or balconies.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Good	\$171.91	Face brick, limestone, metal or concrete and glass panels	Good interior detail, carpet, or hardwood, sheet vinyl or ceramic tile	*Many good fixtures, TV jacks good baths and kitchens	Warm and cool air (zoned)
	Average	136.58	Little trim, brick, block, metal or concrete and glass	Drywall or plaster, average carpet and vinyl composition floors	*Few electric fixtures, average plumbing, one bath per unit	Heat pump system
	Low cost	108.45	Very plain, brick or block, or low-cost concrete panels	Drywall, sprayed or painted ceilings, very plain, asphalt tile	*Minimum uniform code, one bath per unit	Hot water
B	Good	159.62	Face brick, limestone, metal or concrete and glass panels	Good interior detail, carpet or hardwood, sheet vinyl or ceramic tile	*Many good fixtures, TV jacks, good baths and kitchens	Warm and cool air (zoned)
	Average	126.97	Little trim, brick, block, metal or concrete and glass	Drywall or plaster, vinyl composition tile and average carpet	*Few electric fixtures, average plumbing, one bath per unit	Heat pump system
	Low cost	100.93	Very plain, brick or block or low-cost concrete panels	Drywall, sprayed or painted ceilings, very plain, asphalt tile	*Minimum uniform code, one bath per unit	Hot water
A-B	Basement units	109.69	Half exposed, good fenestration	Drywall or plaster, painted, vinyl composition and average carpet	Few electric fixtures, average plumbing, one bath per unit	Hot water
	Finished basement	70.83	Finished interior	Finished floor and ceilings, game room	Adequate lighting/plumbing	Forced air
	Parking basements	55.67	Unfinished interior	Concrete w/ hardener, lines & stops	Minimum lighting, floor drains	Ventilation
	Utility basement	48.66	Painted interior	Utility and storage areas	Utility lighting and plumbing	None
C	Good	127.76	Brick, metal or concrete and glass panels, some trim	Drywall or plaster, good carpet or hardwood, vinyl composition, cer. tile	*Good electric/plumbing, good baths and kitchens	Heat pump system
	Average	96.74	Little ornamentation, brick or block, concrete panels	Drywall or plaster, average carpet and vinyl composition	*Average fixtures, one bath per unit, average circuits	Forced air
	Low cost	72.73	Very plain brick or block, minimum fenestration	Drywall and painted masonry/plaster coat, asph. tile, low-cost carpet	Minimum uniform code, one bath per unit	Indiv. thru-wall heat pumps
C MILL	Good	144.22	Mill type construction, heavy brick wall, trusses, good sash	Drywall, or plaster, good carpet or hardwood, vinyl comp., ceramic tile	*Good electric/plumbing, good baths and kitchens	Heat pump system
	Average	117.71	Mill type construction, brick and block, wood trusses	Drywall, or plaster, average carpet and vinyl composition, softwood	*Average fixtures, one bath per unit, average circuits	Hot water
D	Good	119.46	Good stucco or siding with ornamentation	Good drywall or plaster, carpet, good vinyl composition tile or sheet	*Good fixtures, many outlets, over one bath per unit	Heat pump system
	Average	89.87	Frame and stucco, little trim, standard design	Plaster or drywall, carpet or hardwood, vinyl composition tile	*Average fixtures, one bath per unit, average circuits	Forced air
	Low cost	67.21	Low-cost siding or stucco	Drywall, low-cost carpet, asphalt tile	Minimum uniform code, one bath per unit	Indiv. thru-wall heat pumps
D MASONRY VEENER	Good	122.50	Good brick veneer with ornamentation	Good drywall or plaster, carpet, good vinyl composition tile or sheet	*Good fixtures, many outlets, over one bath per unit	Heat pump system
	Average	92.67	Brick veneer, little trim, standard design	Plaster or drywall, carpet or hardwood, vinyl composition tile	*Average fixtures, one bath per unit, average circuits	Forced air
S	Good	116.97	Best insulated sandwich walls, good fenestration, good frame	Drywall, carpet and vinyl composition, ceramic tile	*Good fixtures, many outlets, over one bath per unit	Heat pump system
	Average	87.92	Sandwich walls, fenestration to code, little trim	Drywall, carpet and vinyl comp., average cabinetry and finish	*Average fixtures, one bath per unit, average circuits	Forced air
CDS[†]	Basement units	79.40	Half exposed, good fenestration	Drywall or plaster, vinyl composition tile and average carpet	Few electric fixtures, average plumbing, one bath per unit	Forced air
	Finished basement	43.92	Finished interior, add for saunas, pools, bars and equip.	Gypsum board ceiling, vinyl composition tile sheet vinyl	Adequate lighting/plumbing	Electric wall heaters
	Parking basement	35.65	Unfinished interior	Plaster or drywall ceiling, concrete floor	Minimum lighting, floor drains	Ventilation
	Utility basment	30.56	Unfinished interior	Unfinished floor and ceiling	Minimum lighting/plumbing	None

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

APARTMENTS

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

1	<p>BUILT-IN APPLIANCES: For individual listing, see Segregated Cost, Section SEG 1.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Allowance (if not itemized)</td> <td style="text-align: right;">\$1,450</td> <td style="text-align: right;">\$3,275</td> <td style="text-align: right;">\$6,050</td> <td style="text-align: right;">\$10,100</td> </tr> </tbody> </table> <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. For detailed costs see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Classes A/B</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th>Class C</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th>Classes D/S</th> <th style="text-align: center;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Good</td> <td style="text-align: right;">5.60</td> <td>Good</td> <td style="text-align: right;">3.66</td> <td>Good</td> <td style="text-align: right;">3.24</td> </tr> <tr> <td>Average</td> <td style="text-align: right;">4.30</td> <td>Average</td> <td style="text-align: right;">2.95</td> <td>Average</td> <td style="text-align: right;">2.72</td> </tr> <tr> <td>Low cost</td> <td style="text-align: right;">3.24</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.</p>		LOW	AVG.	GOOD	EXCL.	Allowance (if not itemized)	\$1,450	\$3,275	\$6,050	\$10,100	Classes A/B	Sq. Ft. Costs	Class C	Sq. Ft. Costs	Classes D/S	Sq. Ft. Costs	Good	5.60	Good	3.66	Good	3.24	Average	4.30	Average	2.95	Average	2.72	Low cost	3.24					<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sq. Ft.</th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>3,000</td> <td style="text-align: right;">\$3.54</td> <td style="text-align: right;">\$4.56</td> <td style="text-align: right;">\$5.87</td> <td style="text-align: right;">\$7.55</td> </tr> <tr> <td>5,000</td> <td style="text-align: right;">3.27</td> <td style="text-align: right;">4.18</td> <td style="text-align: right;">5.36</td> <td style="text-align: right;">6.86</td> </tr> <tr> <td>10,000</td> <td style="text-align: right;">2.93</td> <td style="text-align: right;">3.73</td> <td style="text-align: right;">4.74</td> <td style="text-align: right;">6.03</td> </tr> <tr> <td>20,000</td> <td style="text-align: right;">2.63</td> <td style="text-align: right;">3.32</td> <td style="text-align: right;">4.20</td> <td style="text-align: right;">5.30</td> </tr> <tr> <td>50,000</td> <td style="text-align: right;">2.28</td> <td style="text-align: right;">2.85</td> <td style="text-align: right;">3.57</td> <td style="text-align: right;">4.46</td> </tr> <tr> <td>100,000</td> <td style="text-align: right;">2.04</td> <td style="text-align: right;">2.54</td> <td style="text-align: right;">3.16</td> <td style="text-align: right;">3.92</td> </tr> <tr> <td>200,000</td> <td style="text-align: right;">1.83</td> <td style="text-align: right;">2.26</td> <td style="text-align: right;">2.79</td> <td style="text-align: right;">3.45</td> </tr> </tbody> </table> <p>BALCONIES: Balcony costs include the supporting structure, decking and rails. Apply costs to the sq.ft. of the balcony area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Concrete</td> <td style="text-align: right;">\$23.75</td> <td style="text-align: right;">\$30.50</td> <td style="text-align: right;">\$38.75</td> <td style="text-align: right;">\$49.75</td> </tr> <tr> <td>Steel</td> <td style="text-align: right;">21.90</td> <td style="text-align: right;">29.25</td> <td style="text-align: right;">39.00</td> <td style="text-align: right;">52.00</td> </tr> <tr> <td>Wood</td> <td style="text-align: right;">20.40</td> <td style="text-align: right;">27.00</td> <td style="text-align: right;">35.50</td> <td style="text-align: right;">46.75</td> </tr> <tr> <td>Add for ornate finishes, balustrades</td> <td style="text-align: right;">20.25</td> <td style="text-align: right;">24.85</td> <td style="text-align: right;">30.50</td> <td style="text-align: right;">37.50</td> </tr> <tr> <td>Add for roofs or awnings</td> <td style="text-align: right;">10.30</td> <td style="text-align: right;">13.75</td> <td style="text-align: right;">18.25</td> <td style="text-align: right;">24.20</td> </tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.54	\$4.56	\$5.87	\$7.55	5,000	3.27	4.18	5.36	6.86	10,000	2.93	3.73	4.74	6.03	20,000	2.63	3.32	4.20	5.30	50,000	2.28	2.85	3.57	4.46	100,000	2.04	2.54	3.16	3.92	200,000	1.83	2.26	2.79	3.45		LOW	AVG.	GOOD	EXCL.	Concrete	\$23.75	\$30.50	\$38.75	\$49.75	Steel	21.90	29.25	39.00	52.00	Wood	20.40	27.00	35.50	46.75	Add for ornate finishes, balustrades	20.25	24.85	30.50	37.50	Add for roofs or awnings	10.30	13.75	18.25	24.20
	LOW	AVG.	GOOD	EXCL.																																																																																																						
Allowance (if not itemized)	\$1,450	\$3,275	\$6,050	\$10,100																																																																																																						
Classes A/B	Sq. Ft. Costs	Class C	Sq. Ft. Costs	Classes D/S	Sq. Ft. Costs																																																																																																					
Good	5.60	Good	3.66	Good	3.24																																																																																																					
Average	4.30	Average	2.95	Average	2.72																																																																																																					
Low cost	3.24																																																																																																									
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																																																																																						
3,000	\$3.54	\$4.56	\$5.87	\$7.55																																																																																																						
5,000	3.27	4.18	5.36	6.86																																																																																																						
10,000	2.93	3.73	4.74	6.03																																																																																																						
20,000	2.63	3.32	4.20	5.30																																																																																																						
50,000	2.28	2.85	3.57	4.46																																																																																																						
100,000	2.04	2.54	3.16	3.92																																																																																																						
200,000	1.83	2.26	2.79	3.45																																																																																																						
	LOW	AVG.	GOOD	EXCL.																																																																																																						
Concrete	\$23.75	\$30.50	\$38.75	\$49.75																																																																																																						
Steel	21.90	29.25	39.00	52.00																																																																																																						
Wood	20.40	27.00	35.50	46.75																																																																																																						
Add for ornate finishes, balustrades	20.25	24.85	30.50	37.50																																																																																																						
Add for roofs or awnings	10.30	13.75	18.25	24.20																																																																																																						

2	<p>HEATING AND COOLING</p> <p>These costs are averages of the total installed cost of the entire heating or cooling system including a prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated Costs.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">HEATING ONLY</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th style="text-align: left;">HEATING & COOLING</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th style="text-align: left;">COOLING ONLY</th> <th style="text-align: center;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Electric cable or baseboard</td> <td style="text-align: right;">\$ 7.23</td> <td>Package A.C. (short ductwork)</td> <td style="text-align: right;">\$15.05</td> <td>Central refrigeration (zoned)</td> <td style="text-align: right;">\$11.05</td> </tr> <tr> <td>Electric wall heaters</td> <td style="text-align: right;">2.64</td> <td>Warm and cool air (zoned)</td> <td style="text-align: right;">21.00</td> <td>package (short ductwork)</td> <td style="text-align: right;">7.35</td> </tr> <tr> <td>Forced air furnace</td> <td style="text-align: right;">10.40</td> <td>Hot/chilled water (zoned)</td> <td style="text-align: right;">31.25</td> <td>Central evaporative</td> <td style="text-align: right;">4.83</td> </tr> <tr> <td>Hot water, baseboard/convactor</td> <td style="text-align: right;">14.30</td> <td>Heat pump system</td> <td style="text-align: right;">17.45</td> <td>Pkg. refrig. . . \$1,880 to \$2,350 per ton capacity</td> <td></td> </tr> <tr> <td>radiant floor/ceiling</td> <td style="text-align: right;">15.50</td> <td>Ind. thru-wall heat pumps</td> <td style="text-align: right;">7.41</td> <td>Evap. coolers . \$225 to \$370 per MCFM capacity</td> <td></td> </tr> <tr> <td>Steam (including boiler)</td> <td style="text-align: right;">13.15</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>without boiler</td> <td style="text-align: right;">11.57</td> <td>Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.</td> <td></td> <td>VENTILATION ONLY</td> <td></td> </tr> <tr> <td>Wall or floor furnace</td> <td style="text-align: right;">3.04</td> <td></td> <td></td> <td>Vent. (blowers/ducts)</td> <td style="text-align: right;">\$2.19</td> </tr> </tbody> </table>	HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs	Electric cable or baseboard	\$ 7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05	Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35	Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83	Hot water, baseboard/convactor	14.30	Heat pump system	17.45	Pkg. refrig. . . \$1,880 to \$2,350 per ton capacity		radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . \$225 to \$370 per MCFM capacity		Steam (including boiler)	13.15					without boiler	11.57	Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.		VENTILATION ONLY		Wall or floor furnace	3.04			Vent. (blowers/ducts)	\$2.19
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs																																																		
Electric cable or baseboard	\$ 7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05																																																		
Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35																																																		
Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83																																																		
Hot water, baseboard/convactor	14.30	Heat pump system	17.45	Pkg. refrig. . . \$1,880 to \$2,350 per ton capacity																																																			
radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . \$225 to \$370 per MCFM capacity																																																			
Steam (including boiler)	13.15																																																						
without boiler	11.57	Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.		VENTILATION ONLY																																																			
Wall or floor furnace	3.04			Vent. (blowers/ducts)	\$2.19																																																		

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 the following multipliers for any variation from the average story height.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Average Wall Height</th> <th style="text-align: center;">Square Foot Multiplier</th> <th style="text-align: center;">Average Wall Height</th> <th style="text-align: center;">Square Foot Multiplier</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">8</td> <td style="text-align: center;">.947</td> <td style="text-align: center;">12</td> <td style="text-align: center;">1.055</td> </tr> <tr> <td style="text-align: center;">9</td> <td style="text-align: center;">.973</td> <td style="text-align: center;">13</td> <td style="text-align: center;">1.084</td> </tr> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">1.000 (base)</td> <td style="text-align: center;">14</td> <td style="text-align: center;">1.114</td> </tr> <tr> <td style="text-align: center;">11</td> <td style="text-align: center;">1.027</td> <td></td> <td></td> </tr> </tbody> </table>	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier	8	.947	12	1.055	9	.973	13	1.084	10	1.000 (base)	14	1.114	11	1.027		
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier																		
8	.947	12	1.055																		
9	.973	13	1.084																		
10	1.000 (base)	14	1.114																		
11	1.027																				

4	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Average Floor Area Sq. Ft./Story</th> <th colspan="14" style="text-align: center;">AVERAGE PERIMETER</th> <th style="text-align: right;">Average Floor Area Sq. Ft./Story</th> </tr> <tr> <th></th> <th>200</th> <th>250</th> <th>300</th> <th>350</th> <th>400</th> <th>450</th> <th>500</th> <th>550</th> <th>600</th> <th>650</th> <th>700</th> <th>750</th> <th>800</th> <th>850</th> <th></th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">2,000</td> <td>1.083</td> <td>1.143</td> <td>1.206</td> <td>1.267</td> <td>1.329</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td style="text-align: right;">2,000</td> </tr> <tr> <td style="text-align: right;">4,000</td> <td>.959</td> <td>.989</td> <td>1.021</td> <td>1.052</td> <td>1.083</td> <td>1.113</td> <td>1.143</td> <td>1.175</td> <td>1.206</td> <td>1.237</td> <td>1.268</td> <td>1.299</td> <td>1.329</td> <td>----</td> <td style="text-align: right;">4,000</td> </tr> <tr> <td style="text-align: right;">6,000</td> <td>----</td> <td>.938</td> <td>.959</td> <td>.980</td> <td>1.000</td> <td>1.021</td> <td>1.042</td> <td>1.063</td> <td>1.083</td> <td>1.103</td> <td>1.123</td> <td>1.144</td> <td>1.165</td> <td>----</td> <td style="text-align: right;">6,000</td> </tr> <tr> <td style="text-align: right;">8,000</td> <td>----</td> <td>----</td> <td>.929</td> <td>.944</td> <td>.959</td> <td>.974</td> <td>.989</td> <td>1.005</td> <td>1.021</td> <td>1.037</td> <td>1.052</td> <td>1.068</td> <td>1.083</td> <td>----</td> <td style="text-align: right;">8,000</td> </tr> <tr> <td style="text-align: right;">10,000</td> <td>----</td> <td>----</td> <td>----</td> <td>.922</td> <td>.935</td> <td>.947</td> <td>.959</td> <td>.972</td> <td>.984</td> <td>.997</td> <td>1.009</td> <td>1.022</td> <td>1.034</td> <td>----</td> <td style="text-align: right;">10,000</td> </tr> <tr> <td style="text-align: right;">12,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.917</td> <td>.928</td> <td>.938</td> <td>.949</td> <td>.959</td> <td>.970</td> <td>.980</td> <td>.990</td> <td>1.000</td> <td>----</td> <td style="text-align: right;">12,000</td> </tr> <tr> <td style="text-align: right;">14,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.915</td> <td>.924</td> <td>.933</td> <td>.942</td> <td>.951</td> <td>.959</td> <td>.968</td> <td>.977</td> <td>.986</td> <td style="text-align: right;">14,000</td> </tr> <tr> <td style="text-align: right;">16,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.906</td> <td>.913</td> <td>.921</td> <td>.929</td> <td>.937</td> <td>.944</td> <td>.952</td> <td>.959</td> <td>.967</td> <td style="text-align: right;">16,000</td> </tr> <tr> <td style="text-align: right;">18,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.897</td> <td>.904</td> <td>.911</td> <td>.917</td> <td>.925</td> <td>.932</td> <td>.939</td> <td>.945</td> <td>.952</td> <td style="text-align: right;">18,000</td> </tr> <tr> <td style="text-align: right;">20,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.898</td> <td>.904</td> <td>.910</td> <td>.916</td> <td>.922</td> <td>.929</td> <td>.935</td> <td>.941</td> <td style="text-align: right;">20,000</td> </tr> <tr> <td style="text-align: right;">22,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.892</td> <td>.898</td> <td>.903</td> <td>.909</td> <td>.915</td> <td>.920</td> <td>.926</td> <td>.932</td> <td style="text-align: right;">22,000</td> </tr> <tr> <td style="text-align: right;">25,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.883</td> <td>.888</td> <td>.892</td> <td>.897</td> <td>.903</td> <td>.907</td> <td>.912</td> <td>.916</td> <td style="text-align: right;">25,000</td> </tr> </tbody> </table>	Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story		200	250	300	350	400	450	500	550	600	650	700	750	800	850		2,000	1.083	1.143	1.206	1.267	1.329	----	----	----	----	----	----	----	----	----	2,000	4,000	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	1.299	1.329	----	4,000	6,000	----	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	1.123	1.144	1.165	----	6,000	8,000	----	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	1.068	1.083	----	8,000	10,000	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	----	10,000	12,000	----	----	----	----	.917	.928	.938	.949	.959	.970	.980	.990	1.000	----	12,000	14,000	----	----	----	----	----	.915	.924	.933	.942	.951	.959	.968	.977	.986	14,000	16,000	----	----	----	----	----	.906	.913	.921	.929	.937	.944	.952	.959	.967	16,000	18,000	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	.952	18,000	20,000	----	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	.941	20,000	22,000	----	----	----	----	----	----	.892	.898	.903	.909	.915	.920	.926	.932	22,000	25,000	----	----	----	----	----	----	.883	.888	.892	.897	.903	.907	.912	.916	25,000
Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story																																																																																																																																																																																																																		
	200	250	300	350	400	450	500	550	600	650	700	750	800	850																																																																																																																																																																																																																			
2,000	1.083	1.143	1.206	1.267	1.329	----	----	----	----	----	----	----	----	----	2,000																																																																																																																																																																																																																		
4,000	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	1.299	1.329	----	4,000																																																																																																																																																																																																																		
6,000	----	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	1.123	1.144	1.165	----	6,000																																																																																																																																																																																																																		
8,000	----	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	1.068	1.083	----	8,000																																																																																																																																																																																																																		
10,000	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	----	10,000																																																																																																																																																																																																																		
12,000	----	----	----	----	.917	.928	.938	.949	.959	.970	.980	.990	1.000	----	12,000																																																																																																																																																																																																																		
14,000	----	----	----	----	----	.915	.924	.933	.942	.951	.959	.968	.977	.986	14,000																																																																																																																																																																																																																		
16,000	----	----	----	----	----	.906	.913	.921	.929	.937	.944	.952	.959	.967	16,000																																																																																																																																																																																																																		
18,000	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	.952	18,000																																																																																																																																																																																																																		
20,000	----	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	.941	20,000																																																																																																																																																																																																																		
22,000	----	----	----	----	----	----	.892	.898	.903	.909	.915	.920	.926	.932	22,000																																																																																																																																																																																																																		
25,000	----	----	----	----	----	----	.883	.888	.892	.897	.903	.907	.912	.916	25,000																																																																																																																																																																																																																		

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

APARTMENTS (ALTERNATE METHOD) CLASSES A and B



AVERAGE CLASS A



AVERAGE CLASS B

OCCUPANCY DESCRIPTION:

Shell, Apartment (High Rise)

This occupancy, together with occupancy Interior Space, Apartment High Rise, allows you to individually price the shell and the tenant improvement costs for an apartment (in separate sections of the manual). This provides an alternative to occupancy Apartment High Rise, which includes both the shell and tenant improvement costs.

High-rise apartment shells are structures with three or more stories of multiple dwelling units. The structures are built of all construction classes. Each dwelling unit consists of its own separate living area and kitchen facility. Normally, structures over three stories have elevators, but this depends on the height of the building and the need for transportation to the upper levels. These shell structures have finished lobby areas, interior hall access to dwelling units and some type of stairway for fire exit. These shell structures include common area finishes only, which are about 5%. Although apartments built as condominiums sometimes are required by building and zoning codes to have certain items not required for rental units, basically, "condominium" is a type of ownership and not a type of construction and the apartment costs are valid.

Interior Space, Apartment (High Rise)

This occupancy, together with occupancy Shell, Apartment High Rise, allows you to individually price the shell and the tenant improvement costs for an apartment (in separate sections of the manual). This provides an alternative to occupancy Apartment High Rise, which includes both the shell and tenant improvement costs.

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

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

NOT INCLUDED IN COSTS: Sprinklers, appliances or balconies.

SQUARE FOOT COST TABLE

APARTMENTS (HIGH-RISE) CLASSES A AND B: SHELL APARTMENT BUILDINGS

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR CORE FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Good	\$101.10	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 service fixtures	None
	Average	79.75	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 service fixtures	None
	Low cost	62.96	Minimum-cost walls and fenestration, very plain	Drywall, paint or paper, acoustic ceilings, vinyl comp., plain lobbies	*Minimum lobby lighting, few core extras	None
B	Good	91.06	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 service fixtures	None
	Average	71.92	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 service fixtures	None
	Low cost	56.84	Minimum-cost walls, precast elements and fenestration, very plain	Drywall, paint or paper, acoustic ceilings, vinyl comp., plain lobbies	*Minimum lobby lighting, few core extras	None

CLASSES A AND B: INTERIOR BUILD-OUT (SQUARE FEET OF BUILD-OUT FINISH)

TYPE	COST/ SQ.FT.	INTERIOR FINISH	LIGHTING AND PLUMBING	HEAT
Good	\$70.76	Plaster or drywall, good partitions, paneling, carpet, tile or vinyl, good room sizes, some good cabinetry and shelving, powder room	Many good fixtures, TV jacks, good baths and kitchens	Warm and cool air (zoned)
Average	56.79	Average drywall, vinyl composition, carpet, adequate shelving, counters, small dining area and kitchen, adequate bedrooms and bath	Adequate lighting/plumbing, phone and TV jacks	Heat pump system
Low cost	45.46	Low-cost partitions, paint, vinyl composition, low-cost carpet, minimal counters and shelving, small kitchen area, one bath per unit	Adequate standard lighting and plumbing per good codes	Hot water

APARTMENTS CLASSES A and B (ALTERNATE METHOD)

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

1	<p>BUILT-IN APPLIANCES: For individual listing, see Segregated cost, Section SEG 1.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 10%;">LOW</th> <th style="width: 10%;">AVG.</th> <th style="width: 10%;">GOOD</th> <th style="width: 10%;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Allowance (if not itemized)</td> <td>\$1,450</td> <td>\$3,275</td> <td>\$6,050</td> <td>\$10,100</td> </tr> </tbody> </table> <p>ELEVATORS: Buildings whose base costs include elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Classes A/B</th> <th style="width: 10%;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Good</td> <td>\$5.60</td> </tr> <tr> <td>Average</td> <td>4.30</td> </tr> <tr> <td>Low cost</td> <td>3.24</td> </tr> </tbody> </table> <p>ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.</p>		LOW	AVG.	GOOD	EXCL.	Allowance (if not itemized)	\$1,450	\$3,275	\$6,050	\$10,100	Classes A/B	Sq. Ft. Costs	Good	\$5.60	Average	4.30	Low cost	3.24	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Sq. Ft.</th> <th style="width: 10%;">LOW</th> <th style="width: 10%;">AVG.</th> <th style="width: 10%;">GOOD</th> <th style="width: 10%;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>3,000</td> <td>\$3.54</td> <td>\$4.56</td> <td>\$5.87</td> <td>\$7.55</td> </tr> <tr> <td>5,000</td> <td>3.27</td> <td>4.18</td> <td>5.36</td> <td>6.86</td> </tr> <tr> <td>10,000</td> <td>2.93</td> <td>3.73</td> <td>4.74</td> <td>6.03</td> </tr> <tr> <td>20,000</td> <td>2.63</td> <td>3.32</td> <td>4.20</td> <td>5.30</td> </tr> <tr> <td>50,000</td> <td>2.28</td> <td>2.85</td> <td>3.57</td> <td>4.46</td> </tr> <tr> <td>100,000</td> <td>2.04</td> <td>2.54</td> <td>3.16</td> <td>3.92</td> </tr> <tr> <td>200,000</td> <td>1.83</td> <td>2.26</td> <td>2.79</td> <td>3.45</td> </tr> </tbody> </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;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 10%;">LOW</th> <th style="width: 10%;">AVG.</th> <th style="width: 10%;">GOOD</th> <th style="width: 10%;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Concrete</td> <td>\$23.75</td> <td>\$30.50</td> <td>\$38.75</td> <td>\$49.75</td> </tr> <tr> <td>Steel</td> <td>21.90</td> <td>29.25</td> <td>39.00</td> <td>52.00</td> </tr> <tr> <td>Wood</td> <td>20.40</td> <td>27.00</td> <td>35.50</td> <td>46.75</td> </tr> <tr> <td>Add for ornate finishes, balustrades</td> <td>20.25</td> <td>24.85</td> <td>30.50</td> <td>37.50</td> </tr> <tr> <td>Add for roofs or awnings</td> <td>10.30</td> <td>13.75</td> <td>18.25</td> <td>24.20</td> </tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.54	\$4.56	\$5.87	\$7.55	5,000	3.27	4.18	5.36	6.86	10,000	2.93	3.73	4.74	6.03	20,000	2.63	3.32	4.20	5.30	50,000	2.28	2.85	3.57	4.46	100,000	2.04	2.54	3.16	3.92	200,000	1.83	2.26	2.79	3.45		LOW	AVG.	GOOD	EXCL.	Concrete	\$23.75	\$30.50	\$38.75	\$49.75	Steel	21.90	29.25	39.00	52.00	Wood	20.40	27.00	35.50	46.75	Add for ornate finishes, balustrades	20.25	24.85	30.50	37.50	Add for roofs or awnings	10.30	13.75	18.25	24.20
	LOW	AVG.	GOOD	EXCL.																																																																																						
Allowance (if not itemized)	\$1,450	\$3,275	\$6,050	\$10,100																																																																																						
Classes A/B	Sq. Ft. Costs																																																																																									
Good	\$5.60																																																																																									
Average	4.30																																																																																									
Low cost	3.24																																																																																									
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																																																																						
3,000	\$3.54	\$4.56	\$5.87	\$7.55																																																																																						
5,000	3.27	4.18	5.36	6.86																																																																																						
10,000	2.93	3.73	4.74	6.03																																																																																						
20,000	2.63	3.32	4.20	5.30																																																																																						
50,000	2.28	2.85	3.57	4.46																																																																																						
100,000	2.04	2.54	3.16	3.92																																																																																						
200,000	1.83	2.26	2.79	3.45																																																																																						
	LOW	AVG.	GOOD	EXCL.																																																																																						
Concrete	\$23.75	\$30.50	\$38.75	\$49.75																																																																																						
Steel	21.90	29.25	39.00	52.00																																																																																						
Wood	20.40	27.00	35.50	46.75																																																																																						
Add for ornate finishes, balustrades	20.25	24.85	30.50	37.50																																																																																						
Add for roofs or awnings	10.30	13.75	18.25	24.20																																																																																						

2	<p>HEATING AND COOLING</p> <p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 10%;">Sq. Ft. Costs</th> <th style="width: 30%;"></th> <th style="width: 10%;">Sq. Ft. Costs</th> <th style="width: 15%;"></th> <th style="width: 10%;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>HEATING ONLY</td> <td></td> <td>HEATING & COOLING</td> <td></td> <td>COOLING ONLY</td> <td></td> </tr> <tr> <td>Electric cable or baseboard</td> <td>\$ 7.23</td> <td>Package A.C. (short ductwork)</td> <td>\$15.05</td> <td>Central refrigeration (zoned)</td> <td>\$11.05</td> </tr> <tr> <td>Electric wall heaters</td> <td>2.64</td> <td>Warm and cool air (zoned)</td> <td>21.00</td> <td>package (short ductwork)</td> <td>7.35</td> </tr> <tr> <td>Forced air furnace</td> <td>10.40</td> <td>Hot/chilled water (zoned)</td> <td>31.25</td> <td>Central evaporative</td> <td>4.83</td> </tr> <tr> <td>Hot water, baseboard/convactor</td> <td>14.30</td> <td>Heat pump system</td> <td>17.45</td> <td>Pkg. refrig. . . \$1,880 to \$2,350 per ton capacity</td> <td></td> </tr> <tr> <td>radiant floor/ceiling</td> <td>15.50</td> <td>Ind. thru-wall heat pumps</td> <td>7.41</td> <td>Evap. coolers . \$225 to \$370 per MCFM capacity</td> <td></td> </tr> <tr> <td>Steam (including boiler)</td> <td>13.15</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>without boiler</td> <td>11.57</td> <td>Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.</td> <td></td> <td>VENTILATION ONLY</td> <td></td> </tr> <tr> <td>Wall or floor furnace</td> <td>3.04</td> <td></td> <td></td> <td>Vent. (blowers/ducts)</td> <td>\$2.19</td> </tr> </tbody> </table>		Sq. Ft. Costs		Sq. Ft. Costs		Sq. Ft. Costs	HEATING ONLY		HEATING & COOLING		COOLING ONLY		Electric cable or baseboard	\$ 7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05	Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35	Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83	Hot water, baseboard/convactor	14.30	Heat pump system	17.45	Pkg. refrig. . . \$1,880 to \$2,350 per ton capacity		radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . \$225 to \$370 per MCFM capacity		Steam (including boiler)	13.15					without boiler	11.57	Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.		VENTILATION ONLY		Wall or floor furnace	3.04			Vent. (blowers/ducts)	\$2.19
	Sq. Ft. Costs		Sq. Ft. Costs		Sq. Ft. Costs																																																								
HEATING ONLY		HEATING & COOLING		COOLING ONLY																																																									
Electric cable or baseboard	\$ 7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05																																																								
Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35																																																								
Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83																																																								
Hot water, baseboard/convactor	14.30	Heat pump system	17.45	Pkg. refrig. . . \$1,880 to \$2,350 per ton capacity																																																									
radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . \$225 to \$370 per MCFM capacity																																																									
Steam (including boiler)	13.15																																																												
without boiler	11.57	Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.		VENTILATION ONLY																																																									
Wall or floor furnace	3.04			Vent. (blowers/ducts)	\$2.19																																																								

3	<p>HEIGHT REFINEMENTS</p> <p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Average Wall Height</th> <th style="width: 25%;">Square Foot Multiplier</th> <th style="width: 25%;">Average Wall Height</th> <th style="width: 25%;">Square Foot Multiplier</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>.947</td> <td>12</td> <td>1.055</td> </tr> <tr> <td>9</td> <td>.973</td> <td>13</td> <td>1.084</td> </tr> <tr> <td>10</td> <td>1.000 (base)</td> <td>14</td> <td>1.114</td> </tr> <tr> <td>11</td> <td>1.027</td> <td></td> <td></td> </tr> </tbody> </table>	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier	8	.947	12	1.055	9	.973	13	1.084	10	1.000 (base)	14	1.114	11	1.027		
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier																		
8	.947	12	1.055																		
9	.973	13	1.084																		
10	1.000 (base)	14	1.114																		
11	1.027																				

4	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Average Floor Area Sq. Ft./Story</th> <th colspan="14" style="text-align: center;">AVERAGE PERIMETER</th> <th style="width: 15%;">Average Floor Area Sq. Ft./Story</th> </tr> <tr> <th></th> <th>200</th> <th>250</th> <th>300</th> <th>350</th> <th>400</th> <th>450</th> <th>500</th> <th>550</th> <th>600</th> <th>650</th> <th>700</th> <th>750</th> <th>800</th> <th>850</th> <th></th> </tr> </thead> <tbody> <tr> <td>2,000</td> <td>1.083</td> <td>1.143</td> <td>1.206</td> <td>1.267</td> <td>1.329</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>2,000</td> </tr> <tr> <td>4,000</td> <td>.959</td> <td>.989</td> <td>1.021</td> <td>1.052</td> <td>1.083</td> <td>1.113</td> <td>1.143</td> <td>1.175</td> <td>1.206</td> <td>1.237</td> <td>1.268</td> <td>1.299</td> <td>1.329</td> <td>----</td> <td>4,000</td> </tr> <tr> <td>6,000</td> <td>----</td> <td>.938</td> <td>.959</td> <td>.980</td> <td>1.000</td> <td>1.021</td> <td>1.042</td> <td>1.063</td> <td>1.083</td> <td>1.103</td> <td>1.123</td> <td>1.144</td> <td>1.165</td> <td>----</td> <td>6,000</td> </tr> <tr> <td>8,000</td> <td>----</td> <td>----</td> <td>.929</td> <td>.944</td> <td>.959</td> <td>.974</td> <td>.989</td> <td>1.005</td> <td>1.021</td> <td>1.037</td> <td>1.052</td> <td>1.068</td> <td>1.083</td> <td>----</td> <td>8,000</td> </tr> <tr> <td>10,000</td> <td>----</td> <td>----</td> <td>----</td> <td>.922</td> <td>.935</td> <td>.947</td> <td>.959</td> <td>.972</td> <td>.984</td> <td>.997</td> <td>1.009</td> <td>1.022</td> <td>1.034</td> <td>----</td> <td>10,000</td> </tr> <tr> <td>12,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.917</td> <td>.928</td> <td>.938</td> <td>.949</td> <td>.959</td> <td>.970</td> <td>.980</td> <td>.990</td> <td>1.000</td> <td>----</td> <td>12,000</td> </tr> <tr> <td>14,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.915</td> <td>.924</td> <td>.933</td> <td>.942</td> <td>.951</td> <td>.959</td> <td>.968</td> <td>.977</td> <td>.986</td> <td>14,000</td> </tr> <tr> <td>16,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.906</td> <td>.913</td> <td>.921</td> <td>.929</td> <td>.937</td> <td>.944</td> <td>.952</td> <td>.959</td> <td>.967</td> <td>16,000</td> </tr> <tr> <td>18,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.897</td> <td>.904</td> <td>.911</td> <td>.917</td> <td>.925</td> <td>.932</td> <td>.939</td> <td>.945</td> <td>.952</td> <td>18,000</td> </tr> <tr> <td>20,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.898</td> <td>.904</td> <td>.910</td> <td>.916</td> <td>.922</td> <td>.929</td> <td>.935</td> <td>.941</td> <td>20,000</td> </tr> <tr> <td>22,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.892</td> <td>.898</td> <td>.903</td> <td>.909</td> <td>.915</td> <td>.920</td> <td>.926</td> <td>.932</td> <td>22,000</td> </tr> <tr> <td>25,000</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>----</td> <td>.883</td> <td>.888</td> <td>.892</td> <td>.897</td> <td>.903</td> <td>.907</td> <td>.912</td> <td>.916</td> <td>25,000</td> </tr> </tbody> </table>	Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story		200	250	300	350	400	450	500	550	600	650	700	750	800	850		2,000	1.083	1.143	1.206	1.267	1.329	----	----	----	----	----	----	----	----	----	2,000	4,000	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	1.299	1.329	----	4,000	6,000	----	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	1.123	1.144	1.165	----	6,000	8,000	----	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	1.068	1.083	----	8,000	10,000	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	----	10,000	12,000	----	----	----	----	.917	.928	.938	.949	.959	.970	.980	.990	1.000	----	12,000	14,000	----	----	----	----	----	.915	.924	.933	.942	.951	.959	.968	.977	.986	14,000	16,000	----	----	----	----	----	.906	.913	.921	.929	.937	.944	.952	.959	.967	16,000	18,000	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	.952	18,000	20,000	----	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	.941	20,000	22,000	----	----	----	----	----	----	.892	.898	.903	.909	.915	.920	.926	.932	22,000	25,000	----	----	----	----	----	----	.883	.888	.892	.897	.903	.907	.912	.916	25,000
Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story																																																																																																																																																																																																																		
	200	250	300	350	400	450	500	550	600	650	700	750	800	850																																																																																																																																																																																																																			
2,000	1.083	1.143	1.206	1.267	1.329	----	----	----	----	----	----	----	----	----	2,000																																																																																																																																																																																																																		
4,000	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	1.299	1.329	----	4,000																																																																																																																																																																																																																		
6,000	----	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	1.123	1.144	1.165	----	6,000																																																																																																																																																																																																																		
8,000	----	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	1.068	1.083	----	8,000																																																																																																																																																																																																																		
10,000	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	----	10,000																																																																																																																																																																																																																		
12,000	----	----	----	----	.917	.928	.938	.949	.959	.970	.980	.990	1.000	----	12,000																																																																																																																																																																																																																		
14,000	----	----	----	----	----	.915	.924	.933	.942	.951	.959	.968	.977	.986	14,000																																																																																																																																																																																																																		
16,000	----	----	----	----	----	.906	.913	.921	.929	.937	.944	.952	.959	.967	16,000																																																																																																																																																																																																																		
18,000	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	.952	18,000																																																																																																																																																																																																																		
20,000	----	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	.941	20,000																																																																																																																																																																																																																		
22,000	----	----	----	----	----	----	.892	.898	.903	.909	.915	.920	.926	.932	22,000																																																																																																																																																																																																																		
25,000	----	----	----	----	----	----	.883	.888	.892	.897	.903	.907	.912	.916	25,000																																																																																																																																																																																																																		

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

APARTMENTS (ALTERNATE METHOD) CLASSES C, D and S

OCCUPANCY DESCRIPTION:

Shell, Apartment (High Rise)

This occupancy, together with occupancy Interior Space, Apartment High Rise, allows you to individually price the shell and the tenant improvement costs for an apartment (in separate sections of the report). This provides an alternative to occupancy Apartment High Rise, which includes both the shell and tenant improvement costs.

High-rise apartment shells are structures with three or more stories of multiple dwelling units. The structures are built of all construction classes. Each dwelling unit consists of its own separate living area and kitchen facility. Normally, structures over three stories have elevators, but this depends on the height of the building and the need for transportation to the upper levels. These shell structures have finished lobby areas, interior hall access to dwelling units and some type of stairway for fire exit. These shell structures include common area finishes only, which are about 5%. Although apartments built as condominiums sometimes are required by building and zoning codes to have certain items not required for rental units, basically, "condominium" is a type of ownership and not a type of construction and the apartment costs are valid.

Interior Space, Apartment (High Rise)

This occupancy, together with occupancy Shell, Apartment High Rise, allows you to individually price the shell and the tenant improvement costs for an apartment (in separate sections of the report). This provides an alternative to occupancy Apartment High Rise, which includes both the shell and tenant improvement costs.

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

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

NOT INCLUDED IN COSTS: Sprinklers, appliances or balconies.

SQUARE FOOT COST TABLE

APARTMENTS (HIGH-RISE) CLASSES C, D AND S: SHELL APARTMENT BUILDINGS

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR CORE FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$74.55	Steel frame or bearing walls, brick/ conc. panels, some ornamentation	Plaster, paneling, vinyl, good pavers, terrazzo, carpet, good entry & lobbies	*Good fluorescent core ceilings, adequate service fixtures	None
	Average	58.48	Steel or concrete frame, or bearing walls, some trim	Drywall or plaster, vinyl, terrazzo, carpet, adequate entry lobby	*Average-intensity core lighting, average service fixtures	None
	Low cost	43.59	Masonry bearing walls, light rafters, minimum fenestration, very plain	Drywall, paint or paper, acoustic ceilings, vinyl comp., plain lobbies	Minimum lobby lighting, few core extras	None
D MASONRY VENEER	Good	69.17	Good brick veneer with ornamentation	Plaster, paneling, vinyl, good pavers, terrazzo, carpet, good entry & lobbies	*Good fluorescent core ceilings, adequate service fixtures	None
	Average	54.19	Brick veneer, little trim, standard design	Drywall or plaster, vinyl, terrazzo, carpet, adequate entry lobby	*Average-intensity core lighting, average service fixtures	None
D	Good	67.19	Frame or bearing wall, good stucco or siding with trim	Plaster, paneling, vinyl, good pavers, terrazzo, carpet, good entry & lobbies	*Good fluorescent core ceilings, adequate service fixtures	None
	Average	52.35	Frame and stucco, little trim, standard design	Drywall or plaster, vinyl, terrazzo, carpet, adequate entry lobby	*Average-intensity core lighting, average service fixtures	None
	Low cost	38.63	Low-cost siding or stucco, minimum fenestration, very plain	Drywall, paint or paper, acoustic ceilings, vinyl comp., plain lobbies	Minimum lobby lighting, few-core extras	None
S	Good	64.55	Best insulated sandwich walls, good fenestration, good frame	Plaster, paneling, vinyl, good pavers, terrazzo, carpet, good entry & lobbies	*Good fluorescent core ceilings, adequate service fixtures	None
	Average	50.29	Sandwich walls, fenestration to code, little trim	Drywall or plaster, vinyl, terrazzo, carpet, adequate entry lobby	*Average-intensity core lighting, average service fixtures	None

CLASSES C, D AND S: INTERIOR BUILD-OUT (SQUARE FEET OF BUILD-OUT FINISH)

TYPE	COST/ SQ.FT.	INTERIOR FINISH	LIGHTING AND PLUMBING	HEAT
Good	\$53.67	Plaster or drywall, good partitions, paneling, carpet, tile or vinyl, good room sizes, some good cabinetry and shelving	Good fixtures, many outlets, over one bath per unit	Heat pump system
Average	38.60	Average drywall, vinyl composition, carpet, adequate shelving, counters, small dining area and kitchen, adequate bedrooms and bath	Average fixtures and circuits, one bath per unit	Forced air
Low cost	29.43	Low-cost partitions, paint, vinyl composition, low-cost carpet, minimal counters and shelving, small kitchen area	Minimum uniform code, one bath per unit	Indiv. thru-wall heat pumps

APARTMENTS CLASSES C, D and S (ALTERNATE METHOD)

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

1	<p>BUILT-IN APPLIANCES: For individual listing, see Segregated cost, Section SEG 1.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Allowance (if not itemized)</td> <td style="text-align: right;">\$1,450</td> <td style="text-align: right;">\$3,275</td> <td style="text-align: right;">\$6,050</td> <td style="text-align: right;">\$10,100</td> </tr> </tbody> </table> <p>ELEVATORS: Buildings whose base costs include elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Class C</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th style="text-align: left;">Classes D/S</th> <th style="text-align: center;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Good</td> <td style="text-align: center;">3.66</td> <td>Good</td> <td style="text-align: center;">3.24</td> </tr> <tr> <td>Average</td> <td style="text-align: center;">2.95</td> <td>Average</td> <td style="text-align: center;">2.72</td> </tr> </tbody> </table> <p>ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.</p>		LOW	AVG.	GOOD	EXCL.	Allowance (if not itemized)	\$1,450	\$3,275	\$6,050	\$10,100	Class C	Sq. Ft. Costs	Classes D/S	Sq. Ft. Costs	Good	3.66	Good	3.24	Average	2.95	Average	2.72	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr><td>3,000</td><td style="text-align: center;">\$3.54</td><td style="text-align: center;">\$4.56</td><td style="text-align: center;">\$5.87</td><td style="text-align: center;">\$7.55</td></tr> <tr><td>5,000</td><td style="text-align: center;">3.27</td><td style="text-align: center;">4.18</td><td style="text-align: center;">5.36</td><td style="text-align: center;">6.86</td></tr> <tr><td>10,000</td><td style="text-align: center;">2.93</td><td style="text-align: center;">3.73</td><td style="text-align: center;">4.74</td><td style="text-align: center;">6.03</td></tr> <tr><td>20,000</td><td style="text-align: center;">2.63</td><td style="text-align: center;">3.32</td><td style="text-align: center;">4.20</td><td style="text-align: center;">5.30</td></tr> <tr><td>50,000</td><td style="text-align: center;">2.28</td><td style="text-align: center;">2.85</td><td style="text-align: center;">3.57</td><td style="text-align: center;">4.46</td></tr> <tr><td>100,000</td><td style="text-align: center;">2.04</td><td style="text-align: center;">2.54</td><td style="text-align: center;">3.16</td><td style="text-align: center;">3.92</td></tr> <tr><td>200,000</td><td style="text-align: center;">1.83</td><td style="text-align: center;">2.26</td><td style="text-align: center;">2.79</td><td style="text-align: center;">3.45</td></tr> </tbody> </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;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr><td>Concrete</td><td style="text-align: center;">\$23.75</td><td style="text-align: center;">\$30.50</td><td style="text-align: center;">\$38.75</td><td style="text-align: center;">\$49.75</td></tr> <tr><td>Steel</td><td style="text-align: center;">21.90</td><td style="text-align: center;">29.25</td><td style="text-align: center;">39.00</td><td style="text-align: center;">52.00</td></tr> <tr><td>Wood</td><td style="text-align: center;">20.40</td><td style="text-align: center;">27.00</td><td style="text-align: center;">35.50</td><td style="text-align: center;">46.75</td></tr> <tr><td>Add for ornate finishes, balustrades</td><td style="text-align: center;">20.25</td><td style="text-align: center;">24.85</td><td style="text-align: center;">30.50</td><td style="text-align: center;">37.50</td></tr> <tr><td>Add for roofs or awnings</td><td style="text-align: center;">10.30</td><td style="text-align: center;">13.75</td><td style="text-align: center;">18.25</td><td style="text-align: center;">24.20</td></tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.54	\$4.56	\$5.87	\$7.55	5,000	3.27	4.18	5.36	6.86	10,000	2.93	3.73	4.74	6.03	20,000	2.63	3.32	4.20	5.30	50,000	2.28	2.85	3.57	4.46	100,000	2.04	2.54	3.16	3.92	200,000	1.83	2.26	2.79	3.45		LOW	AVG.	GOOD	EXCL.	Concrete	\$23.75	\$30.50	\$38.75	\$49.75	Steel	21.90	29.25	39.00	52.00	Wood	20.40	27.00	35.50	46.75	Add for ornate finishes, balustrades	20.25	24.85	30.50	37.50	Add for roofs or awnings	10.30	13.75	18.25	24.20
	LOW	AVG.	GOOD	EXCL.																																																																																										
Allowance (if not itemized)	\$1,450	\$3,275	\$6,050	\$10,100																																																																																										
Class C	Sq. Ft. Costs	Classes D/S	Sq. Ft. Costs																																																																																											
Good	3.66	Good	3.24																																																																																											
Average	2.95	Average	2.72																																																																																											
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																																																																										
3,000	\$3.54	\$4.56	\$5.87	\$7.55																																																																																										
5,000	3.27	4.18	5.36	6.86																																																																																										
10,000	2.93	3.73	4.74	6.03																																																																																										
20,000	2.63	3.32	4.20	5.30																																																																																										
50,000	2.28	2.85	3.57	4.46																																																																																										
100,000	2.04	2.54	3.16	3.92																																																																																										
200,000	1.83	2.26	2.79	3.45																																																																																										
	LOW	AVG.	GOOD	EXCL.																																																																																										
Concrete	\$23.75	\$30.50	\$38.75	\$49.75																																																																																										
Steel	21.90	29.25	39.00	52.00																																																																																										
Wood	20.40	27.00	35.50	46.75																																																																																										
Add for ornate finishes, balustrades	20.25	24.85	30.50	37.50																																																																																										
Add for roofs or awnings	10.30	13.75	18.25	24.20																																																																																										

2	<p>HEATING AND COOLING</p> <p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">HEATING ONLY</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th style="text-align: left;">HEATING & COOLING</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th style="text-align: left;">COOLING ONLY</th> <th style="text-align: center;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Electric cable or baseboard</td> <td style="text-align: center;">\$ 7.23</td> <td>Package A.C. (short ductwork)</td> <td style="text-align: center;">\$15.05</td> <td>Central refrigeration (zoned)</td> <td style="text-align: center;">\$11.05</td> </tr> <tr> <td>Electric wall heaters</td> <td style="text-align: center;">2.64</td> <td>Warm and cool air (zoned)</td> <td style="text-align: center;">21.00</td> <td>package (short ductwork)</td> <td style="text-align: center;">7.35</td> </tr> <tr> <td>Forced air furnace</td> <td style="text-align: center;">10.40</td> <td>Hot/chilled water (zoned)</td> <td style="text-align: center;">31.25</td> <td>Central evaporative</td> <td style="text-align: center;">4.83</td> </tr> <tr> <td>Hot water, baseboard/convactor</td> <td style="text-align: center;">14.30</td> <td>Heat pump system</td> <td style="text-align: center;">17.45</td> <td>Pkg. refriger. . . \$1,880 to \$2,350 per ton capacity</td> <td></td> </tr> <tr> <td>radiant floor/ceiling</td> <td style="text-align: center;">15.50</td> <td>Ind. thru-wall heat pumps</td> <td style="text-align: center;">7.41</td> <td>Evap. coolers . \$225 to \$370 per MCFM capacity</td> <td></td> </tr> <tr> <td>Steam (including boiler)</td> <td style="text-align: center;">13.15</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>without boiler</td> <td style="text-align: center;">11.57</td> <td>Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.</td> <td></td> <td>VENTILATION ONLY</td> <td></td> </tr> <tr> <td>Wall or floor furnace</td> <td style="text-align: center;">3.04</td> <td></td> <td></td> <td>Vent. (blowers/ducts)</td> <td style="text-align: center;">\$2.19</td> </tr> </tbody> </table>	HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs	Electric cable or baseboard	\$ 7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05	Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35	Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83	Hot water, baseboard/convactor	14.30	Heat pump system	17.45	Pkg. refriger. . . \$1,880 to \$2,350 per ton capacity		radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . \$225 to \$370 per MCFM capacity		Steam (including boiler)	13.15					without boiler	11.57	Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.		VENTILATION ONLY		Wall or floor furnace	3.04			Vent. (blowers/ducts)	\$2.19
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs																																																		
Electric cable or baseboard	\$ 7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05																																																		
Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35																																																		
Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83																																																		
Hot water, baseboard/convactor	14.30	Heat pump system	17.45	Pkg. refriger. . . \$1,880 to \$2,350 per ton capacity																																																			
radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . \$225 to \$370 per MCFM capacity																																																			
Steam (including boiler)	13.15																																																						
without boiler	11.57	Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.		VENTILATION ONLY																																																			
Wall or floor furnace	3.04			Vent. (blowers/ducts)	\$2.19																																																		

3	<p>HEIGHT REFINEMENTS</p> <p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Average Wall Height</th> <th style="text-align: center;">Square Foot Multiplier</th> <th style="text-align: center;">Average Wall Height</th> <th style="text-align: center;">Square Foot Multiplier</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">8</td> <td style="text-align: center;">.947</td> <td style="text-align: center;">12</td> <td style="text-align: center;">1.055</td> </tr> <tr> <td style="text-align: center;">9</td> <td style="text-align: center;">.973</td> <td style="text-align: center;">13</td> <td style="text-align: center;">1.084</td> </tr> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">1.000 (base)</td> <td style="text-align: center;">14</td> <td style="text-align: center;">1.114</td> </tr> <tr> <td style="text-align: center;">11</td> <td style="text-align: center;">1.027</td> <td></td> <td></td> </tr> </tbody> </table>	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier	8	.947	12	1.055	9	.973	13	1.084	10	1.000 (base)	14	1.114	11	1.027		
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier																		
8	.947	12	1.055																		
9	.973	13	1.084																		
10	1.000 (base)	14	1.114																		
11	1.027																				

4	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="text-align: left;">Average Floor Area Sq. Ft./Story</th> <th colspan="15" style="text-align: center;">AVERAGE PERIMETER</th> <th rowspan="2" style="text-align: left;">Average Floor Area Sq. Ft./Story</th> </tr> <tr> <th style="text-align: center;">200</th> <th style="text-align: center;">250</th> <th style="text-align: center;">300</th> <th style="text-align: center;">350</th> <th style="text-align: center;">400</th> <th style="text-align: center;">450</th> <th style="text-align: center;">500</th> <th style="text-align: center;">550</th> <th style="text-align: center;">600</th> <th style="text-align: center;">650</th> <th style="text-align: center;">700</th> <th style="text-align: center;">750</th> <th style="text-align: center;">800</th> <th style="text-align: center;">850</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2,000</td> <td style="text-align: center;">1.083</td> <td style="text-align: center;">1.143</td> <td style="text-align: center;">1.206</td> <td style="text-align: center;">1.267</td> <td style="text-align: center;">1.329</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">2,000</td> </tr> <tr> <td style="text-align: center;">4,000</td> <td style="text-align: center;">.959</td> <td style="text-align: center;">.989</td> <td style="text-align: center;">1.021</td> <td style="text-align: center;">1.052</td> <td style="text-align: center;">1.083</td> <td style="text-align: center;">1.113</td> <td style="text-align: center;">1.143</td> <td style="text-align: center;">1.175</td> <td style="text-align: center;">1.206</td> <td style="text-align: center;">1.237</td> <td style="text-align: center;">1.268</td> <td style="text-align: center;">1.299</td> <td style="text-align: center;">1.329</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">4,000</td> </tr> <tr> <td style="text-align: center;">6,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">.938</td> <td style="text-align: center;">.959</td> <td style="text-align: center;">.980</td> <td style="text-align: center;">1.000</td> <td style="text-align: center;">1.021</td> <td style="text-align: center;">1.042</td> <td style="text-align: center;">1.063</td> <td style="text-align: center;">1.083</td> <td style="text-align: center;">1.103</td> <td style="text-align: center;">1.123</td> <td style="text-align: center;">1.144</td> <td style="text-align: center;">1.165</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">6,000</td> </tr> <tr> <td style="text-align: center;">8,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">.929</td> <td style="text-align: center;">.944</td> <td style="text-align: center;">.959</td> <td style="text-align: center;">.974</td> <td style="text-align: center;">.989</td> <td style="text-align: center;">1.005</td> <td style="text-align: center;">1.021</td> <td style="text-align: center;">1.037</td> <td style="text-align: center;">1.052</td> <td style="text-align: center;">1.068</td> <td style="text-align: center;">1.083</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">8,000</td> </tr> <tr> <td style="text-align: center;">10,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">.922</td> <td style="text-align: center;">.935</td> <td style="text-align: center;">.947</td> <td style="text-align: center;">.959</td> <td style="text-align: center;">.972</td> <td style="text-align: center;">.984</td> <td style="text-align: center;">.997</td> <td style="text-align: center;">1.009</td> <td style="text-align: center;">1.022</td> <td style="text-align: center;">1.034</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">10,000</td> </tr> <tr> <td style="text-align: center;">12,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">.917</td> <td style="text-align: center;">.928</td> <td style="text-align: center;">.938</td> <td style="text-align: center;">.949</td> <td style="text-align: center;">.959</td> <td style="text-align: center;">.970</td> <td style="text-align: center;">.980</td> <td style="text-align: center;">.990</td> <td style="text-align: center;">1.000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">12,000</td> </tr> <tr> <td style="text-align: center;">14,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">.915</td> <td style="text-align: center;">.924</td> <td style="text-align: center;">.933</td> <td style="text-align: center;">.942</td> <td style="text-align: center;">.951</td> <td style="text-align: center;">.959</td> <td style="text-align: center;">.968</td> <td style="text-align: center;">.977</td> <td style="text-align: center;">.986</td> <td style="text-align: center;">----</td> <td style="text-align: center;">14,000</td> </tr> <tr> <td style="text-align: center;">16,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">.906</td> <td style="text-align: center;">.913</td> <td style="text-align: center;">.921</td> <td style="text-align: center;">.929</td> <td style="text-align: center;">.937</td> <td style="text-align: center;">.944</td> <td style="text-align: center;">.952</td> <td style="text-align: center;">.959</td> <td style="text-align: center;">.967</td> <td style="text-align: center;">----</td> <td style="text-align: center;">16,000</td> </tr> <tr> <td style="text-align: center;">18,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">.897</td> <td style="text-align: center;">.904</td> <td style="text-align: center;">.911</td> <td style="text-align: center;">.917</td> <td style="text-align: center;">.925</td> <td style="text-align: center;">.932</td> <td style="text-align: center;">.939</td> <td style="text-align: center;">.945</td> <td style="text-align: center;">.952</td> <td style="text-align: center;">----</td> <td style="text-align: center;">18,000</td> </tr> <tr> <td style="text-align: center;">20,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">.898</td> <td style="text-align: center;">.904</td> <td style="text-align: center;">.910</td> <td style="text-align: center;">.916</td> <td style="text-align: center;">.922</td> <td style="text-align: center;">.929</td> <td style="text-align: center;">.935</td> <td style="text-align: center;">.941</td> <td style="text-align: center;">----</td> <td style="text-align: center;">20,000</td> </tr> <tr> <td style="text-align: center;">22,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">.892</td> <td style="text-align: center;">.898</td> <td style="text-align: center;">.903</td> <td style="text-align: center;">.909</td> <td style="text-align: center;">.915</td> <td style="text-align: center;">.920</td> <td style="text-align: center;">.926</td> <td style="text-align: center;">.932</td> <td style="text-align: center;">----</td> <td style="text-align: center;">22,000</td> </tr> <tr> <td style="text-align: center;">25,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">.883</td> <td style="text-align: center;">.888</td> <td style="text-align: center;">.892</td> <td style="text-align: center;">.897</td> <td style="text-align: center;">.903</td> <td style="text-align: center;">.907</td> <td style="text-align: center;">.912</td> <td style="text-align: center;">.916</td> <td style="text-align: center;">----</td> <td style="text-align: center;">25,000</td> </tr> </tbody> </table>	Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER															Average Floor Area Sq. Ft./Story	200	250	300	350	400	450	500	550	600	650	700	750	800	850	2,000	1.083	1.143	1.206	1.267	1.329	----	----	----	----	----	----	----	----	----	----	2,000	4,000	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	1.299	1.329	----	----	4,000	6,000	----	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	1.123	1.144	1.165	----	----	6,000	8,000	----	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	1.068	1.083	----	----	8,000	10,000	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	----	----	10,000	12,000	----	----	----	----	.917	.928	.938	.949	.959	.970	.980	.990	1.000	----	----	12,000	14,000	----	----	----	----	----	.915	.924	.933	.942	.951	.959	.968	.977	.986	----	14,000	16,000	----	----	----	----	----	.906	.913	.921	.929	.937	.944	.952	.959	.967	----	16,000	18,000	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	.952	----	18,000	20,000	----	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	.941	----	20,000	22,000	----	----	----	----	----	----	.892	.898	.903	.909	.915	.920	.926	.932	----	22,000	25,000	----	----	----	----	----	----	.883	.888	.892	.897	.903	.907	.912	.916	----	25,000
Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER															Average Floor Area Sq. Ft./Story																																																																																																																																																																																																																												
	200	250	300	350	400	450	500	550	600	650	700	750	800	850																																																																																																																																																																																																																														
2,000	1.083	1.143	1.206	1.267	1.329	----	----	----	----	----	----	----	----	----	----	2,000																																																																																																																																																																																																																												
4,000	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	1.299	1.329	----	----	4,000																																																																																																																																																																																																																												
6,000	----	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	1.123	1.144	1.165	----	----	6,000																																																																																																																																																																																																																												
8,000	----	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	1.068	1.083	----	----	8,000																																																																																																																																																																																																																												
10,000	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	----	----	10,000																																																																																																																																																																																																																												
12,000	----	----	----	----	.917	.928	.938	.949	.959	.970	.980	.990	1.000	----	----	12,000																																																																																																																																																																																																																												
14,000	----	----	----	----	----	.915	.924	.933	.942	.951	.959	.968	.977	.986	----	14,000																																																																																																																																																																																																																												
16,000	----	----	----	----	----	.906	.913	.921	.929	.937	.944	.952	.959	.967	----	16,000																																																																																																																																																																																																																												
18,000	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	.952	----	18,000																																																																																																																																																																																																																												
20,000	----	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	.941	----	20,000																																																																																																																																																																																																																												
22,000	----	----	----	----	----	----	.892	.898	.903	.909	.915	.920	.926	.932	----	22,000																																																																																																																																																																																																																												
25,000	----	----	----	----	----	----	.883	.888	.892	.897	.903	.907	.912	.916	----	25,000																																																																																																																																																																																																																												

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

APARTMENTS – LUXURY



GOOD CLASS A



GOOD CLASS B

OCCUPANCY DESCRIPTION: High-rise luxury apartments are structures with three or more floors of multiple dwelling units, typically owner or time-share occupied. Each dwelling unit consists of its own separate living area and kitchen facility. Normally, structures over three stories have elevators, but this dwelling units and some type of stairway for fire exit. Although apartments built as co-ops, condominiums, or time-shares sometimes are required by building and zoning codes to have certain items not required for typical rental units, basically, “condominium” is a type of ownership and not a type of construction and the luxury apartment costs are valid.

INCLUDED IN COSTS: Architects’ fees and contractors’ overhead and profit. Allowance for lobby area and interior hall access to dwelling units. Elevators are included.

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

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Good	\$276.85	Best metal or stone, brick or block backup, solar glass, best lobby	Finest interior detail, hardwoods, ceramic, custom carpet, built-ins	Elevators, Master antennas, fine fixtures, more than one bath per bedroom	Hot and chilled water (zoned)
	Average	224.25	Good metal and solar glass, face brick, precast concrete panels, exterior insulation and finish system (EIFS)	Good interior detail, carpet, ceramic tile, some vinyl and fine hardwood	Elevators, Master antennas, fine fixtures, one full bath per bedroom	Hot and chilled water (zoned)
B	Good	256.36	Best metal or stone, brick or block backup, solar glass, best lobby	Finest interior detail, hardwoods, ceramic, custom carpet, built-ins	Elevators, Master antennas, fine fixtures, more than one bath per bedroom	Hot and chilled water (zoned)
	Average	208.39	Good metal and solar glass, face brick, precast concrete panels, exterior insulation and finish system (EIFS)	Good interior detail, carpet, ceramic tile, some vinyl and fine hardwood	Elevators, Master antennas, fine fixtures, one full bath per bedroom	Hot and chilled water (zoned)
C	Excellent	253.59	Best stones, metal, solar glass, highly ornamented lobby	Best interior detail, hardwoods, ceramic, carpet, built-ins	Elevators, Master antennas, fine fixtures, more than one bath per bedroom	Hot and chilled water (zoned)
	Good	198.78	Good masonry and glass, good ornamentation and lobby	Good interior detail, sheet vinyl, ceramic tile/carpet, paneling, fine hardwood	Elevators, Master antennas, extra fixtures, one full bath per bedroom	Warm and cool air (zoned)
	Average	163.20	Stone, brick, metal and glass, individual design, good lobby	Good plaster, paneling/paper, vinyl, carpeting or hardwood, some extras	Elevators, Master antennas, fine fixtures, one full bath per bedroom	Warm and cool air (zoned)
D MASONRY VENEER	Excellent	244.12	Best brick or stone veneer, highly ornamental lobby	Best interior detail, hardwoods, ceramic, carpet, built-ins	Elevators, Master antennas, fine fixtures, more than one bath per bedroom	Hot and chilled water (zoned)
	Good	190.81	Good veneers and trim, good ornamentation and lobby	Good interior detail, sheet vinyl, ceramic tile/carpet, paneling, fine hardwood	Elevators, Master antennas, extra fixtures, more than one bath per bedroom	Warm and cool air (zoned)
	Average	156.49	Face brick or stone veneer, individual design, good lobby	Good plaster, paneling/paper, vinyl, carpeting or hardwood, some extras	Elevators, TV and phone jacks, good fixtures, one bath per bedroom	Warm and cool air (zoned)
D	Excellent	240.23	Best EIFS, stone trim, highly ornamental lobby	Best interior detail, hardwoods, ceramic, carpet, built-ins	Elevators, Master antennas, fine fixtures, more than one bath per bedroom	Hot and chilled water (zoned)
	Good	187.17	Good EIFS or sidings, good ornamentation and lobby	Good interior detail, sheet vinyl, ceramic tile/carpet, paneling, fine hardwood	Elevators, Master antennas, extra fixtures, more than one bath per bedroom	Warm and cool air (zoned)
	Average	153.16	Good stucco or siding, brick and stone trim, good lobby	Good plaster, paneling/paper, vinyl, carpeting or hardwood, some extras	Elevators, TV and phone jacks, good fixtures, one bath per bedroom	Warm and cool air (zoned)

APARTMENTS – LUXURY

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

1

BUILT-IN APPLIANCES: For individual listing, see Segregated Cost, Section SEG 1.						SPRINKLERS: Apply to area covered by sprinklers.					
			LOW	AVG.	GOOD	EXCL.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Allowance (if not itemized)			\$1,450	\$3,275	\$6,050	\$10,100	3,000	\$3.54	\$4.56	\$5.87	\$7.55
							5,000	3.27	4.18	5.36	6.86
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. For detailed costs see Section UIP 8.							10,000	2.93	3.73	4.74	6.03
							20,000	2.63	3.32	4.20	5.30
							50,000	2.28	2.85	3.57	4.46
							100,000	2.04	2.54	3.16	3.92
							200,000	1.83	2.26	2.79	3.45
Classes A/B	Sq. Ft. Costs	Class C	Sq. Ft. Costs	Classes D	Sq. Ft. Costs		BALCONIES: Balcony costs includes the supporting structure, decking and rails. Apply costs per sq.ft. to the balcony area.				
Excellent	\$8.54	Excellent	\$5.72	Excellent	\$5.06		LOW	AVG.	GOOD	EXCL.	
Good	7.48	Good	5.06	Good	4.48	Concrete . .	\$23.75	\$30.50	\$38.75	\$49.75	
		Average	4.48	Average	3.95	Steel	21.90	29.25	39.00	52.00	
						Wood	20.40	27.00	35.50	46.75	
						Add for ornate finishes, balustrades . .	20.25	24.85	30.50	37.50	
						Add for roofs or awnings . .	10.30	13.75	18.25	24.20	
ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.											

2

HEATING AND COOLING

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

3

HEIGHT REFINEMENTS

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

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.947	12	1.055
9	.973	13	1.084
10	1.000 (base)	14	1.114
11	1.027		

4

Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	200	250	300	350	400	450	500	550	600	650	700	750	800	850	
2,000	1.083	1.143	1.206	1.267	1.329	----	----	----	----	----	----	----	----	----	2,000
4,000	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	1.299	1.329	----	4,000
6,000	----	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	1.123	1.144	1.165	----	6,000
8,000	----	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	1.068	1.083	----	8,000
10,000	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	----	10,000
12,000	----	----	----	----	.917	.928	.938	.949	.959	.970	.980	.990	1.000	----	12,000
14,000	----	----	----	----	----	.915	.924	.933	.942	.951	.959	.968	.977	.986	14,000
16,000	----	----	----	----	----	.906	.913	.921	.929	.937	.944	.952	.959	.967	16,000
18,000	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	.952	18,000
20,000	----	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	.941	20,000
22,000	----	----	----	----	----	----	.892	.898	.903	.909	.915	.920	.926	.932	22,000
25,000	----	----	----	----	----	----	.883	.888	.892	.897	.903	.907	.912	.916	25,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

APARTMENTS – LUXURY (ALTERNATE METHOD) CLASSES A and B

OCCUPANCY DESCRIPTION:

Shell, Luxury Apartment

This occupancy, together with occupancy Interior Space, Luxury Apartment, allows you to individually price the shell and the tenant improvement costs for an apartment (in separate sections of the report). This provides an alternative to occupancy Luxury Apartment (High Rise), which includes both the shell and tenant improvement costs.

High-rise luxury apartment shells are structures with three or more floors of multiple dwelling units, typically owner or time-share occupied. Each dwelling unit consists of its own separate living area and kitchen facility. Normally, shell structures over three stories have elevators, but this depends on the height of the building and the need for transportation to the upper levels. These shell structures have a lobby area, hall access to dwelling units and some type of stairway for fire exit. These shell structures include common area finishes only, which are about 10%. Although apartments built as co-ops, condominiums, or time-shares sometimes are required by building and zoning codes to have certain items not required for typical rental units, basically, "condominium" is a type of ownership and not a type of construction and the luxury apartment costs are valid.

Interior Space, Luxury Apartment

This occupancy, together with occupancy Shell, Luxury Apartment, allows you to individually price the shell and the tenant improvement costs for an apartment (in separate sections of the report). This provides an alternative to occupancy Luxury Apartment (High Rise), which includes both the shell and tenant improvement costs.

These interiors have plaster, paneling, good detailing in molding and trim, high cost floor finishes, and full kitchen and dining rooms. Some of the special refinements found include master antennas, and more than one bath per bedroom at the better qualities.

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

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

CLASSES A AND B: SHELL LUXURY APARTMENT BUILDINGS

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Good	\$143.56	Best metal or stone, brick or block backup, solar glass	Plaster, best veneers, best marble and carpet, top lobby finishes	*Luminous lobby ceiling, excellent core lighting, finest service fixtures	None
	Average	113.10	Good metal and solar glass, face brick, precast concrete panels, EIFS	Plaster, ceramic tile carpet, some vinyl and fine hardwood, good entry & lobby	*Luminous lobby ceiling, good core lighting, service fixtures	None
B	Good	127.67	Best metal or stone, brick or block backup, solar glass	Plaster, best veneers, best marble and carpet, top lobby finishes	*Luminous lobby ceiling, excellent core lighting, finest service fixtures	None
	Average	100.85	Good metal and solar glass, face brick, precast concrete panels, EIFS	Plaster, ceramic tile carpet, some vinyl and fine hardwood, good entry & lobby	*Luminous lobby ceiling, good core lighting, service fixtures	None

CLASSES A AND B: INTERIOR BUILD-OUT (SQUARE FEET OF BUILD-OUT FINISH)

TYPE	COST/ SQ.FT.	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
Good	\$132.34	Finest interior detail, hardwoods, ceramic, custom carpet, built-ins	Master antennas, fine fixtures, more than one bath per bedroom	Hot and chilled water (zoned)
Average	110.40	Good interior detail, carpet, ceramic tile, some vinyl and fine hardwood	Master antennas, fine fixtures, one full bath per bedroom	Hot and chilled water (zoned)

APARTMENTS – LUXURY CLASSES A and B (ALTERNATE METHOD)

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

1	<p>BUILT-IN APPLIANCES: For individual listing, see Segregated cost, Section SEG 1.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Allowance (if not itemized)</td> <td style="text-align: right;">\$1,450</td> <td style="text-align: right;">\$3,275</td> <td style="text-align: right;">\$6,050</td> <td style="text-align: right;">\$10,100</td> </tr> </tbody> </table> <p>ELEVATORS: Buildings whose base costs include elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Classes A/B</th> <th style="text-align: center;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Excellent</td> <td style="text-align: right;">\$8.54</td> </tr> <tr> <td>Good</td> <td style="text-align: right;">7.48</td> </tr> </tbody> </table> <p>ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.</p>		LOW	AVG.	GOOD	EXCL.	Allowance (if not itemized)	\$1,450	\$3,275	\$6,050	\$10,100	Classes A/B	Sq. Ft. Costs	Excellent	\$8.54	Good	7.48	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sq. Ft.</th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr><td>3,000</td><td style="text-align: right;">\$3.54</td><td style="text-align: right;">\$4.56</td><td style="text-align: right;">\$5.87</td><td style="text-align: right;">\$7.55</td></tr> <tr><td>5,000</td><td style="text-align: right;">3.27</td><td style="text-align: right;">4.18</td><td style="text-align: right;">5.36</td><td style="text-align: right;">6.86</td></tr> <tr><td>10,000</td><td style="text-align: right;">2.93</td><td style="text-align: right;">3.73</td><td style="text-align: right;">4.74</td><td style="text-align: right;">6.03</td></tr> <tr><td>20,000</td><td style="text-align: right;">2.63</td><td style="text-align: right;">3.32</td><td style="text-align: right;">4.20</td><td style="text-align: right;">5.30</td></tr> <tr><td>50,000</td><td style="text-align: right;">2.28</td><td style="text-align: right;">2.85</td><td style="text-align: right;">3.57</td><td style="text-align: right;">4.46</td></tr> <tr><td>100,000</td><td style="text-align: right;">2.04</td><td style="text-align: right;">2.54</td><td style="text-align: right;">3.16</td><td style="text-align: right;">3.92</td></tr> <tr><td>200,000</td><td style="text-align: right;">1.83</td><td style="text-align: right;">2.26</td><td style="text-align: right;">2.79</td><td style="text-align: right;">3.45</td></tr> </tbody> </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;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr><td>Concrete . .</td><td style="text-align: right;">\$23.75</td><td style="text-align: right;">\$30.50</td><td style="text-align: right;">\$38.75</td><td style="text-align: right;">\$49.75</td></tr> <tr><td>Steel</td><td style="text-align: right;">21.90</td><td style="text-align: right;">29.25</td><td style="text-align: right;">39.00</td><td style="text-align: right;">52.00</td></tr> <tr><td>Wood</td><td style="text-align: right;">20.40</td><td style="text-align: right;">27.00</td><td style="text-align: right;">35.50</td><td style="text-align: right;">46.75</td></tr> <tr><td>Add for ornate finishes, balustrades . .</td><td style="text-align: right;">20.25</td><td style="text-align: right;">24.85</td><td style="text-align: right;">30.50</td><td style="text-align: right;">37.50</td></tr> <tr><td>Add for roofs or awnings . .</td><td style="text-align: right;">10.30</td><td style="text-align: right;">13.75</td><td style="text-align: right;">18.25</td><td style="text-align: right;">24.20</td></tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.54	\$4.56	\$5.87	\$7.55	5,000	3.27	4.18	5.36	6.86	10,000	2.93	3.73	4.74	6.03	20,000	2.63	3.32	4.20	5.30	50,000	2.28	2.85	3.57	4.46	100,000	2.04	2.54	3.16	3.92	200,000	1.83	2.26	2.79	3.45		LOW	AVG.	GOOD	EXCL.	Concrete . .	\$23.75	\$30.50	\$38.75	\$49.75	Steel	21.90	29.25	39.00	52.00	Wood	20.40	27.00	35.50	46.75	Add for ornate finishes, balustrades . .	20.25	24.85	30.50	37.50	Add for roofs or awnings . .	10.30	13.75	18.25	24.20
	LOW	AVG.	GOOD	EXCL.																																																																																				
Allowance (if not itemized)	\$1,450	\$3,275	\$6,050	\$10,100																																																																																				
Classes A/B	Sq. Ft. Costs																																																																																							
Excellent	\$8.54																																																																																							
Good	7.48																																																																																							
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																																																																				
3,000	\$3.54	\$4.56	\$5.87	\$7.55																																																																																				
5,000	3.27	4.18	5.36	6.86																																																																																				
10,000	2.93	3.73	4.74	6.03																																																																																				
20,000	2.63	3.32	4.20	5.30																																																																																				
50,000	2.28	2.85	3.57	4.46																																																																																				
100,000	2.04	2.54	3.16	3.92																																																																																				
200,000	1.83	2.26	2.79	3.45																																																																																				
	LOW	AVG.	GOOD	EXCL.																																																																																				
Concrete . .	\$23.75	\$30.50	\$38.75	\$49.75																																																																																				
Steel	21.90	29.25	39.00	52.00																																																																																				
Wood	20.40	27.00	35.50	46.75																																																																																				
Add for ornate finishes, balustrades . .	20.25	24.85	30.50	37.50																																																																																				
Add for roofs or awnings . .	10.30	13.75	18.25	24.20																																																																																				

2	<p>HEATING AND COOLING</p> <p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">HEATING ONLY</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th style="text-align: left;">HEATING & COOLING</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th style="text-align: left;">COOLING ONLY</th> <th style="text-align: center;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Electric cable or baseboard</td> <td style="text-align: right;">\$ 7.23</td> <td>Package A.C. (short ductwork)</td> <td style="text-align: right;">\$15.05</td> <td>Central refrigeration (zoned)</td> <td style="text-align: right;">\$11.05</td> </tr> <tr> <td>Electric wall heaters</td> <td style="text-align: right;">2.64</td> <td>Warm and cool air (zoned)</td> <td style="text-align: right;">21.00</td> <td>package (short ductwork)</td> <td style="text-align: right;">7.35</td> </tr> <tr> <td>Forced air furnace</td> <td style="text-align: right;">10.40</td> <td>Hot/chilled water (zoned)</td> <td style="text-align: right;">31.25</td> <td>Central evaporative</td> <td style="text-align: right;">4.83</td> </tr> <tr> <td>Hot water, baseboard/convactor</td> <td style="text-align: right;">14.30</td> <td>Heat pump system</td> <td style="text-align: right;">17.45</td> <td>Pkg. refriger. . . . \$1,880 to \$2,350 per ton capacity</td> <td></td> </tr> <tr> <td>radiant floor/ceiling</td> <td style="text-align: right;">15.50</td> <td>Ind. thru-wall heat pumps</td> <td style="text-align: right;">7.41</td> <td>Evap. coolers . . \$225 to \$370 per MCFM capacity</td> <td></td> </tr> <tr> <td>Steam (including boiler)</td> <td style="text-align: right;">13.15</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>without boiler</td> <td style="text-align: right;">11.57</td> <td>Small indiv. heat pumps cost \$1,570 to \$2,140</td> <td></td> <td>VENTILATION ONLY</td> <td></td> </tr> <tr> <td>Wall or floor furnace</td> <td style="text-align: right;">3.04</td> <td>per ton of rated capacity.</td> <td></td> <td>Vent. (blowers/ducts)</td> <td style="text-align: right;">\$2.19</td> </tr> </tbody> </table>	HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs	Electric cable or baseboard	\$ 7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05	Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35	Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83	Hot water, baseboard/convactor	14.30	Heat pump system	17.45	Pkg. refriger. . . . \$1,880 to \$2,350 per ton capacity		radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . . \$225 to \$370 per MCFM capacity		Steam (including boiler)	13.15					without boiler	11.57	Small indiv. heat pumps cost \$1,570 to \$2,140		VENTILATION ONLY		Wall or floor furnace	3.04	per ton of rated capacity.		Vent. (blowers/ducts)	\$2.19
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs																																																		
Electric cable or baseboard	\$ 7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05																																																		
Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35																																																		
Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83																																																		
Hot water, baseboard/convactor	14.30	Heat pump system	17.45	Pkg. refriger. . . . \$1,880 to \$2,350 per ton capacity																																																			
radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . . \$225 to \$370 per MCFM capacity																																																			
Steam (including boiler)	13.15																																																						
without boiler	11.57	Small indiv. heat pumps cost \$1,570 to \$2,140		VENTILATION ONLY																																																			
Wall or floor furnace	3.04	per ton of rated capacity.		Vent. (blowers/ducts)	\$2.19																																																		

3	<p>HEIGHT REFINEMENTS</p> <p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Average Wall Height</th> <th style="text-align: center;">Square Foot Multiplier</th> <th style="text-align: center;">Average Wall Height</th> <th style="text-align: center;">Square Foot Multiplier</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">8</td> <td style="text-align: center;">.947</td> <td style="text-align: center;">12</td> <td style="text-align: center;">1.055</td> </tr> <tr> <td style="text-align: center;">9</td> <td style="text-align: center;">.973</td> <td style="text-align: center;">13</td> <td style="text-align: center;">1.084</td> </tr> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">1.000 (base)</td> <td style="text-align: center;">14</td> <td style="text-align: center;">1.114</td> </tr> <tr> <td style="text-align: center;">11</td> <td style="text-align: center;">1.027</td> <td></td> <td></td> </tr> </tbody> </table>	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier	8	.947	12	1.055	9	.973	13	1.084	10	1.000 (base)	14	1.114	11	1.027		
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier																		
8	.947	12	1.055																		
9	.973	13	1.084																		
10	1.000 (base)	14	1.114																		
11	1.027																				

4	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="text-align: left;">Average Floor Area Sq. Ft./Story</th> <th colspan="14" style="text-align: center;">AVERAGE PERIMETER</th> <th rowspan="2" style="text-align: left;">Average Floor Area Sq. Ft./Story</th> </tr> <tr> <th style="text-align: center;">200</th> <th style="text-align: center;">250</th> <th style="text-align: center;">300</th> <th style="text-align: center;">350</th> <th style="text-align: center;">400</th> <th style="text-align: center;">450</th> <th style="text-align: center;">500</th> <th style="text-align: center;">550</th> <th style="text-align: center;">600</th> <th style="text-align: center;">650</th> <th style="text-align: center;">700</th> <th style="text-align: center;">750</th> <th style="text-align: center;">800</th> <th style="text-align: center;">850</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">2,000</td> <td style="text-align: right;">1.083</td> <td style="text-align: right;">1.143</td> <td style="text-align: right;">1.206</td> <td style="text-align: right;">1.267</td> <td style="text-align: right;">1.329</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: right;">2,000</td> </tr> <tr> <td style="text-align: right;">4,000</td> <td style="text-align: right;">.959</td> <td style="text-align: right;">.989</td> <td style="text-align: right;">1.021</td> <td style="text-align: right;">1.052</td> <td style="text-align: right;">1.083</td> <td style="text-align: right;">1.113</td> <td style="text-align: right;">1.143</td> <td style="text-align: right;">1.175</td> <td style="text-align: right;">1.206</td> <td style="text-align: right;">1.237</td> <td style="text-align: right;">1.268</td> <td style="text-align: right;">1.299</td> <td style="text-align: right;">1.329</td> <td style="text-align: center;">----</td> <td style="text-align: right;">4,000</td> </tr> <tr> <td style="text-align: right;">6,000</td> <td style="text-align: center;">----</td> <td style="text-align: right;">.938</td> <td style="text-align: right;">.959</td> <td style="text-align: right;">.980</td> <td style="text-align: right;">1.000</td> <td style="text-align: right;">1.021</td> <td style="text-align: right;">1.042</td> <td style="text-align: right;">1.063</td> <td style="text-align: right;">1.083</td> <td style="text-align: right;">1.103</td> <td style="text-align: right;">1.123</td> <td style="text-align: right;">1.144</td> <td style="text-align: right;">1.165</td> <td style="text-align: center;">----</td> <td style="text-align: right;">6,000</td> </tr> <tr> <td style="text-align: right;">8,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: right;">.929</td> <td style="text-align: right;">.944</td> <td style="text-align: right;">.959</td> <td style="text-align: right;">.974</td> <td style="text-align: right;">.989</td> <td style="text-align: right;">1.005</td> <td style="text-align: right;">1.021</td> <td style="text-align: right;">1.037</td> <td style="text-align: right;">1.052</td> <td style="text-align: right;">1.068</td> <td style="text-align: right;">1.083</td> <td style="text-align: center;">----</td> <td style="text-align: right;">8,000</td> </tr> <tr> <td style="text-align: right;">10,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: right;">.922</td> <td style="text-align: right;">.935</td> <td style="text-align: right;">.947</td> <td style="text-align: right;">.959</td> <td style="text-align: right;">.972</td> <td style="text-align: right;">.984</td> <td style="text-align: right;">.997</td> <td style="text-align: right;">1.009</td> <td style="text-align: right;">1.022</td> <td style="text-align: right;">1.034</td> <td style="text-align: center;">----</td> <td style="text-align: right;">10,000</td> </tr> <tr> <td style="text-align: right;">12,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: right;">.917</td> <td style="text-align: right;">.928</td> <td style="text-align: right;">.938</td> <td style="text-align: right;">.949</td> <td style="text-align: right;">.959</td> <td style="text-align: right;">.970</td> <td style="text-align: right;">.980</td> <td style="text-align: right;">.990</td> <td style="text-align: right;">1.000</td> <td style="text-align: center;">----</td> <td style="text-align: right;">12,000</td> </tr> <tr> <td style="text-align: right;">14,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: right;">.915</td> <td style="text-align: right;">.924</td> <td style="text-align: right;">.933</td> <td style="text-align: right;">.942</td> <td style="text-align: right;">.951</td> <td style="text-align: right;">.959</td> <td style="text-align: right;">.968</td> <td style="text-align: right;">.977</td> <td style="text-align: right;">.986</td> <td style="text-align: right;">14,000</td> </tr> <tr> <td style="text-align: right;">16,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: right;">.906</td> <td style="text-align: right;">.913</td> <td style="text-align: right;">.921</td> <td style="text-align: right;">.929</td> <td style="text-align: right;">.937</td> <td style="text-align: right;">.944</td> <td style="text-align: right;">.952</td> <td style="text-align: right;">.959</td> <td style="text-align: right;">.967</td> <td style="text-align: right;">16,000</td> </tr> <tr> <td style="text-align: right;">18,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: right;">.897</td> <td style="text-align: right;">.904</td> <td style="text-align: right;">.911</td> <td style="text-align: right;">.917</td> <td style="text-align: right;">.925</td> <td style="text-align: right;">.932</td> <td style="text-align: right;">.939</td> <td style="text-align: right;">.945</td> <td style="text-align: right;">.952</td> <td style="text-align: right;">18,000</td> </tr> <tr> <td style="text-align: right;">20,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: right;">.898</td> <td style="text-align: right;">.904</td> <td style="text-align: right;">.910</td> <td style="text-align: right;">.916</td> <td style="text-align: right;">.922</td> <td style="text-align: right;">.929</td> <td style="text-align: right;">.935</td> <td style="text-align: right;">.941</td> <td style="text-align: right;">20,000</td> </tr> <tr> <td style="text-align: right;">22,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: right;">.892</td> <td style="text-align: right;">.898</td> <td style="text-align: right;">.903</td> <td style="text-align: right;">.909</td> <td style="text-align: right;">.915</td> <td style="text-align: right;">.920</td> <td style="text-align: right;">.926</td> <td style="text-align: right;">.932</td> <td style="text-align: right;">22,000</td> </tr> <tr> <td style="text-align: right;">25,000</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: right;">.883</td> <td style="text-align: right;">.888</td> <td style="text-align: right;">.892</td> <td style="text-align: right;">.897</td> <td style="text-align: right;">.903</td> <td style="text-align: right;">.907</td> <td style="text-align: right;">.912</td> <td style="text-align: right;">.916</td> <td style="text-align: right;">25,000</td> </tr> </tbody> </table>	Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story	200	250	300	350	400	450	500	550	600	650	700	750	800	850	2,000	1.083	1.143	1.206	1.267	1.329	----	----	----	----	----	----	----	----	----	2,000	4,000	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	1.299	1.329	----	4,000	6,000	----	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	1.123	1.144	1.165	----	6,000	8,000	----	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	1.068	1.083	----	8,000	10,000	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	----	10,000	12,000	----	----	----	----	.917	.928	.938	.949	.959	.970	.980	.990	1.000	----	12,000	14,000	----	----	----	----	----	.915	.924	.933	.942	.951	.959	.968	.977	.986	14,000	16,000	----	----	----	----	----	.906	.913	.921	.929	.937	.944	.952	.959	.967	16,000	18,000	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	.952	18,000	20,000	----	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	.941	20,000	22,000	----	----	----	----	----	----	.892	.898	.903	.909	.915	.920	.926	.932	22,000	25,000	----	----	----	----	----	----	.883	.888	.892	.897	.903	.907	.912	.916	25,000
Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story																																																																																																																																																																																																																
	200	250	300	350	400	450	500	550	600	650	700	750	800	850																																																																																																																																																																																																																	
2,000	1.083	1.143	1.206	1.267	1.329	----	----	----	----	----	----	----	----	----	2,000																																																																																																																																																																																																																
4,000	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	1.299	1.329	----	4,000																																																																																																																																																																																																																
6,000	----	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	1.123	1.144	1.165	----	6,000																																																																																																																																																																																																																
8,000	----	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	1.068	1.083	----	8,000																																																																																																																																																																																																																
10,000	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	----	10,000																																																																																																																																																																																																																
12,000	----	----	----	----	.917	.928	.938	.949	.959	.970	.980	.990	1.000	----	12,000																																																																																																																																																																																																																
14,000	----	----	----	----	----	.915	.924	.933	.942	.951	.959	.968	.977	.986	14,000																																																																																																																																																																																																																
16,000	----	----	----	----	----	.906	.913	.921	.929	.937	.944	.952	.959	.967	16,000																																																																																																																																																																																																																
18,000	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	.952	18,000																																																																																																																																																																																																																
20,000	----	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	.941	20,000																																																																																																																																																																																																																
22,000	----	----	----	----	----	----	.892	.898	.903	.909	.915	.920	.926	.932	22,000																																																																																																																																																																																																																
25,000	----	----	----	----	----	----	.883	.888	.892	.897	.903	.907	.912	.916	25,000																																																																																																																																																																																																																

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

© 2014 Marshall & Swift/Boeckh, LLC, all rights reserved.
Any reprinting, distribution, modification, reverse engineering, or creation of derivative works, is strictly prohibited.

APARTMENTS – LUXURY (ALTERNATE METHOD) CLASSES C and D

OCCUPANCY DESCRIPTION:

Shell, Luxury Apartment

This occupancy, together with occupancy Interior Space, Luxury Apartment, allows you to individually price the shell and the tenant improvement costs for an apartment (in separate sections of the report). This provides an alternative to occupancy Luxury Apartment (High Rise), which includes both the shell and tenant improvement costs.

High-rise luxury apartment shells are structures with three or more floors of multiple dwelling units, typically owner or time-share occupied. Each dwelling unit consists of its own separate living area and kitchen facility. Normally, shell structures over three stories have elevators, but this depends on the height of the building and the need for transportation to the upper levels. These shell structures have a lobby area, hall access to dwelling units and some type of stairway for fire exit. These shell structures include common area finishes only, which are about 10%. Although apartments built as co-ops, condominiums, or time-shares sometimes are required by building and zoning codes to have certain items not required for typical rental units, basically, "condominium" is a type of ownership and not a type of construction and the luxury apartment costs are valid.

Interior Space, Luxury Apartment

This occupancy, together with occupancy Shell, Luxury Apartment, allows you to individually price the shell and the tenant improvement costs for an apartment (in separate sections of the report). This provides an alternative to occupancy Luxury Apartment (High Rise), which includes both the shell and tenant improvement costs.

These interiors have plaster, paneling, good detailing in molding and trim, high cost floor finishes, and full kitchen and dining rooms. Some of the special refinements found include master antennas, and more than one bath per bedroom at the better qualities.

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

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

CLASSES C AND D: SHELL LUXURY APARTMENT BUILDINGS

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$128.57	Best stones, metal, solar glass	Plaster, best veneers, best marble and hardwoods, ceramic, carpet, finest entry & lobby finishes	*Luminous lobby ceiling, excellent core lighting, finest service fixtures	None
	Good	103.21	Good masonry and glass, good ornamentation	Plaster, good veneers, vinyl, ceramic tile/carpet, paneling, fine hardwood, good entry & lobby finishes	*Luminous lobby ceiling, excellent core lighting, good service fixtures	None
	Average	82.90	Stone, brick, metal and glass, individual design	Plaster, ceramic tile carpet, some vinyl and fine hardwood, good entry & lobby finishes	*Luminous lobby ceiling, good core lighting, service fixtures	None
D MASONRY VENEER	Excellent	119.93	Best brick or stone veneer, highly ornamental lobby	Plaster, best veneers, best marble and hardwoods, ceramic, carpet, finest entry & lobby finishes	*Luminous lobby ceiling, excellent core lighting, finest service fixtures	None
	Good	95.67	Good veneers and trim, good ornamentation and lobby	Plaster, good veneers, vinyl, ceramic tile/carpet, paneling, fine hardwood, good entry & lobby finishes	*Luminous lobby ceiling, excellent core lighting, good service fixtures	None
	Average	76.35	Face brick or stone veneer, individual design, good lobby	Plaster, ceramic tile carpet, some vinyl and fine hardwood, good entry & lobby finishes	*Luminous lobby ceiling, good core lighting, service fixtures	None
D	Excellent	117.77	Best EIFS, stone trim	Plaster, best veneers, best marble and hardwoods, ceramic, carpet, finest entry & lobby finishes	*Luminous lobby ceiling, excellent core lighting, finest service fixtures	None
	Good	93.64	Good EIFS or sidings, good ornamentation	Plaster, good veneers, vinyl, ceramic tile/carpet, paneling, fine hardwood, good entry & lobby finishes	*Luminous lobby ceiling, excellent core lighting, good service fixtures	None
	Average	74.48	Good stucco or siding, brick and stone trim	Plaster, ceramic tile carpet, some vinyl and fine hardwood, good entry & lobby finishes	*Luminous lobby ceiling, good core lighting, service fixtures	None

CLASSES C AND D: INTERIOR BUILD-OUT (SQUARE FEET OF BUILD-OUT FINISH)

TYPE	COST/ SQ.FT.	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
Excellent	\$126.30	High-cost partitions and wall and floor finishes, formal dining area, kitchen, good master bedroom and bath, good cabinetry, closets, some extras	TV and phone jacks, good fixtures, one bath per bedroom	Hot and chilled water (zoned)
Good	96.59	Plaster or drywall, good partitions, paneling, carpet, tile or vinyl, good room sizes, some good cabinetry and shelving	Good fixtures, many outlets, over one bath per unit	Warm and cool air (zoned)
Average	81.12	Average drywall, vinyl composition, carpet, adequate shelving, counters, small dining area and kitchen, adequate bedrooms and bath	Average fixtures and circuits, one bath per unit	Warm and cool air (zoned)

APARTMENTS – LUXURY CLASSES C and D (ALTERNATE METHOD)

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

1	<p>BUILT-IN APPLIANCES: For individual listing, see Segregated cost, Section SEG 1.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Allowance (if not itemized)</td> <td style="text-align: right;">\$1,450</td> <td style="text-align: right;">\$3,275</td> <td style="text-align: right;">\$6,050</td> <td style="text-align: right;">\$10,100</td> </tr> </tbody> </table> <p>ELEVATORS: Buildings whose base costs include elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Class C</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th style="text-align: left;">Class D</th> <th style="text-align: center;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Excellent</td> <td style="text-align: right;">\$5.72</td> <td>Excellent</td> <td style="text-align: right;">\$5.06</td> </tr> <tr> <td>Good</td> <td style="text-align: right;">5.06</td> <td>Good</td> <td style="text-align: right;">4.48</td> </tr> <tr> <td>Average</td> <td style="text-align: right;">4.48</td> <td>Average</td> <td style="text-align: right;">3.95</td> </tr> </tbody> </table> <p>ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.</p>		LOW	AVG.	GOOD	EXCL.	Allowance (if not itemized)	\$1,450	\$3,275	\$6,050	\$10,100	Class C	Sq. Ft. Costs	Class D	Sq. Ft. Costs	Excellent	\$5.72	Excellent	\$5.06	Good	5.06	Good	4.48	Average	4.48	Average	3.95	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>3,000</td> <td style="text-align: right;">\$3.54</td> <td style="text-align: right;">\$4.56</td> <td style="text-align: right;">\$5.87</td> <td style="text-align: right;">\$7.55</td> </tr> <tr> <td>5,000</td> <td style="text-align: right;">3.27</td> <td style="text-align: right;">4.18</td> <td style="text-align: right;">5.36</td> <td style="text-align: right;">6.86</td> </tr> <tr> <td>10,000</td> <td style="text-align: right;">2.93</td> <td style="text-align: right;">3.73</td> <td style="text-align: right;">4.74</td> <td style="text-align: right;">6.03</td> </tr> <tr> <td>20,000</td> <td style="text-align: right;">2.63</td> <td style="text-align: right;">3.32</td> <td style="text-align: right;">4.20</td> <td style="text-align: right;">5.30</td> </tr> <tr> <td>50,000</td> <td style="text-align: right;">2.28</td> <td style="text-align: right;">2.85</td> <td style="text-align: right;">3.57</td> <td style="text-align: right;">4.46</td> </tr> <tr> <td>100,000</td> <td style="text-align: right;">2.04</td> <td style="text-align: right;">2.54</td> <td style="text-align: right;">3.16</td> <td style="text-align: right;">3.92</td> </tr> <tr> <td>200,000</td> <td style="text-align: right;">1.83</td> <td style="text-align: right;">2.26</td> <td style="text-align: right;">2.79</td> <td style="text-align: right;">3.45</td> </tr> </tbody> </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;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Concrete</td> <td style="text-align: right;">\$23.75</td> <td style="text-align: right;">\$30.50</td> <td style="text-align: right;">\$38.75</td> <td style="text-align: right;">\$49.75</td> </tr> <tr> <td>Steel</td> <td style="text-align: right;">21.90</td> <td style="text-align: right;">29.25</td> <td style="text-align: right;">39.00</td> <td style="text-align: right;">52.00</td> </tr> <tr> <td>Wood</td> <td style="text-align: right;">20.40</td> <td style="text-align: right;">27.00</td> <td style="text-align: right;">35.50</td> <td style="text-align: right;">46.75</td> </tr> <tr> <td>Add for ornate finishes, balustrades</td> <td style="text-align: right;">20.25</td> <td style="text-align: right;">24.85</td> <td style="text-align: right;">30.50</td> <td style="text-align: right;">37.50</td> </tr> <tr> <td>Add for roofs or awnings</td> <td style="text-align: right;">10.30</td> <td style="text-align: right;">13.75</td> <td style="text-align: right;">18.25</td> <td style="text-align: right;">24.20</td> </tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.54	\$4.56	\$5.87	\$7.55	5,000	3.27	4.18	5.36	6.86	10,000	2.93	3.73	4.74	6.03	20,000	2.63	3.32	4.20	5.30	50,000	2.28	2.85	3.57	4.46	100,000	2.04	2.54	3.16	3.92	200,000	1.83	2.26	2.79	3.45		LOW	AVG.	GOOD	EXCL.	Concrete	\$23.75	\$30.50	\$38.75	\$49.75	Steel	21.90	29.25	39.00	52.00	Wood	20.40	27.00	35.50	46.75	Add for ornate finishes, balustrades	20.25	24.85	30.50	37.50	Add for roofs or awnings	10.30	13.75	18.25	24.20
	LOW	AVG.	GOOD	EXCL.																																																																																														
Allowance (if not itemized)	\$1,450	\$3,275	\$6,050	\$10,100																																																																																														
Class C	Sq. Ft. Costs	Class D	Sq. Ft. Costs																																																																																															
Excellent	\$5.72	Excellent	\$5.06																																																																																															
Good	5.06	Good	4.48																																																																																															
Average	4.48	Average	3.95																																																																																															
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																																																																														
3,000	\$3.54	\$4.56	\$5.87	\$7.55																																																																																														
5,000	3.27	4.18	5.36	6.86																																																																																														
10,000	2.93	3.73	4.74	6.03																																																																																														
20,000	2.63	3.32	4.20	5.30																																																																																														
50,000	2.28	2.85	3.57	4.46																																																																																														
100,000	2.04	2.54	3.16	3.92																																																																																														
200,000	1.83	2.26	2.79	3.45																																																																																														
	LOW	AVG.	GOOD	EXCL.																																																																																														
Concrete	\$23.75	\$30.50	\$38.75	\$49.75																																																																																														
Steel	21.90	29.25	39.00	52.00																																																																																														
Wood	20.40	27.00	35.50	46.75																																																																																														
Add for ornate finishes, balustrades	20.25	24.85	30.50	37.50																																																																																														
Add for roofs or awnings	10.30	13.75	18.25	24.20																																																																																														

2	<p>HEATING AND COOLING</p> <p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">HEATING ONLY</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th style="text-align: left;">HEATING & COOLING</th> <th style="text-align: center;">Sq. Ft. Costs</th> <th style="text-align: left;">COOLING ONLY</th> <th style="text-align: center;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Electric cable or baseboard</td> <td style="text-align: right;">\$ 7.23</td> <td>Package A.C. (short ductwork)</td> <td style="text-align: right;">\$15.05</td> <td>Central refrigeration (zoned)</td> <td style="text-align: right;">\$11.05</td> </tr> <tr> <td>Electric wall heaters</td> <td style="text-align: right;">2.64</td> <td>Warm and cool air (zoned)</td> <td style="text-align: right;">21.00</td> <td>package (short ductwork)</td> <td style="text-align: right;">7.35</td> </tr> <tr> <td>Forced air furnace</td> <td style="text-align: right;">10.40</td> <td>Hot/chilled water (zoned)</td> <td style="text-align: right;">31.25</td> <td>Central evaporative</td> <td style="text-align: right;">4.83</td> </tr> <tr> <td>Hot water, baseboard/convactor</td> <td style="text-align: right;">14.30</td> <td>Heat pump system</td> <td style="text-align: right;">17.45</td> <td>Pkg. refriger. . . . \$1,880 to \$2,350 per ton capacity</td> <td></td> </tr> <tr> <td>radiant floor/ceiling</td> <td style="text-align: right;">15.50</td> <td>Ind. thru-wall heat pumps</td> <td style="text-align: right;">7.41</td> <td>Evap. coolers . . \$225 to \$370 per MCFM capacity</td> <td></td> </tr> <tr> <td>Steam (including boiler)</td> <td style="text-align: right;">13.15</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>without boiler</td> <td style="text-align: right;">11.57</td> <td>Small indiv. heat pumps cost \$1,570 to \$2,140</td> <td></td> <td>VENTILATION ONLY</td> <td></td> </tr> <tr> <td>Wall or floor furnace</td> <td style="text-align: right;">3.04</td> <td>per ton of rated capacity.</td> <td></td> <td>Vent. (blowers/ducts)</td> <td style="text-align: right;">\$2.19</td> </tr> </tbody> </table>	HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs	Electric cable or baseboard	\$ 7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05	Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35	Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83	Hot water, baseboard/convactor	14.30	Heat pump system	17.45	Pkg. refriger. . . . \$1,880 to \$2,350 per ton capacity		radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . . \$225 to \$370 per MCFM capacity		Steam (including boiler)	13.15					without boiler	11.57	Small indiv. heat pumps cost \$1,570 to \$2,140		VENTILATION ONLY		Wall or floor furnace	3.04	per ton of rated capacity.		Vent. (blowers/ducts)	\$2.19
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs																																																		
Electric cable or baseboard	\$ 7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05																																																		
Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35																																																		
Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83																																																		
Hot water, baseboard/convactor	14.30	Heat pump system	17.45	Pkg. refriger. . . . \$1,880 to \$2,350 per ton capacity																																																			
radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . . \$225 to \$370 per MCFM capacity																																																			
Steam (including boiler)	13.15																																																						
without boiler	11.57	Small indiv. heat pumps cost \$1,570 to \$2,140		VENTILATION ONLY																																																			
Wall or floor furnace	3.04	per ton of rated capacity.		Vent. (blowers/ducts)	\$2.19																																																		

3	<p>HEIGHT REFINEMENTS</p> <p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Average Wall Height</th> <th style="text-align: center;">Square Foot Multiplier</th> <th style="text-align: center;">Average Wall Height</th> <th style="text-align: center;">Square Foot Multiplier</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">8</td> <td style="text-align: center;">.947</td> <td style="text-align: center;">12</td> <td style="text-align: center;">1.055</td> </tr> <tr> <td style="text-align: center;">9</td> <td style="text-align: center;">.973</td> <td style="text-align: center;">13</td> <td style="text-align: center;">1.084</td> </tr> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">1.000 (base)</td> <td style="text-align: center;">14</td> <td style="text-align: center;">1.114</td> </tr> <tr> <td style="text-align: center;">11</td> <td style="text-align: center;">1.027</td> <td></td> <td></td> </tr> </tbody> </table>	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier	8	.947	12	1.055	9	.973	13	1.084	10	1.000 (base)	14	1.114	11	1.027		
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier																		
8	.947	12	1.055																		
9	.973	13	1.084																		
10	1.000 (base)	14	1.114																		
11	1.027																				

4	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Average Floor Area Sq. Ft./Story</th> <th colspan="14" style="text-align: center;">AVERAGE PERIMETER</th> <th style="text-align: left;">Average Floor Area Sq. Ft./Story</th> </tr> <tr> <th></th> <th>200</th> <th>250</th> <th>300</th> <th>350</th> <th>400</th> <th>450</th> <th>500</th> <th>550</th> <th>600</th> <th>650</th> <th>700</th> <th>750</th> <th>800</th> <th>850</th> <th></th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">2,000</td> <td>1.083</td> <td>1.143</td> <td>1.206</td> <td>1.267</td> <td>1.329</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td style="text-align: right;">2,000</td> </tr> <tr> <td style="text-align: right;">4,000</td> <td>.959</td> <td>.989</td> <td>1.021</td> <td>1.052</td> <td>1.083</td> <td>1.113</td> <td>1.143</td> <td>1.175</td> <td>1.206</td> <td>1.237</td> <td>1.268</td> <td>1.299</td> <td>1.329</td> <td>---</td> <td style="text-align: right;">4,000</td> </tr> <tr> <td style="text-align: right;">6,000</td> <td>---</td> <td>.938</td> <td>.959</td> <td>.980</td> <td>1.000</td> <td>1.021</td> <td>1.042</td> <td>1.063</td> <td>1.083</td> <td>1.103</td> <td>1.123</td> <td>1.144</td> <td>1.165</td> <td>---</td> <td style="text-align: right;">6,000</td> </tr> <tr> <td style="text-align: right;">8,000</td> <td>---</td> <td>---</td> <td>.929</td> <td>.944</td> <td>.959</td> <td>.974</td> <td>.989</td> <td>1.005</td> <td>1.021</td> <td>1.037</td> <td>1.052</td> <td>1.068</td> <td>1.083</td> <td>---</td> <td style="text-align: right;">8,000</td> </tr> <tr> <td style="text-align: right;">10,000</td> <td>---</td> <td>---</td> <td>---</td> <td>.922</td> <td>.935</td> <td>.947</td> <td>.959</td> <td>.972</td> <td>.984</td> <td>.997</td> <td>1.009</td> <td>1.022</td> <td>1.034</td> <td>---</td> <td style="text-align: right;">10,000</td> </tr> <tr> <td style="text-align: right;">12,000</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>.917</td> <td>.928</td> <td>.938</td> <td>.949</td> <td>.959</td> <td>.970</td> <td>.980</td> <td>.990</td> <td>1.000</td> <td>---</td> <td style="text-align: right;">12,000</td> </tr> <tr> <td style="text-align: right;">14,000</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>.915</td> <td>.924</td> <td>.933</td> <td>.942</td> <td>.951</td> <td>.959</td> <td>.968</td> <td>.977</td> <td>.986</td> <td style="text-align: right;">14,000</td> </tr> <tr> <td style="text-align: right;">16,000</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>.906</td> <td>.913</td> <td>.921</td> <td>.929</td> <td>.937</td> <td>.944</td> <td>.952</td> <td>.959</td> <td>.967</td> <td style="text-align: right;">16,000</td> </tr> <tr> <td style="text-align: right;">18,000</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>.897</td> <td>.904</td> <td>.911</td> <td>.917</td> <td>.925</td> <td>.932</td> <td>.939</td> <td>.945</td> <td>.952</td> <td style="text-align: right;">18,000</td> </tr> <tr> <td style="text-align: right;">20,000</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>.898</td> <td>.904</td> <td>.910</td> <td>.916</td> <td>.922</td> <td>.929</td> <td>.935</td> <td>.941</td> <td style="text-align: right;">20,000</td> </tr> <tr> <td style="text-align: right;">22,000</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>.892</td> <td>.898</td> <td>.903</td> <td>.909</td> <td>.915</td> <td>.920</td> <td>.926</td> <td>.932</td> <td style="text-align: right;">22,000</td> </tr> <tr> <td style="text-align: right;">25,000</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>---</td> <td>.883</td> <td>.888</td> <td>.892</td> <td>.897</td> <td>.903</td> <td>.907</td> <td>.912</td> <td>.916</td> <td style="text-align: right;">25,000</td> </tr> </tbody> </table>	Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story		200	250	300	350	400	450	500	550	600	650	700	750	800	850		2,000	1.083	1.143	1.206	1.267	1.329	---	---	---	---	---	---	---	---	---	2,000	4,000	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	1.299	1.329	---	4,000	6,000	---	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	1.123	1.144	1.165	---	6,000	8,000	---	---	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	1.068	1.083	---	8,000	10,000	---	---	---	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	---	10,000	12,000	---	---	---	---	.917	.928	.938	.949	.959	.970	.980	.990	1.000	---	12,000	14,000	---	---	---	---	---	.915	.924	.933	.942	.951	.959	.968	.977	.986	14,000	16,000	---	---	---	---	---	.906	.913	.921	.929	.937	.944	.952	.959	.967	16,000	18,000	---	---	---	---	---	.897	.904	.911	.917	.925	.932	.939	.945	.952	18,000	20,000	---	---	---	---	---	---	.898	.904	.910	.916	.922	.929	.935	.941	20,000	22,000	---	---	---	---	---	---	.892	.898	.903	.909	.915	.920	.926	.932	22,000	25,000	---	---	---	---	---	---	.883	.888	.892	.897	.903	.907	.912	.916	25,000
Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story																																																																																																																																																																																																																		
	200	250	300	350	400	450	500	550	600	650	700	750	800	850																																																																																																																																																																																																																			
2,000	1.083	1.143	1.206	1.267	1.329	---	---	---	---	---	---	---	---	---	2,000																																																																																																																																																																																																																		
4,000	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	1.268	1.299	1.329	---	4,000																																																																																																																																																																																																																		
6,000	---	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	1.103	1.123	1.144	1.165	---	6,000																																																																																																																																																																																																																		
8,000	---	---	.929	.944	.959	.974	.989	1.005	1.021	1.037	1.052	1.068	1.083	---	8,000																																																																																																																																																																																																																		
10,000	---	---	---	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	---	10,000																																																																																																																																																																																																																		
12,000	---	---	---	---	.917	.928	.938	.949	.959	.970	.980	.990	1.000	---	12,000																																																																																																																																																																																																																		
14,000	---	---	---	---	---	.915	.924	.933	.942	.951	.959	.968	.977	.986	14,000																																																																																																																																																																																																																		
16,000	---	---	---	---	---	.906	.913	.921	.929	.937	.944	.952	.959	.967	16,000																																																																																																																																																																																																																		
18,000	---	---	---	---	---	.897	.904	.911	.917	.925	.932	.939	.945	.952	18,000																																																																																																																																																																																																																		
20,000	---	---	---	---	---	---	.898	.904	.910	.916	.922	.929	.935	.941	20,000																																																																																																																																																																																																																		
22,000	---	---	---	---	---	---	.892	.898	.903	.909	.915	.920	.926	.932	22,000																																																																																																																																																																																																																		
25,000	---	---	---	---	---	---	.883	.888	.892	.897	.903	.907	.912	.916	25,000																																																																																																																																																																																																																		

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

ARCADE BUILDINGS



AVERAGE CLASS C



LOW COST CLASS D

OCCUPANCY DESCRIPTION: These buildings are designed mainly for coin-operated game entertainment, while better qualities will include limited food service and lounges typically found at fun centers, miniature golf complexes, etc.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Suitable office and gathering and/or lounge areas.

NOT INCLUDED IN COSTS: Elevators, sprinklers, snack bar equipment, seating or lockers.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$156.54	Steel columns/girders, face brick, best ornamental block, storefront	Sports flooring, theme rooms, shops, restaurants, gaming facilities	Best lighting and outlets, good plumbing, kitchen, bar	Warm and cool air (zoned)
	Good	116.69	Steel frame, good brick, block or tilt-up, tapered girders, good trim	Acoustic treatment, some theme finishes and extra facilities and rooms	Good game lighting, sound, rest-rooms, limited food service	Heat pump system
	Average	86.59	Steel or wood frame or bearing walls, brick, block or tilt-up	Painted walls, vinyl comp. tile, carpet, large eating or game rooms	Adequate lighting, outlets and plumbing, snack bar	Package A.C.
	Low Cost	60.90	Block, tilt-up, light roof construction	Low-cost finishes, few partitions	Minimum lighting and plumbing	Forced air
D	Good	113.15	Heavy wood frame, wood, stucco or brick veneer, good ornamentation	Acoustic treatment, some theme finishes and extra facilities and rooms	Good game lighting, sound, rest-rooms, limited food service	Heat pump system
	Average	83.90	Stucco on wood frame, wood trusses, small front	Drywall, acoustic tile, vinyl comp. tile, carpet, large eating area and game rooms	Adequate lighting, outlets and plumbing, snack bar	Package A.C.
	Low Cost	58.87	Stucco or siding on studs	Low-cost finishes, few partitions	Minimum lighting and plumbing	Forced air
D POLE	Average	78.11	Pole frame, good metal siding, insulated, small front	Drywall, acoustic tile, vinyl comp. tile, carpet, large eating area and game rooms	Adequate lighting, outlets and plumbing, snack bar	Package A.C.
	Low Cost	54.31	Pole frame, metal siding	Low-cost game area, minimum finish, asphalt tile, open counter	Minimum lighting and plumbing, adequate outlets	Forced air
S	Average	80.60	Good metal panels and roof, little ornamentation, small front	Drywall, acoustic tile, vinyl comp. tile, carpet, large eating area and game rooms	Adequate lighting, outlets and plumbing, small snack bar	Package A.C.
	Low Cost	55.77	Steel or aluminum panels	Drywall, acoustic and asphalt tile	Minimum lighting and plumbing	Forced air
CDS	Storage basement	36.92	Unfinished interior	Unfinished storage and utility	Minimum lighting, drains	None
	Open mezzanine	35.19	Not included	Finished floors, few partitions	Average lighting, no plumbing	In building cost

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

ARCADE 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.	SPRINKLERS: Apply to area covered by sprinklers.																																																		
		<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> <tr> <td>5,000</td> <td style="text-align: center;">\$3.56</td> <td style="text-align: center;">\$4.51</td> <td style="text-align: center;">\$5.71</td> <td style="text-align: center;">\$7.22</td> </tr> <tr> <td>10,000</td> <td style="text-align: center;">3.21</td> <td style="text-align: center;">4.02</td> <td style="text-align: center;">5.05</td> <td style="text-align: center;">6.33</td> </tr> <tr> <td>15,000</td> <td style="text-align: center;">3.01</td> <td style="text-align: center;">3.76</td> <td style="text-align: center;">4.70</td> <td style="text-align: center;">5.86</td> </tr> <tr> <td>20,000</td> <td style="text-align: center;">2.88</td> <td style="text-align: center;">3.59</td> <td style="text-align: center;">4.46</td> <td style="text-align: center;">5.55</td> </tr> <tr> <td>30,000</td> <td style="text-align: center;">2.71</td> <td style="text-align: center;">3.35</td> <td style="text-align: center;">4.15</td> <td style="text-align: center;">5.14</td> </tr> <tr> <td>40,000</td> <td style="text-align: center;">2.59</td> <td style="text-align: center;">3.20</td> <td style="text-align: center;">3.94</td> <td style="text-align: center;">4.87</td> </tr> <tr> <td>60,000</td> <td style="text-align: center;">2.44</td> <td style="text-align: center;">2.99</td> <td style="text-align: center;">3.67</td> <td style="text-align: center;">4.50</td> </tr> <tr> <td>80,000</td> <td style="text-align: center;">2.33</td> <td style="text-align: center;">2.85</td> <td style="text-align: center;">3.49</td> <td style="text-align: center;">4.27</td> </tr> <tr> <td>100,000</td> <td style="text-align: center;">2.25</td> <td style="text-align: center;">2.75</td> <td style="text-align: center;">3.35</td> <td style="text-align: center;">4.09</td> </tr> </table>	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
	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
	Electric cable or baseboard . . .	\$ 9.25	Package A.C. (short ductwork)	\$20.00
	Electric wall heaters	3.40	Warm and cool air (zoned)	30.00
	Forced air furnace	12.60	Hot/chilled water (zoned)	40.25
	Hot water	17.10	Heat pump system	24.90
	Space heaters, with fan	3.88		
	radiant	4.44		
	Steam (including boiler)	15.50		
	without boiler	13.90	Small indiv. heat pumps cost \$1,750 to \$2,440	
Wall or floor furnace	3.75	per ton of rated capacity.		
		COOLING ONLY	Sq. Ft. Costs	
		Central refrigeration (zoned)	\$14.20	
		package (short ductwork)	9.90	
		Central evaporative	5.50	
		Pkg. refrig. . \$1,980 to \$2,575 per ton capacity		
		Evap. coolers . \$295 to \$485 per MCFM capacity		
		VENTILATION ONLY		
		Vent. (blowers/ducts)	\$3.17	

3	HEIGHT REFINEMENTS			
	STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.			
	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
	8	.776	18	1.054
	10	.833	20	1.106
	12	.889	22	1.158
	14	.945	24	1.210
	16	1.000 (base)	28	1.313

4	Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER												Average Floor Area Sq.Ft./Story		
		250	300	350	400	450	500	600	700	800	900	1000	1200	1400	1600	
	5,000	1.034	1.056	1.078	1.100	----	----	----	----	----	----	----	----	----	----	5,000
	8,000	----	1.005	1.020	1.034	1.048	1.061	1.089	----	----	----	----	----	----	----	8,000
	10,000	----	----	.999	1.011	1.023	1.034	1.056	1.078	1.100	----	----	----	----	----	10,000
	12,000	----	----	----	.995	1.005	1.015	1.034	1.052	1.071	1.089	----	----	----	----	12,000
	14,000	----	----	----	.982	.992	1.001	1.018	1.034	1.049	1.063	----	----	----	----	14,000
	18,000	----	----	----	----	.971	.979	.995	1.008	1.021	1.034	1.047	----	----	----	18,000
	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	
50,000	----	----	----	----	----	----	.930	.935	.941	.947	.954	.967	.980	.992	50,000	
75,000	----	----	----	----	----	----	.920	.923	.926	.930	.934	.941	.949	.958	75,000	

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

ARMORIES



GOOD CLASS C



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These buildings are designed for military training. Quality is determined primarily by the amount of interior finish, although the exterior appearance and the structural support influence the cost and quality selection. Armories generally have a large arena drill floor, office area, classrooms, locker areas, secure storage and kitchen support facilities.

Armories are commonly built up to three stories using masonry, wood or steel-frame construction. In addition to adequate plumbing, the better qualities have shower facilities. Lighting usually consists of fluorescent fixtures with some recessed lighting in the office areas.

Interior finishes are either drywall or plaster, with some paneling and special moldings used in the higher quality structures.

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

NOT INCLUDED IN COSTS: Training and classroom equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$163.77	Face brick, good ornamentation, good frame, bar or web joists	Good interior finish, offices and classrooms, indoor range and vaults	Good lighting and outlets, tiled showers and restrooms	Package A.C.
	Good	122.04	Brick or block, some trim, wall bearing or frame	Finished interior, office and classrooms, secured storage	Good lighting and plumbing, showers	Forced air
	Average	91.84	Brick, block, very plain, some trim	Some finish, office and classroom	Adequate lighting and plumbing	Space heaters
D	Excellent	153.46	Brick veneer, good ornamentation, good frame, bar or web joists	Good interior finish, offices and classrooms, indoor range and vaults	Good lighting and outlets, tiled showers and restrooms	Package A.C.
	Good	114.52	Stucco or brick veneer, some trim, wall bearing or frame	Finished interior, office and classrooms, secured storage	Good lighting and plumbing, showers	Forced air
	Average	86.37	Wood frame and stucco or siding	Some finish, office and classroom	Adequate lighting and plumbing	Space heaters
S	Average	88.35	Steel frame, insulated panels, some fenestration	Some interior finish, office and classroom	Adequate lighting and plumbing	Space heaters
CDS	Average Basement	44.82	Reinforced concrete, unfinished interior	Unfinished secure storage area	Adequate lighting and plumbing	None

ARMORIES

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

1

<p>ELEVATORS: A small freight elevator with simple call system and push-button control, four passenger cab and two or three stops, \$56,250 to \$77,250.</p> <p>For greater detail, see Section UIP 8.</p> <p>For loading docks, see Page CAL 398.</p>	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
	200,000	1.64	2.07	2.63	3.33
400,000	1.47	1.85	2.33	2.92	
<p>DOCK HEIGHT FLOORS: Add \$1.64 to \$6.20 per square foot to base cost of first floor.</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>					
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, baseboard/convactor	12.40	Heat pump system	17.10	Pkg. refrig. . . \$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				
Steam (including boiler)	10.80	Small indiv. heat pumps cost \$1,600 to \$2,160		VENTILATION ONLY	
without boiler	9.42	per ton of rated capacity.		Vent. (blowers/ducts)	\$2.04

3

HEIGHT REFINEMENTS			
<p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.885	20	1.133
10	.921	22	1.181
12	.960	24	1.231
14	1.000 (base)	26	1.281
16	1.041	28	1.331
18	1.086	30	1.382

4

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

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

AUDITORIUMS



EXCELLENT CLASS A

OCCUPANCY DESCRIPTION: These buildings are designed for mass seating for visual and voice presentations. They include a stage or arena, basic floor, lobby or foyer at the main entrance and necessary lighting. The better qualities include special lighting, sound systems and high-cost plumbing fixtures and restrooms.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Stage area, special lighting and sound system.

NOT INCLUDED IN COSTS: Elevators, sprinklers, movable floors and lights, seating, special equipment or kitchen equipment

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$370.95	Special architecture and trim, best materials, highly ornamented	Best ornamental plaster and detail, carpeting, marble, vinyl	Special lighting and sound system, good plumbing	Hot and chilled water (zoned)
	Good	262.30	Good masonry, metal or concrete panels, good architecture	Plaster, good ornamental detail, carpeting, vinyl, terrazzo lobby	Good lighting and sound system, good plumbing	Warm and cool air (zoned)
	Average	193.63	Face brick, concrete panels with trim, plain architecture	Drywall, vinyl finishes, some ornamentation, carpeting	Adequate lighting and plumbing, sound system	Warm and cool air (zoned)
B	Excellent	344.69	Special architecture and trim, best materials, highly ornamented	Best ornamental plaster and detail, carpeting, marble, vinyl	Special lighting and sound system, good plumbing	Hot and chilled water (zoned)
	Good	245.01	Good masonry, metal or concrete panels, good architecture	Plaster, good ornamental detail, carpeting, vinyl, terrazzo lobby	Good lighting and sound system, good plumbing	Warm and cool air (zoned)
	Average	182.27	Face brick, concrete panels with trim, plain architecture	Drywall, vinyl finishes, some ornamentation, carpeting	Adequate lighting and plumbing, sound system	Warm and cool air (zoned)
A-B	Finished basement	108.17	Concrete masonry, partly finished interior	Masonry partitions, utility, repair, storage and dressing rooms	Adequate lighting and plumbing, some extras	Hot water
	Semifin. basement	96.64	Low-cost finishes	Finished lounge/restrooms, some utility and storage	Minimum lighting, adequate plumbing	Hot water
C	Excellent	250.62	Special architecture and trim, steel frame, best masonry	Best ornamental plaster and detail, carpeting, marble, vinyl	Special lighting and sound system, good plumbing	Warm and cool air (zoned)
	Good	184.47	Face brick, concrete and glass panels, good architecture	Plaster, good ornamental detail, carpeting, vinyl, terrazzo lobby	Good lighting and sound system, good plumbing	Warm and cool air (zoned)
	Average	128.34	Brick, block, concrete panels, little trim, good high school type	Drywall, some ornamentation, vinyl composition, terrazzo lobby	Adequate lighting and plumbing, sound system	Package A.C.
	Low cost	88.73	Low-cost brick, block, tilt-up	Painted, acoustic and asphalt tile	Minimum lighting and plumbing	Forced air
D	Good	179.21	Brick veneer, best stucco, good trim, ornamental front	Plaster, good ornamental detail, carpeting, vinyl, terrazzo lobby	Good lighting and sound system, good plumbing	Warm and cool air (zoned)
	Average	124.12	Good stucco, some trim, good high school type	Drywall, some ornamentation, vinyl composition, terrazzo lobby	Adequate lighting and plumbing, sound system	Package A.C.
	Low cost	85.39	Low-cost stucco or siding, very plain, low-cost school type	Drywall, plywood, acoustic tile, wood or asphalt tile floors	Minimum lighting and plumbing	Forced air
D POLE	Low cost	80.12	Metal panels on wood pole frame	Few partitions, acoustic tile, wood or asphalt tile floors	Minimum lighting and plumbing	Forced air
S	Average	119.75	Metal sandwich panels	Drywall partitions, some ornament, acoustic tile, terrazzo lobby	Adequate lighting and plumbing, sound system	Package A.C.
	Low cost	81.44	Steel or aluminum panels	Few partitions, acoustic tile	Minimum lighting and plumbing	Forced air
CDS [†]	Finished basement	76.48	Painted interior	Utility, workshops, storage and dressing rooms	Adequate lighting and plumbing	Forced air
	Semifin. basement	65.55	Low-cost finishes	Minimum lounge area, restrooms, some utility and storage	Minimum lighting, adequate plumbing	Forced air

[†]For fire-resistant Type I basements with concrete slab separation under Class C, D or S units, add \$5.95 per square foot. For balconies, see Page CAL 382.

AUDITORIUMS

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

1

ELEVATORS: A small passenger or freight elevator with simple call system and push button control and two or three stops, costs \$56,250 to \$77,250.					SPRINKLERS: Apply to area covered by sprinklers.				
		Sq. Ft.	LOW	AVG.	GOOD	EXCL.			
		5,000	\$3.56	\$4.51	\$5.71	\$7.22			
		10,000	3.21	4.02	5.05	6.33			
		15,000	3.01	3.76	4.70	5.86			
		20,000	2.88	3.59	4.46	5.55			
		30,000	2.71	3.35	4.15	5.14			
		40,000	2.59	3.20	3.94	4.87			
		60,000	2.44	2.99	3.67	4.50			
		80,000	2.33	2.85	3.49	4.27			
		100,000	2.25	2.75	3.35	4.09			
		150,000	2.12	2.57	3.12	3.79			
		200,000	2.03	2.45	2.96	3.58			
BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.									
		LOW	AVG.	GOOD	EXCL.				
Concrete		\$22.70	\$29.25	\$37.75	\$48.50				
Steel		21.40	28.75	39.00	52.00				
Wood		18.40	24.60	33.00	44.25				
Add for ornate finishes, balustrades		19.00	23.60	29.25	36.25				
Add for roofs or awnings		10.50	13.90	18.40	24.50				

2

HEATING AND COOLING					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
	Sq. Ft.		Sq. Ft.		Sq. Ft.
HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
Electric cable or baseboard	\$ 9.25	Package A.C. (short ductwork)	\$20.00	Central refrigeration (zoned)	\$14.20
Electric wall heaters	3.40	Warm and cool air (zoned)	30.00	package (short ductwork)	9.90
Forced air furnace	12.60	Hot/chilled water (zoned)	40.25	Central evaporative	5.50
Hot water	17.10	Heat pump system	24.90	Pkg. 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	24	1.210
12	.889	26	1.262
14	.945	28	1.313
16	1.000 (base)	30	1.364
18	1.054	34	1.463
20	1.106	38	1.561
22	1.158	42	1.658

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq.Ft./Story
	175	200	250	300	400	500	600	700	800	900	1000	1200	1400	1600	
2,000	1.117	1.147	1.205	1.264	1.381	----	----	----	----	----	----	----	----	----	2,000
5,000	.999	1.011	1.034	1.056	1.100	----	----	----	----	----	----	----	----	----	5,000
10,000	----	----	----	----	1.011	1.034	1.056	1.078	1.100	----	----	----	----	----	10,000
14,000	----	----	----	----	.982	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.

AUTO DEALERSHIPS – COMPLETE



GOOD CLASS C



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These structures include showroom/office and parts/service facilities. Because of the wide range in mix of facilities, (15% to 55% showroom) and qualities, it is best to price each area individually, using the appropriate showroom and service repair garage cost. The large open areas used for display typically have storefronts. There are also some office and storage areas next to the sales cubicles. The service area is designed pri-

marily for vehicular repair and maintenance. Better qualities will have more showroom space.

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

NOT INCLUDED IN COSTS: Service equipment, hoists, office furnishings and equipment or special signage.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$137.95	Brick, concrete or metal and glass, good showroom front	Plaster, acoustic tile, terrazzo display floor, adequate offices, garage area	Good display, adequate office and service lighting, restrooms	Warm and cool air (zoned)
C	Excellent	177.10	Masonry, metal or concrete, highly ornamental, over 30% sales	Plaster, good acoustic panel, best display floors, sealed work floors	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)
	Good	124.16	Brick, concrete, good showroom front, good sales and service	Drywall, acoustic tile, terrazzo display floor, good office area, garage finish	Good display, office and service lighting, restrooms	Package A.C.
	Average	90.65	Brick, block, concrete, storefront, average sales and service	Drywall, acoustic tile, vinyl composition, office, sales cubicles	Store and office lighting, parts and garage lighting in balance	Package A.C.
	Low cost	60.76	Block, tilt-up, simple front, 15% – 25% sales and office area	Minimum store finish in sales, garage finish in balance	Adequate lighting/plumbing, minimum services	Forced air
D	Excellent	171.11	Masonry veneer, EIFS, highly ornamental, over 30% sales	Plaster, good acoustic panel, best display floors, sealed work floors	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)
	Good	118.47	Masonry veneer, good front and trim, good sales and service	Drywall, acoustic tile, terrazzo display floor, good office area, garage finish	Good display, office and service lighting, restrooms	Package A.C.
	Average	85.71	Siding, veneer trim, showroom front, average sales and service	Drywall, acoustic tile, vinyl composition, office, sales cubicles	Store and office lighting, parts and garage lighting in balance	Package A.C.
	Low cost	56.59	Stucco or siding, simple front, 15% – 25% sales office area	Minimum store finish in sales, garage finish in balance	Adequate lighting/plumbing, minimum services	Forced air
D POLE	Average	79.42	Pole frame, metal siding, storefront, average sales and service	Drywall, acoustic tile, vinyl composition, office, sales cubicles	Store and office lighting, parts and garage lighting in balance	Package A.C.
	Low cost	51.89	Metal on pole frame, simple storefront, 15% – 25% showroom	Minimum store finish in sales, garage finish in balance	Adequate lighting/plumbing, minimum services	Forced air
S	Good	120.32	Sandwich panels, good front, good sales and service	Drywall, acoustic tile, terrazzo display floor, good office area, garage finish	Good display, office and service lighting, restrooms	Package A.C.
	Average	86.46	Sandwich panels, showroom front, average sales and service	Drywall, acoustic tile, vinyl composition, office, sales cubicles	Store and office lighting, parts and garage lighting in balance	Package A.C.
	Low cost	56.80	Single wall, simple storefront, 15% – 25% sales office area	Minimum store finish in sales, garage finish in balance	Adequate lighting/plumbing, minimum services	Forced air

For load-bearing parking roofs, add \$6.05 per square foot. Access ramps cost \$21.30 to \$38.00 per square foot.

For office mezzanines, see Page CAL 22; storage mezzanines, see Page CAL 24.

AUTO DEALERSHIPS – COMPLETE

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: Small two- or three-passenger elevators with simple call systems and push button control and two or three stops, cost \$56,250 to \$77,250.	SPRINKLERS: Apply to area covered by sprinklers.
		Sq. Ft. LOW AVG. GOOD EXCL.
		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
		50,000 2.02 2.60 3.35 4.31
	HOISTS: Automobile hoists cost \$8,700 to \$13,500 each. Truck hoists, \$11,800 to \$22,500. See Section UIP 14 for greater detail.	

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, baseboard/convector	12.40	Heat pump system	17.10	Pkg. refrig. . . \$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				
	Steam (including boiler)	10.80	Small indiv. heat pumps cost \$1,600 to \$2,160		VENTILATION ONLY	
without boiler	9.42	per ton of rated capacity.		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
	10	.921	20	1.133
	12	.960	22	1.181
	14	1.000 (base)	24	1.231
	16	1.041	26	1.281
	18	1.086	28	1.331

4	Average Floor Area	AVERAGE PERIMETER													Average Floor Area	
	Sq. Ft./Story	100	150	200	250	300	350	400	450	500	600	800	1000	1200	1500	Sq. Ft./Story
	1,000	1.252	1.468	----	----	----	----	----	----	----	----	----	----	----	----	1,000
	2,000	----	1.147	1.252	1.360	----	----	----	----	----	----	----	----	----	----	2,000
	4,000	----	----	1.040	1.094	1.147	1.252	----	----	----	----	----	----	----	----	4,000
	5,000	----	----	.996	1.040	1.083	1.168	1.252	----	----	----	----	----	----	----	5,000
	8,000	----	----	----	----	.984	1.040	1.094	1.147	1.199	1.252	----	----	----	----	8,000
	10,000	----	----	----	----	----	.996	1.040	1.083	1.125	1.168	1.210	----	----	----	10,000
	14,000	----	----	----	----	----	.945	.977	1.008	1.040	1.071	1.102	1.132	----	----	14,000
	20,000	----	----	----	----	----	----	.926	.949	.972	.996	1.019	1.040	1.083	----	20,000
	25,000	----	----	----	----	----	----	.907	.924	.942	.959	.977	.996	1.032	----	25,000
	30,000	----	----	----	----	----	----	----	.907	.921	.935	.949	.965	.995	1.040	30,000
	40,000	----	----	----	----	----	----	----	----	.899	.907	.916	.926	.949	.984	40,000
	50,000	----	----	----	----	----	----	----	----	----	.891	.898	.907	.924	.950	50,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

AUTOMOBILE SHOWROOMS



GOOD CLASS C



GOOD CLASS S

OCCUPANCY DESCRIPTION: Primarily sales and showrooms for dealerships, whether automobile, boat or farm implement. The large open areas used for display typically have storefronts. There is also some office and storage area next to the sales cubicles. Most are finished with drywall and plaster. Floors are finished with a combination of resilient floor covering and some terrazzo. Ceilings in the offices may be tile panels on a suspended system. Lighting is usually very similar to store and office lighting and the better qualities

have special display spotlights. Plumbing and restrooms are adequate to service the sales, clerical and managerial personnel using the building. The higher-quality showrooms may also have kitchen and/or lounge support facilities.

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

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

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$155.13	Masonry, concrete or metal and glass, good ornamentation	Plaster, acoustic tile, terrazzo display floor, adequate office area	Good lighting and restrooms, some special fixtures	Warm and cool air (zoned)
	Excellent	195.65	Face brick or stone, good metal or concrete and glass panels	Plaster, good acoustic tile, good terrazzo, stone, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)
C	Good	138.43	Brick, concrete, good storefront, good ornamentation	Plaster, acoustic tile, terrazzo display floor, good office area	Good display and office lighting, restrooms	Package A.C.
	Average	101.54	Brick, block, concrete, good storefront, some ornamentation	Plaster or drywall, acoustic tile, vinyl composition, office, sales cubicles	Store and office lighting, small restrooms	Package A.C.
	Low cost	69.02	Brick, block, tilt-up, simple storefront, low-cost entrance	Painted walls, few drywall partitions, asphalt tile	Adequate lighting, minimum plumbing	Forced air
D	Excellent	189.69	Face brick or stone veneer, good EIFS, metal and glass panels	Plaster, good acoustic tile, good terrazzo, stone, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)
	Good	132.69	Masonry veneer, best stucco or siding, good front & trim	Plaster, acoustic tile, terrazzo display floor, good office area	Good display and office lighting, restrooms	Package A.C.
	Average	96.50	Siding, veneer trim, storefront, some ornamentation	Plaster or drywall, acoustic tile, vinyl composition, office, sales cubicles	Store-type lighting, small restrooms	Package A.C.
	Low cost	64.72	Stucco or siding, simple front, low-cost entrance	Drywall, few partitions or extras	Adequate lighting, minimum plumbing	Forced air
D POLE	Average	88.71	Pole frame, metal siding, storefront, some ornamentation	Fully lined and insulated, tile, vinyl composition, small office area	Store-type lighting, small restrooms	Package A.C.
	Low cost	58.54	Metal on pole frame, simple storefront, low-cost entrance	Some finish, few partitions, asphalt tile, few extras	Adequate lighting, minimum plumbing	Forced air
S	Good	134.62	Sandwich panels, good storefront, good ornamentation	Plaster, acoustic tile, terrazzo display floor, good office area	Good display and office lighting, restrooms	Package A.C.
	Average	96.71	Sandwich panels, storefront, some ornamentation	Plaster or drywall, acoustic tile, vinyl composition, small office area	Store-type lighting, small restrooms	Package A.C.
	Low cost	64.15	Single wall, simple storefront, low-cost entrance	Drywall, few partitions or extras	Adequate lighting, minimum plumbing	Forced air
CDS	Office mezzanine	47.42	In building cost	Enclosed, average office finish, acoustic tile soffit	Average office lighting and plumbing	Included in building cost

For load-bearing parking roofs, add \$6.05 per square foot. Access ramps cost \$21.30 to \$38.00 per square foot.

NOTE: Vehicular showrooms are sales rooms. Where a sales room and service garage or warehouse constitute one building, the cost for each portion should be modified by its area/perimeter multiplier, considering half of the common wall to belong to each of the portions.

AUTOMOBILE SHOWROOMS

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: Small two- or three-passenger elevators with simple call systems and push button control and two or three stops, cost \$56,250 to \$77,250.</p>	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <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> </thead> <tbody> <tr><td>1,000</td><td>\$3.65</td><td>\$4.92</td><td>\$6.64</td><td>\$8.95</td></tr> <tr><td>2,500</td><td>3.18</td><td>4.24</td><td>5.66</td><td>7.55</td></tr> <tr><td>5,000</td><td>2.86</td><td>3.79</td><td>5.01</td><td>6.63</td></tr> <tr><td>10,000</td><td>2.58</td><td>3.38</td><td>4.44</td><td>5.82</td></tr> <tr><td>15,000</td><td>2.42</td><td>3.16</td><td>4.13</td><td>5.40</td></tr> <tr><td>20,000</td><td>2.32</td><td>3.02</td><td>3.93</td><td>5.11</td></tr> <tr><td>30,000</td><td>2.18</td><td>2.83</td><td>3.66</td><td>4.74</td></tr> <tr><td>50,000</td><td>2.02</td><td>2.60</td><td>3.35</td><td>4.31</td></tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	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	50,000	2.02	2.60	3.35	4.31
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																											
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																																											
50,000	2.02	2.60	3.35	4.31																																											

2	HEATING AND COOLING							
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>								
HEATING ONLY		Sq. Ft. Costs	HEATING & COOLING		Sq. Ft. Costs	COOLING ONLY		Sq. Ft. Costs
Electric cable or baseboard . . .	\$ 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, baseboard/convactor	12.40		Heat pump system	17.10	Pkg. refrig. . . \$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							
Steam (including boiler)	10.80		Small indiv. heat pumps cost \$1,600 to \$2,160		VENTILATION ONLY			
without boiler	9.42		per ton of rated capacity.		Vent. (blowers/ducts)			\$2.04

3	HEIGHT REFINEMENTS			
<p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>				
Average Wall Height	Square Foot Multiplier		Average Wall Height	Square Foot Multiplier
10	.921		20	1.133
12	.960		22	1.181
14	1.000 (base)		24	1.231
16	1.041		26	1.281
18	1.086		28	1.331

4	Average Floor Area	AVERAGE PERIMETER														Average Floor Area
	Sq.Ft./Story	100	150	200	250	300	400	500	600	700	800	900	1000	1200	1500	Sq. Ft./Story
	1,000	1.252	1.468	----	----	----	----	----	----	----	----	----	----	----	----	1,000
	2,000	----	1.147	1.252	1.360	----	----	----	----	----	----	----	----	----	----	2,000
	3,000	----	----	1.112	1.182	1.252	1.323	1.395	----	----	----	----	----	----	----	3,000
	5,000	----	----	.996	1.040	1.083	1.125	1.168	1.210	1.252	----	----	----	----	5,000	
	8,000	----	----	----	----	.984	1.013	1.040	1.068	1.094	1.147	1.252	----	----	8,000	
	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	50,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

AUTOMOTIVE CENTERS



AVERAGE/GOOD CLASS C



LOW COST CLASS S

OCCUPANCY DESCRIPTION: These buildings are designed for both sales and service, with display rooms, office, storage and repair space commensurate with the quality. The better qualities are a combination retail store (with storefronts and finish) and garage. Average quality contains sales area of between 20% and 30% of the total floor area. The lighting in the sales area is similar to store lighting in both quantity and types of fixtures, with industrial fluores-

cent fixtures in the service areas. Plumbing is adequate to service the personnel.

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

NOT INCLUDED IN COSTS: Elevators, sprinklers, hoists or service equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$91.53	Brick, block, good front, 30% or more sales area	Good store finish in sales, good garage finish in balance	Good store illumination, good restrooms	Space heaters
	Average	73.85	Block, typical storefront, 20% – 30% sales area	Store finish in sales, garage finish in balance	Average store illumination and restrooms	Space heaters
	Low cost	59.72	Block, simple storefront, 15% – 25% finished sales area	Minimum store finish in sales, garage finish in balance	Minimum lighting, outlets and plumbing fixtures	Space heaters
D	Good	85.44	Siding, veneer, 30% or more sales area	Good store finish in sales, good garage finish in balance	Good store illumination, good restrooms	Space heaters
	Average	68.93	Siding, storefront, 20% – 30% finished sales area	Store finish in sales, garage finish in balance	Average store illumination and restrooms	Space heaters
D POLE	Low cost	50.65	15% – 25% finished sales area, storefront, steel on wood pole frame	Minimum store finish in sales, garage finish in balance	Minimum lighting, outlets and plumbing fixtures	Space heaters
S	Average	69.00	20% – 30% sales area, storefront, some trim, sandwich panels	Store finish in sales, garage finish in balance	Average store illumination and restrooms	Space heaters
	Low cost	55.55	Single wall, simple storefront, 15% – 25% finished sales area	Minimum store finish in sales, garage finish in balance	Minimum lighting, outlets and plumbing fixtures	Space heaters
CDS	Storage basement	31.03	Reinforced concrete, unfinished interior	Unfinished storage area	Minimum lighting and drains	None
	Storage mezzanine	15.70	In building cost	Light storage on plywood, minimum supports, no soffit	Minimum lighting	Included in building cost

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

AUTOMOTIVE CENTERS

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

1

<p>HOISTS: Automobile and light truck hoists cost \$8,700 to \$13,500 each. See Section UIP 14 for greater detail.</p>	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: right;">LOW</th> <th style="text-align: right;">AVG.</th> <th style="text-align: right;">GOOD</th> <th style="text-align: right;">EXCL.</th> </tr> </thead> <tbody> <tr><td>1,000</td><td style="text-align: right;">\$3.65</td><td style="text-align: right;">\$4.92</td><td style="text-align: right;">\$6.64</td><td style="text-align: right;">\$8.95</td></tr> <tr><td>2,500</td><td style="text-align: right;">3.18</td><td style="text-align: right;">4.24</td><td style="text-align: right;">5.66</td><td style="text-align: right;">7.55</td></tr> <tr><td>5,000</td><td style="text-align: right;">2.86</td><td style="text-align: right;">3.79</td><td style="text-align: right;">5.01</td><td style="text-align: right;">6.63</td></tr> <tr><td>10,000</td><td style="text-align: right;">2.58</td><td style="text-align: right;">3.38</td><td style="text-align: right;">4.44</td><td style="text-align: right;">5.82</td></tr> <tr><td>15,000</td><td style="text-align: right;">2.42</td><td style="text-align: right;">3.16</td><td style="text-align: right;">4.13</td><td style="text-align: right;">5.40</td></tr> <tr><td>20,000</td><td style="text-align: right;">2.32</td><td style="text-align: right;">3.02</td><td style="text-align: right;">3.93</td><td style="text-align: right;">5.11</td></tr> <tr><td>30,000</td><td style="text-align: right;">2.18</td><td style="text-align: right;">2.83</td><td style="text-align: right;">3.66</td><td style="text-align: right;">4.74</td></tr> <tr><td>50,000</td><td style="text-align: right;">2.02</td><td style="text-align: right;">2.60</td><td style="text-align: right;">3.35</td><td style="text-align: right;">4.31</td></tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	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	50,000	2.02	2.60	3.35	4.31
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																										
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																																										
50,000	2.02	2.60	3.35	4.31																																										

2

HEATING AND COOLING					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard . . .	\$ 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, baseboard/convector	12.40	Heat pump system	17.10	Pkg. refrig. . \$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				
Steam (including boiler)	10.80	Small indiv. heat pumps cost \$1,600 to \$2,160		VENTILATION ONLY	
without boiler	9.42	per ton of rated capacity.		Vent. (blowers/ducts)	\$2.04

3

HEIGHT REFINEMENTS			
<p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
10	.921	16	1.041
12	.960	18	1.086
14	1.000 (base)	20	1.133

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story	
	100	150	200	250	300	400	500	600	700	800	900	1000	1200	1500		
1,000	1.252	1.468	----	----	----	----	----	----	----	----	----	----	----	----	1,000	
2,000	----	1.147	1.252	1.360	----	----	----	----	----	----	----	----	----	----	2,000	
4,000	----	----	1.040	1.094	1.147	1.252	----	----	----	----	----	----	----	----	4,000	
5,000	----	----	.996	1.040	1.083	1.168	1.252	----	----	----	----	----	----	----	5,000	
8,000	----	----	----	----	.984	1.040	1.094	1.147	1.199	1.252	----	----	----	----	8,000	
10,000	----	----	----	----	----	.996	1.040	1.083	1.125	1.168	1.210	----	----	----	10,000	
14,000	----	----	----	----	----	.945	.977	1.008	1.040	1.071	1.102	1.132	----	----	14,000	
20,000	----	----	----	----	----	----	.926	.949	.972	.996	1.019	1.040	1.083	----	20,000	
25,000	----	----	----	----	----	----	.907	.924	.942	.959	.977	.996	1.032	----	25,000	
30,000	----	----	----	----	----	----	----	----	.907	.921	.935	.949	.965	.995	1.040	30,000
40,000	----	----	----	----	----	----	----	----	----	.899	.907	.916	.926	.949	.984	40,000
50,000	----	----	----	----	----	----	----	----	----	----	.891	.898	.907	.924	.950	50,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.