

BANKS – BRANCH



AVERAGE CLASS C



GOOD/EXCELLENT CLASS C

OCCUPANCY DESCRIPTION: This occupancy also includes savings and loan institutions where the design is similar to a bank. Exteriors have some ornamentation at all quality levels with the better qualities using stone, ornamental concrete, brick and/or solar glass. The interiors have plaster or drywall with special detailing in some areas. There are some office and storage areas. The office area may be open and located in the same general area as the main banking services. Floor finishes usually are terrazzo, carpet, vinyl asbestos tile or vinyl sheet flooring. Restroom interiors of the higher quality levels are tiled and have high quality commercial

fixtures. Lighting is usually recessed fluorescent fixtures.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Drive-up windows, night depositories, surveillance systems and vaults. Island drive-up units utilizing pneumatic conveying systems are included in the rates of the good and excellent banks. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Vault doors, banking equipment, safe deposit boxes, sprinklers or exterior canopies and yard improvements.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Good	\$292.23	Highly ornamental, marble, granite, mosaics, best glass	Plaster and drywall, paneling, marble, terrazzo, carpet	*Good fluorescent ceiling panels, good outlets, tiled restrooms	Hot and chilled water (zoned)
	Average	233.19	Good brick, ornamental concrete, good glass, limestone trim	Plaster or drywall, good detail, terrazzo, carpet, vinyl tile	*Good lighting and outlets, adequate restrooms	Hot and chilled water (zoned)
	Low cost	188.60	Brick, concrete, little or no trim	Plaster or drywall, vinyl composition, some carpet and pavers	*Adequate lighting, minimum restroom facilities	Hot and chilled water (zoned)
B	Good	281.20	Highly ornamental, marble, granite, mosaics, best glass	Plaster or drywall, good detail, terrazzo, carpet, vinyl tile	*Good fluorescent ceiling panels, good outlets, tiled restrooms	Hot and chilled water (zoned)
	Average	223.25	Good brick, ornamental concrete, good glass, limestone trim	Plaster or drywall, vinyl composition, some carpet and pavers	*Good lighting and outlets, adequate restrooms	Hot and chilled water (zoned)
	Low cost	179.83	Brick, concrete, little or no trim	Plaster or drywall, vinyl composition, some carpet and pavers	*Adequate lighting, minimum restroom facilities	Hot and chilled water (zoned)
A-B	Finished basement	155.41	Plaster interior	Typical bank finish and detail	Adequate lighting and plumbing	Warm and cool air (zoned)
	Stor. bsmt.	58.16	Painted interior	Partitions for storage and heating	Minimum lighting/plumbing	Space heaters
	Mezzanine	96.72	Not included	Typical bank finish and detail	Adequate lighting and plumbing	In bldg. cost
C	Excellent	326.49	Marble or granite, bronze and solar glass, highly ornamental	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo	*Best lighting & closed circuit TV, quality restrooms & plumbing	Hot and chilled water (zoned)
	Good	239.13	Face brick/stone, good metal or concrete & glass panels	Plaster and drywall, paneling, vinyl and carpeting	*Good lighting and plumbing, tiled restrooms, TV circuits	Warm and cool air (zoned)
	Average	172.53	Brick, block, good store-type front with some trim	Some plaster, acoustic tile, some terrazzo or tile, vinyl composition	*Adequate lighting and outlets, adequate restrooms, TV circuits	Package A.C.
	Low cost	130.87	Low-cost brick, block, tilt-up, small entrance, little trim	Exposed exterior walls, acoustic ceilings, asphalt tile	Minimum bank lighting and plumbing	Package A.C.
D	Excellent	312.27	Stone or face brick veneer, good metal and glass panels	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo	Best lighting & closed circuit TV, quality restrooms & plumbing	Hot and chilled water
	Good	228.83	Brick veneer, metal and glass panels, EIFS, orn. finishes	Plaster and drywall, some paneling, vinyl and carpeting	Good lighting and plumbing, tiled restrooms	Warm and cool air (zoned)
	Average	164.34	Brick veneer, good stucco or siding, some ornamentation	Plaster and drywall, good hardwood, low-cost terrazzo, vinyl composition	Adequate lighting and outlets, adequate restrooms	Package A.C.
	Low cost	126.08	Stucco or siding, minimum ornamentation	Drywall, acoustic tile, vinyl composition tile, few partitions	Minimum bank lighting and plumbing	Package A.C.
S	Good	208.12	Sandwich panels, brick trim, good fenestration	Drywall, some trim, carpet, vinyl, acoustic tile	Good lighting and plumbing, tiled restrooms	Package A.C.
	Average	159.43	Sandwich panels, adequate fenestration	Drywall, acoustic, vinyl composition, some pavers or ceramic	Adequate lighting and outlets, adequate restrooms	Package A.C.
	Low cost	123.66	Metal panels, drywall interior, insulated	Drywall, acoustic tile, vinyl composition, few partitions	Minimum bank lighting and plumbing	Package A.C.
CDS †	Fin. bsmt.	101.20	Plaster or drywall interior	Typical bank finish and detail	Adequate lighting and plumbing	Forced air
	Stor. bsmt.	33.91	Painted interior	Paint only, few partitions	Minimum lighting, drains	None
	Mezzanine	70.86	Not included	Typical bank finish and detail	Adequate lighting and plumbing	In bldg. cost

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

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

BANKS – BRANCH

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

1

ELEVATORS: Buildings whose base costs include service elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs, see Section UIP 8.

Classes A/B	Sq. Ft.	Classes C/D	Sq. Ft.
	Costs		Costs
Good	\$8.50	Excellent	\$6.90
Average	5.85	Good	4.15
Low Cost	4.05	Average	2.55

ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$6,400 to \$9,850 per stop.
A small passenger elevator with simple call system and push-button control, four passenger cab and two or three stops, costs \$56,250 to \$77,250.

SPRINKLERS: Apply to area covered by sprinklers.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
1,000	\$4.59	\$5.97	\$7.78	\$10.12
2,000	3.98	5.13	6.61	8.51
5,000	3.57	4.57	5.84	7.46
10,000	3.20	4.07	5.16	6.55
15,000	3.01	3.80	4.80	6.06
20,000	2.88	3.62	4.56	5.74
50,000	2.49	3.11	3.87	4.83

BANK FIXTURES: Typical cost of banking fixtures including vault doors, safe deposit cabinets, counters, cages, etc. may be computed and added separately from Section UIP 2.

2

HEATING AND COOLING

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

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

3

HEIGHT REFINEMENTS

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.900	16	1.092
9	.928	18	1.138
10	.953	20	1.184
11	.977	24	1.276
12	1.000 (base)	28	1.367
14	1.046		

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Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	125	150	200	250	300	400	500	600	800	1000	1200	1400	1600	2000	
1,000	1.168	1.235	1.364	1.494	1.624	1.884	----	----	----	----	----	----	----	----	1,000
2,000	1.007	1.040	1.105	1.168	1.235	1.364	----	----	----	----	----	----	----	----	2,000
3,000	----	.975	1.018	1.061	1.105	1.191	----	----	----	----	----	----	----	----	3,000
5,000	----	----	.949	.975	1.000	1.052	1.105	1.155	----	----	----	----	----	----	5,000
8,000	----	----	----	.926	.942	.975	1.007	1.040	1.105	----	----	----	----	----	8,000
10,000	----	----	----	.910	.923	.949	.975	1.000	1.052	1.105	1.155	----	----	----	10,000
14,000	----	----	----	----	.900	.920	.938	.956	.993	1.030	1.067	1.105	1.140	----	14,000
20,000	----	----	----	----	----	.910	.923	.949	.975	1.000	1.027	1.052	1.105	----	20,000
30,000	----	----	----	----	----	----	----	.897	.915	.932	.949	.965	.983	1.018	30,000
50,000	----	----	----	----	----	----	----	----	.887	.897	.908	.918	.928	.948	50,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

BANKS – CENTRAL



GOOD CLASS B



GOOD CLASS C

OCCUPANCY DESCRIPTION: This occupancy also includes savings and loan institutions where the designs are similar to banks. Exteriors have some ornamentation at all quality levels, with the better qualities using stone, ornamental concrete, brick and/or solar glass.

The interiors have plaster or drywall with special detailing in some areas. There is additional general administrative office space that is not included in the branch bank costs. Some office areas may be open and located in the same general area as the main banking services. Floor finishes usually are terrazzo, carpet, vinyl asbestos tile or vinyl sheet flooring.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$351.73	Marble or granite, bronze and solar glass, best lobby entrance	Plaster and paneling, stones, carpeting, terrazzo, computer floors, mixed use	*Best lighting and closed-circuit TV, quality restrooms and plumbing	Hot and chilled water (zoned)
	Good	278.81	Best metal or stone, brick or block backup, solar glass, good lobby	Plaster and drywall, paneling, marble, terrazzo, carpet, good offices, administration	*Good fluorescent ceiling panels, good outlets, tiled restrooms	Hot and chilled water (zoned)
	Average	223.47	Good metal and solar glass, face brick, precast concrete panels	Plaster or drywall, good detail, terrazzo, carpet, vinyl tile, adequate administrative offices	*Good lighting and outlets, adequate restrooms	Hot and chilled water (zoned)
B	Excellent	342.18	Marble or granite, bronze and solar glass, best lobby entrance	Plaster and paneling, stones, carpeting, terrazzo, computer floors, mixed use	*Best lighting and closed-circuit TV, quality restrooms and plumbing	Hot and chilled water (zoned)
	Good	269.88	Best metal or stone, brick or block backup, tinted glass, good lobby	Plaster and drywall, marble, terrazzo, carpet, good admin. offices	*Good fluorescent ceiling panels, good outlets, tiled restrooms	Hot and chilled water (zoned)
	Average	215.38	Good metal and solar glass, face brick, precast concrete panels	Plaster or drywall, good detail, terrazzo, carpet, vinyl tile, adequate administrative offices	*Good lighting and outlets, adequate restrooms	Hot and chilled water (zoned)
A-B	Finished basement	155.41	Plaster interior	Typical bank finish and detail	Adequate lighting and plumbing	Warm and cool air (zoned)
	Stor. bsmt.	58.16	Painted interior	Partitions for storage and heating	Minimum lighting/plumbing	Space heaters
	Pkg. bsmt.	68.59	Unfinished interior	Unfinished, small service area	Minimum lighting/plumbing	Ventilation
	Mezzanine	96.72	Not included	Typical bank finish and detail	Adequate lighting and plumbing	In bldg. cost
C	Excellent	299.60	Marble or granite, bronze and solar glass, good lobby entrance	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo, best admin. offices and suites	*Best lighting and closed-circuit TV, quality restrooms and plumbing	Hot and chilled water (zoned)
	Good	221.12	Face brick or stone, good metal or concrete and glass panels	Plaster and drywall, paneling, vinyl and carpeting, good offices	*Good lighting and plumbing, tiled restrooms, TV circuits	Warm and cool air (zoned)
	Average	173.72	Brick, concrete or metal and glass panels, little trim	Some plaster, acoustic tile, some terrazzo or tile, vinyl composition	*Adequate lighting and outlets, adequate restrooms, TV circuits	Warm and cool air (zoned)
D	Excellent	291.60	Stone or face brick veneer, good metal & glass, good lobby	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo	*Best lighting and closed-circuit TV, quality restrooms and plumbing	Hot and chilled water (zoned)
	Good	214.58	Brick veneer, metal and glass, EIFS, some ornamental finishes	Plaster and drywall, some paneling, vinyl and carpeting, good offices	*Good lighting and plumbing, tiled restrooms	Warm and cool air (zoned)
	Average	168.49	Brick veneer, good stucco or siding, little ornamentation	Plaster and drywall, good hardwood, low-cost terrazzo, vinyl composition	*Adequate lighting and outlets, adequate restrooms	Warm and cool air (zoned)
S	Good	206.88	Sandwich panels, brick trim, good fenestration	Drywall, some trim, carpet, vinyl, acoustic tile, good office space	*Good lighting and plumbing, tiled restrooms	Warm and cool air (zoned)
	Average	163.08	Sandwich panels, adequate fenestration, some trim	Drywall, acoustic, vinyl composition, some pavers or ceramic	*Adequate lighting and outlets, adequate restrooms	Warm and cool air (zoned)
CDS †	Fin. bsmt.	101.20	Plaster or drywall interior	Typical bank finish and detail	Adequate lighting and plumbing	Forced air
	Stor. bsmt.	33.91	Painted interior	Paint only, few partitions	Minimum lighting, drains	None
	Pkg. bsmt.	46.84	Unfinished interior	Finished ceiling, concrete floor	Minimum lighting, drains	Ventilation
	Mezzanine	70.86	Not included	Typical bank finish and detail	Adequate lighting and plumbing	In bldg. cost

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

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

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Drive-up windows, night depositories, surveillance systems and vaults. Island drive-up units utilizing pneumatic conveying systems are included in the rates of the good and excellent banks. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Vault doors, banking equipment, safe deposit boxes, sprinklers or exterior canopies and yard improvements.

BANKS – CENTRAL

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

1

<p>ELEVATORS: Buildings whose base costs include service elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs, see Section UIP 8.</p>				<p>SPRINKLERS: Apply to area covered by sprinklers.</p>							
Classes A/B	Sq. Ft.	Classes C/D	Sq. Ft.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.			
	Costs		Costs								
Good	\$8.40	Excellent	\$6.25	1,000	\$4.59	\$5.97	\$7.78	\$10.12			
Average	5.75	Good	3.75	2,000	3.98	5.13	6.61	8.51			
		Average	2.30	5,000	3.57	4.57	5.84	7.46			
				10,000	3.20	4.07	5.16	6.55			
				15,000	3.01	3.80	4.80	6.06			
				20,000	2.88	3.62	4.56	5.74			
				50,000	2.49	3.11	3.87	4.83			
				80,000	2.32	2.87	3.56	4.42			
				100,000	2.24	2.77	3.42	4.23			
<p>ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$6,400 to \$9,850 per stop.</p>				<p>BANK FIXTURES: Typical cost of banking fixtures including vault doors, safe deposit cabinets, counters, cages, etc. may be computed and added separately from Section UIP 2.</p>							
<p>A small passenger elevator with simple call system and push-button control, four passenger cab and two or three stops, costs \$56,250 to \$77,250.</p>											

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

3

<p>HEIGHT REFINEMENTS</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.900	16	1.092
9	.928	18	1.138
10	.953	20	1.184
11	.977	24	1.276
12	1.000 (base)	28	1.367
14	1.046		

4

Average Floor Area	AVERAGE PERIMETER														Average Floor Area	
	Sq.Ft./Story	125	150	200	250	300	400	500	600	800	1000	1200	1400	1600		2000	Sq. Ft./Story
1,000	1.168	1.235	1.364	1.494	1.624	1.884	-----	-----	-----	-----	-----	-----	-----	-----	-----	1,000
2,000	1.007	1.040	1.105	1.168	1.235	1.364	-----	-----	-----	-----	-----	-----	-----	-----	-----	2,000
3,000	-----	.975	1.018	1.061	1.105	1.191	-----	-----	-----	-----	-----	-----	-----	-----	-----	3,000
5,000	-----	-----	.949	.975	1.000	1.052	1.105	1.155	-----	-----	-----	-----	-----	-----	-----	5,000
8,000	-----	-----	-----	.926	.942	.975	1.007	1.040	1.105	-----	-----	-----	-----	-----	-----	8,000
10,000	-----	-----	-----	.910	.923	.949	.975	1.000	1.052	1.105	1.155	-----	-----	-----	-----	10,000
14,000	-----	-----	-----	-----	.900	.920	.938	.956	.993	1.030	1.067	1.105	1.140	-----	-----	14,000
20,000	-----	-----	-----	-----	-----	.910	.923	.949	.975	1.000	1.027	1.052	1.105	-----	-----	20,000
30,000	-----	-----	-----	-----	-----	-----	-----	.897	.915	.932	.949	.965	.983	1.018	-----	30,000
50,000	-----	-----	-----	-----	-----	-----	-----	-----	.887	.897	.908	.918	.928	.948	-----	50,000
75,000	-----	-----	-----	-----	-----	-----	-----	-----	.873	.879	.885	.892	.900	.915	-----	80,000
100,000	-----	-----	-----	-----	-----	-----	-----	-----	.866	.871	.876	.881	.887	.897	-----	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

BANKS – MINI (WALK-UP AND DRIVE-THROUGH)



GOOD CLASS C



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These buildings are small walk or drive-up facilities, typically between 500 and 2,000 square feet in size. Exteriors have some ornamentation at all quality levels, with the better qualities using stone, ornamental concrete, brick and/or solar glass. The interiors in the larger facilities for walk-in trade have plaster or drywall with special detailing in some areas, and may have some office and storage area. The office area may be open and located in the same general area as the banking services. Floor finishes usually are terrazzo, carpet or vinyl tile or sheet flooring.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Drive-up windows, night depositories, surveillance systems and vaults. Island drive-up units utilizing pneumatic conveying systems are included in the rates of the good and excellent banks.

NOT INCLUDED IN COSTS: Vault doors, banking equipment, safe deposit boxes, sprinklers or exterior canopies and yard improvements.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$499.74	Marble, granite, best metal and glass, highly decorative	Plaster and drywall, best stone or wood panels, terrazzo, carpet	Good lighting and closed-circuit TV, quality restrooms and plumbing	Warm and cool air (zoned)
	Average	409.47	Brick, concrete, metal and glass, stone trim, some ornamentation	Plaster or drywall, good detail, terrazzo, carpet, vinyl tile	Good lighting and outlets, adequate restroom, TV circuits	Warm and cool air (zoned)
C	Excellent	475.07	Stone ashlar, best metal or concrete and glass panels	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo	Good lighting and closed-circuit TV, quality restrooms & plumbing	Warm and cool air (zoned)
	Good	386.48	Brick, metal and glass, stone trim, good ornamentation	Plaster and drywall, paneling, vinyl and carpeting	Good lighting and plumbing, tiled restroom, TV circuits	Warm and cool air (zoned)
	Average	304.23	Metal and glass, brick, block, concrete, little ornamentation	Some plaster, acoustic tile, some terrazzo or tile, vinyl composition	Adequate lighting and outlets, adequate restroom, TV circuits	Package A.C.
	Low cost	247.97	Decorative block, some trim	Acoustic tile, vinyl composition	Minimum electrical, plumbing, TV	Package A.C.
D	Excellent	468.72	Stone or face brick veneer, good metal and glass panels	Plaster and paneling, vinyl wall finishes, carpeting, terrazzo	Good lighting and closed-circuit TV, quality restrooms and plumbing	Warm and cool air (zoned)
	Good	379.53	Brick veneer, metal and glass, panels, EIFS, ornamental finishes	Plaster and drywall, some paneling, vinyl and carpeting	Good lighting and plumbing, tiled restroom, closed-circuit TV	Warm and cool air (zoned)
	Average	297.16	Stucco or siding, some brick veneer, little ornamentation	Plaster and drywall, some tile or low-cost terrazzo, vinyl composition	Adequate lighting and outlets, adequate restroom, TV circuits	Package A.C.
	Low cost	241.10	Siding or stucco, some trim	Acoustic tile, vinyl composition	Minimum electrical, plumbing, TV	Package A.C.
S	Average	291.10	Sandwich or prefab. building panels, adequate fenestration	Drywall, acoustic, vinyl composition, some pavers or ceramic tile	Adequate lighting and outlets, adequate restroom, TV circuits	Package A.C.

BANKS – MINI (WALK-UP AND DRIVE-THROUGH)

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

1

BANK FIXTURES: See Section UIP 2.		SPRINKLERS: Apply to area covered by sprinklers.				
CANOPIES: Large drive-thru canopies or they may be computed from the Segregated or Unit-in-Place costs.		Sq. Ft.	LOW	AVG.	GOOD	EXCL.
		1,000	\$4.59	\$5.97	\$7.78	\$10.12
		2,000	3.98	5.13	6.61	8.51
		5,000	3.57	4.57	5.84	7.46
CANOPIES: This is the cantilevered portion of a building that extends over an entrance.						
	LOW	AVG.	GOOD	EXCL.		
Wood Frame	\$27.00	\$33.50	\$41.75	\$52.00		
Light false-mansard	14.90	18.40	23.00	28.50		
Steel Frame	33.00	41.50	52.00	66.00		
Light false-mansard	18.20	22.80	28.50	36.25		
NOTE: For ATM structures, see Section UIP 14.						

2

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

3

HEIGHT REFINEMENTS			
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.900	13	1.023
9	.928	14	1.046
10	.953	15	1.069
11	.977	16	1.092
12	1.000 (base)		

4

Average Floor Area	AVERAGE PERIMETER														Average Floor Area	
	Sq. Ft./Story	125	150	175	200	250	300	400	500	600	700	800	1000	1200		1400	Sq. Ft./Story
1,000	1.168	1.235	1.299	1.364	1.494	1.624	1.884	-----	-----	-----	-----	-----	-----	-----	-----	1,000
2,000	1.007	1.040	1.072	1.105	1.168	1.235	1.364	-----	-----	-----	-----	-----	-----	-----	-----	2,000
3,000	-----	.975	.997	1.018	1.061	1.105	1.191	-----	-----	-----	-----	-----	-----	-----	-----	3,000
5,000	-----	-----	.936	.949	.975	1.000	1.052	1.105	1.155	-----	-----	-----	-----	-----	-----	5,000
6,000	-----	-----	-----	.932	.952	.975	1.018	1.061	1.105	1.146	-----	-----	-----	-----	-----	6,000
8,000	-----	-----	-----	-----	.926	.942	.975	1.007	1.040	1.072	1.105	-----	-----	-----	-----	8,000

BANQUET HALLS



EXCELLENT CLASS C



EXCELLENT CLASS D

OCCUPANCY DESCRIPTION: These clubhouse type structures are general-purpose recreation hall buildings. These buildings generally have kitchen facilities, large multi-purpose, general use (meeting/dining) rooms with a stage area at the better qualities and multiple restrooms. Better quality banquet halls may have moveable partition walls some small storage, coat rooms and office.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Suitable office areas and all necessary plumbing and electrical connections for kitchen equipment.

NOT INCLUDED IN COSTS: Elevators, sprinklers, kitchen equipment, restaurant fixtures, furnishings or signs.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$207.32	Individual design, brick, good, metal and glass, ornamentation	Plaster, terrazzo, tile pavers, hardwood, carpet, stage	Good lighting/restrooms with good-quality fixtures and tile	Warm and cool air (zoned)
	Good	150.55	Brick, concrete or metal and glass panels, some ornamentation	Plaster or drywall, carpet, hardwood, small stage area, vinyl composition	Good lighting and service outlets, tiled restrooms, full kitchen	Heat pump system
	Average	109.68	Brick, block, tilt-up, plain building and front	Typical neighborhood rental hall, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms, service bar, coatroom	Package A.C.
	Low cost	75.51	Cheap brick or block, very plain, small entry	Low-cost food prep. area, minimum recreation hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air
D	Excellent	197.84	Individual design, brick veneer, good, metal and glass, ornamentation	Plaster, terrazzo, tile pavers, hardwood, carpet, stage	Good fixtures, good restrooms w/good-quality fixtures and tile	Warm and cool air (zoned)
	Good	142.10	Stucco or siding, metal and glass, some ornamentation	Plaster or drywall, carpet, hardwood, vinyl composition, small stage area	Good lighting and service outlets, tiled restrooms, full kitchen	Heat pump system
	Average	102.46	Stucco or siding, plain building and front	Typical neighborhood rental hall, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms, service bar, coatroom	Package A.C.
	Low cost	69.52	Cheap stucco or siding, very plain construction, small entry	Low-cost food prep. area, minimum recreation hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air
D POLE	Low cost	63.97	Pole frame, good metal panels lined and insulated, plain entry	Low-cost food prep. area, minimum recreation hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air
S	Good	136.18	Insulated sandwich panels, metal and glass, some ornamentation	Drywall, carpet and vinyl composition, small stage area	Good lighting and service outlets, tiled restrooms, full kitchen	Heat pump system
	Average	98.11	Insulated panels, metal and glass, little ornamentation	Typical neighborhood rental hall, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms, service bar, coatroom	Package A.C.
	Low cost	66.09	Finished interior, very plain construction, small entry	Low-cost food prep. area, minimum recreation hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air

BANQUET HALLS

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

1

CANOPIES: This is the cantilevered portion of a building that extends over an entrance.					SPRINKLERS: Apply to area covered by sprinklers.				
	LOW	AVG.	GOOD	EXCL.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Wood frame	\$25.25	\$31.50	\$39.00	\$48.50	500	\$4.59	\$6.00	\$7.84	\$10.24
Light false-mansard	12.65	15.75	19.50	24.25	1,000	4.14	5.36	6.94	8.98
Steel frame.	31.00	39.25	50.00	64.00	1,500	3.89	5.01	6.46	8.32
Light false-mansard	15.50	19.65	25.00	32.00	2,000	3.73	4.78	6.14	7.87
					2,500	3.60	4.61	5.90	7.55
					3,000	3.50	4.47	5.71	7.29
					4,000	3.35	4.26	5.43	6.91
					5,000	3.24	4.11	5.22	6.62

2

HEATING AND COOLING

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

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

3

HEIGHT REFINEMENTS

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

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.915	14	1.042
10	.957	15	1.064
11	.979	16	1.085
12	1.000 (base)	18	1.127

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq.Ft./Story
	75	100	125	150	175	200	225	250	275	300	350	400	450	500	
500	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	----	500
750	1.183	1.322	1.445	1.566	----	----	----	----	----	----	----	----	----	----	750
1,000	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	----	1,000
1,500	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	----	1,500
2,000	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	----	2,000
2,500	.878	.924	.969	1.011	1.054	1.097	1.140	1.183	1.227	1.270	1.351	1.420	----	----	2,500
3,000	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	1.380	----	3,000
3,500	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	1.300	----	3,500
4,000	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.232	1.280	4,000
4,500	----	----	.869	.895	.921	.947	.972	.997	1.021	1.045	1.093	1.140	1.186	1.232	4,500
5,000	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.140	1.183	5,000
6,000	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.079	1.115	6,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

BARBER SHOPS / BEAUTY SALONS



AVERAGE CLASS D



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: Barber shops as individual structures are normally one-story buildings of wood frame or masonry exterior walls. They may also be found in large shopping mall areas of mixed building construction. Interiors are very plain, with little trim or ornament. Most barber/beauty salons have large open areas with very few interior partitions. Floor finishes are resilient floor covering; e.g., asphalt tile, vinyl tile, vinyl composition tile, etc.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Plumbing fixtures and electrical service.

NOT INCLUDED IN COSTS: Sprinklers, mechanical chairs, furnishings or mirrors.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$106.74	Brick or concrete, usually part of a building	Plaster or drywall, acoustic tile, vinyl composition, some carpet	Good lighting and outlets, adequate plumbing	Warm and cool air (zoned)
C	Good	106.74	Brick, best block, plain front, some ornamentation	Plaster, good acoustic tile, carpet and vinyl	Good lighting and outlets, many fixtures	Package A.C.
	Average	74.77	Brick, block, low-cost storefront	Plaster or drywall, exposed masonry, vinyl composition	Necessary electrical and plumbing outlets	Wall furnace
D	Good	99.10	Good stucco or siding, brick veneer, plain front, some ornamentation	Plaster, good acoustic tile, carpet and vinyl	Good lighting and outlets, many fixtures	Package A.C.
	Average	68.51	Stucco or siding, low-cost storefront	Plaster or drywall, little ornamentation, vinyl composition	Necessary electrical and plumbing outlets	Wall furnace
S	Good	96.04	Sandwich panels, plain front, some ornamentation	Good acoustic tile, carpet and vinyl, some trim	Good lighting and outlets, many fixtures	Package A.C.
	Average	65.92	Finished interior, small low-cost front	Acoustic tile, gypsum board, vinyl composition	Necessary electrical and plumbing outlets	Wall furnace
CDS	Storage basement	34.19	Painted interior	Painted ceiling and floor, few partitions	Exposed lighting, few outlets, drains	Space heaters

BARBER SHOPS / BEAUTY SALONS

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

1

SPRINKLERS: Apply to area covered by sprinklers.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
500	\$4.59	\$6.00	\$7.84	\$10.24
1,000	4.14	5.36	6.94	8.98
1,500	3.89	5.01	6.46	8.32
2,000	3.73	4.78	6.14	7.87
2,500	3.60	4.61	5.90	7.55
3,000	3.50	4.47	5.71	7.29
4,000	3.35	4.26	5.43	6.91
5,000	3.24	4.11	5.22	6.62

2

HEATING AND COOLING

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

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

Small indiv. heat pumps cost \$1,575 to \$2,275 per ton of rated capacity.

VENTILATION ONLY
Vent. (blowers/ducts) \$1.77

3

HEIGHT REFINEMENTS

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.915	11	.979
10	.957	12	1.000 (base)

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	50	75	100	125	150	175	200	225	250	275	300	350	400	500	
500	1.183	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	500
750	1.042	1.183	1.322	1.445	1.566	----	----	----	----	----	----	----	----	----	750
1,000	.969	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	1,000
1,500	.892	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	1,500
2,000	.854	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	2,000
2,500	.831	.878	.924	.969	1.011	1.054	1.097	1.140	1.183	1.227	1.270	1.351	1.420	----	2,500
3,000	.815	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	----	3,000
3,500	----	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	----	3,500
4,000	----	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.280	4,000
4,500	----	----	----	.869	.895	.921	.947	.972	.997	1.021	1.045	1.093	1.140	1.232	4,500
5,000	----	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.183	5,000
6,000	----	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.115	6,000

Use the total length of exterior walled sides as the perimeter in the Floor Area/Perimeter table.

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

BARS/LOUNGES



AVERAGE CLASS C



AVERAGE CLASS D

OCCUPANCY DESCRIPTION: Bars are constructed for the preparation and service of beverages and limited food. Lounges are typically larger facilities than bars and may serve some food and contain entertainment floors or stages; the better qualities contain full kitchens.

They include a combination of the following areas: consumption, serving, preparation, recreation or dance floor, receiving and

storage and restrooms. They also include suitable office areas and all necessary plumbing and electrical connections for the bar and kitchen equipment.

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

NOT INCLUDED IN COSTS: Bar fixtures, kitchen equipment, seating, restaurant fixtures, furnishings and signs.

SQUARE FOOT COST TABLE

BARS (TAVERNS)

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$127.42	Brick or concrete, usually part of a building	Drywall or plaster, carpet and vinyl, some ornamentation	Good lighting and service outlets, small restrooms	Complete H.V.A.C.
	Good	134.22	Brick, concrete or metal and glass panels, ornamentation	Drywall or plaster, some ornament., good carpet, vinyl/ceramic floors	Good lighting and service outlets, tiled restrooms, limited food prep.	Complete H.V.A.C.
C	Average	102.97	Brick, block, plain building & front, little trim	Typical neighborhood bar, carpet, vinyl comp., small game area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	79.71	Cheap brick or block, very plain	Low-cost finish, small office, storage	Minimum lighting and plumbing	Com. H.V.A.C.
D	Good	126.05	Stucco or siding, metal and glass, some ornamentation	Drywall or plaster, some ornament., good carpet, vinyl/ceramic floors	Good lighting and service outlets, tiled restrooms, limited food prep.	Complete H.V.A.C.
	Average	96.41	Stucco or siding, plain building and front, little trim	Typical neighborhood bar, carpet, vinyl comp., small game area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	74.46	Cheap stucco/siding, very plain	Low-cost finish, small office, storage	Minimum lighting and plumbing	Complete H.V.A.C.
D POLE	Low cost	70.23	Pole frame, good metal panels, lined and insulated, plain front	Low-cost finish, asphalt tile, small office and storage area	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.
S	Average	94.68	Insulated panels, metal and glass, little ornamentation	Typical neighborhood bar, carpet, vinyl comp., small game area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	72.23	Finished interior, some front, very plain construction	Low-cost finish, asphalt tile, small office and storage area	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.

COCKTAIL LOUNGES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$179.22	Concrete, metal/glass, or masonry panels, usually part of a bldg.	Plaster with enamel & vinyl, carpet & dance floor, decorated interior, stage	Good lighting and outlets, good plumbing, small kitchen	Complete H.V.A.C.
	Average	141.73	Brick or concrete, usually part of a building	Plaster or drywall, acoustic tile, carpet, dance floor, small stage	Adequate lighting outlets, adequate plumbing, food prep.	Complete H.V.A.C.
C	Excellent	200.73	Individual design, highly ornamental exterior	High-quality detail, best acoustics, deluxe quality, full stage, dance floor	Special lighting effects, tiled restrooms, small kitchen	Complete H.V.A.C.
	Good	150.06	Brick, concrete or metal and glass panels, ornamentation	Good bar, some ornamentation, good dance floor, small stage	Good lighting & service outlets, tiled restrooms, food prep. area	Complete H.V.A.C.
	Average	114.04	Brick, block, plain building and front, little trim	Typical bar finishes, dance/good game floor, good performance platform	Adequate lighting & outlets, small restrooms, limited food prep.	Complete H.V.A.C.
	Low cost	87.41	Cheap brick or block, very plain, low-cost front	Low-cost finishes, game/dance floor area, small performance platform	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.
D	Excellent	191.17	Individual design, highly ornamental exterior	High-quality detail, best acoustics, deluxe quality, full stage, dance floor	Special lighting effects, tiled restrooms, small kitchen	Complete H.V.A.C.
	Good	141.92	Stucco or siding, metal and glass, some ornamentation	Good bar, some ornamentation, good dance floor, small stage	Good lighting and service outlets, tiled restrooms, food prep. area	Complete H.V.A.C.
	Average	107.22	Stucco or siding, plain building and front, little trim	Typical bar finishes, dance/good game floor, good performance plat.	Adequate lighting & outlets, small restrooms, limited food prep.	Complete H.V.A.C.
	Low cost	81.76	Cheap stucco/siding, very plain construction, low-cost front	Low-cost finishes, game or dance floor area, small performance platform	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.
D POLE	Low cost	77.89	Pole frame, good metal panels, lined and insulated, plain front	Low-cost finishes, game/dance floor area, small performance platform	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.
S	Good	140.64	Insulated sandwich panels, metal and glass, some orn.	Good bar, some ornamentation, good dance floor, small stage	Good lighting & service outlets, tiled restrooms, food prep. area	Complete H.V.A.C.
	Average	105.44	Insulated panels, metal and glass, little ornamentation	Typical bar finishes, dance or good game floor, good performance platform	Adequate lighting & outlets, small restrooms, limited food prep.	Complete H.V.A.C.
	Low cost	79.83	Finished interior, some front, very plain construction	Low-cost finishes, game/dance floor area, small performance platform	Minimum lighting and outlets, minimum plumbing	Complete H.V.A.C.
CDS†	Storage basement	34.19	Painted interior, outside entry	Paint only, some partitions	Adequate lighting, drains	None
	Open mezzanine	28.77	Not included	Open, finished floors and soffit, minimum work stations	Adequate lighting, minimum plumbing	Included in building cost

†For fire-resistant Type 1 basements, with concrete slab separation under Class C, D or S units, add \$5.95 per square foot.

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

BARS/LOUNGES

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

1

CANOPIES: This is the cantilevered portion of a building that extends over an entrance. The distance when selecting rank.					SPRINKLERS: Apply to area covered by sprinklers.				
	LOW	AVG.	GOOD	EXCL.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Wood frame	\$25.25	\$31.50	\$39.00	\$48.50	500	\$4.59	\$6.00	\$7.84	\$10.24
light false-mansard	12.65	15.75	19.50	24.25	1,000	4.14	5.36	6.94	8.98
Steel frame	31.00	39.25	50.00	64.00	1,500	3.89	5.01	6.46	8.32
light false-mansard	15.50	19.65	25.00	32.00	2,000	3.73	4.78	6.14	7.87
					2,500	3.60	4.61	5.90	7.55
					3,000	3.50	4.47	5.71	7.29
					4,000	3.35	4.26	5.43	6.91
					5,000	3.24	4.11	5.22	6.62

FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Multiples with basements, add 40% to extend the foundation to the basement level. Custom oversized units can run 100% to 200% more.

Type	COST RANGE	
One story	\$2,630 -	\$ 8,510
Two story	3,370 -	10,195

2

BAR/COCKTAIL LOUNGE HEATING, COOLING AND AIR CONDITIONING

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

COMPLETE H.V.A.C	Sq. Ft. Costs	Classes C/D/S	Sq. Ft. Costs
Classes A/B			
Good	\$27.25	Excellent	\$31.25
Average	23.90	Good	23.05
		Average	18.95
		Low cost	16.15
		Forced-air ventilation	8.00

3

HEIGHT REFINEMENTS

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

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.915	13	1.021
10	.957	14	1.042
11	.979	15	1.064
12	1.000 (base)	16	1.085
		18	1.127

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq.Ft./Story
	75	100	125	150	175	200	225	250	275	300	350	400	450	500	
500	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	----	500
1,000	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	----	1,000
1,500	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	----	1,500
2,000	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	----	2,000
2,500	.878	.924	.969	1.011	1.054	1.097	1.140	1.183	1.227	1.270	1.351	1.420	----	----	2,500
3,000	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	1.380	----	3,000
3,500	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	1.300	----	3,500
4,000	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.232	1.280	4,000
5,000	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.140	1.183	5,000
6,000	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.079	1.115	6,000
7,000	----	----	----	----	----	.870	.887	.904	.921	.937	.969	1.000	1.030	1.060	7,000
8,000	----	----	----	----	----	----	----	.883	.898	.912	.941	.969	.997	1.025	8,000
9,000	----	----	----	----	----	----	----	----	----	.892	.917	.943	.969	.992	9,000
10,000	----	----	----	----	----	----	----	----	----	.878	.901	.925	.948	.969	10,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

BOWLING CENTERS



GOOD CLASS C



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: This occupancy includes plumbing and electrical connections for restaurants, bars, billiard rooms, restrooms and miscellaneous rooms within the basic structure. Side aisles are typically found in service areas behind the pinsetters and adjacent to each lane along the exterior walls. Areas designated for spectator seating and promenades vary in size depending on design characteristics for the building and the personnel capacities. Bowling alleys typically have some type of combined heating and

cooling system servicing the buildings. Floor finishes usually are a combination of carpet and resilient floor coverings.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Partitions for offices and auxiliary facilities consistent with quality.

NOT INCLUDED IN COSTS: Equipment or fixtures associated with the bowling alley; i.e., ball returns, alleys, billiard, kitchen or bar equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$134.09	Face brick, ornamental block, concrete, heavy frame, good entrance	Plaster, paneling, carpet, terrazzo, tile, good banquet/meeting, rec. rooms	Good lighting and plumbing, tiled restrooms and kitchens	Warm and cool air (zoned)
	Good	112.01	Brick, best block or tilt-up, good frame and girders, entrance	Sound-control, vinyl tile, carpet, terrazzo, many extra facilities	Extensive lighting and outlets, good restrooms and kitchens	Warm and cool air (zoned)
	Average	84.62	Brick, block, tilt-up, little ornamentation	Painted walls, acoustic tile and asphalt tile, some carpet	Good fluorescent lighting, plumbing for kitchen and bar	Package A.C.
	Low cost	63.51	Low-cost block, tilt-up	Minimal facilities, few extras	Minimum per code, snack bar	Forced air
D	Excellent	129.32	Face brick veneer, EIFS, heavy frame, good entrance	Plaster, paneling, carpet, terrazzo, tile, good banquet/meeting, rec. rooms	Good lighting and plumbing, tiled restrooms and kitchens	Warm and cool air (zoned)
	Good	107.35	Brick veneer or best stucco on heavy frame, good entrance	Plaster or drywall, good sound-control, carpet, vinyl tile, lounge	Extensive lighting and outlets, good restrooms and kitchens	Warm and cool air (zoned)
	Average	80.23	Stucco or siding on Glulam frame with girders or trusses	Plaster or drywall, some carpet, acoustic and asphalt tile	Good fluorescent lighting, kitchen and bar plumbing	Package A.C.
	Low cost	59.50	Low-cost stucco or siding, composition roof, very plain	Few partitions, some vinyl comp., minimal facilities, snack bar	Minimum lighting and plumbing	Forced air
D POLE	Low cost	54.76	Pole frame, metal panels, finished interior liner, very plain	Minimal construction, few extras, snack bar	Minimum lighting and plumbing	Forced air
S	Good	102.19	Insulated metal sandwich panels, good frame, entrance	Plaster or drywall, good sound-control, carpet, vinyl tile, lounge	Extensive lighting and outlets, good restrooms and kitchens	Warm and cool air (zoned)
	Average	76.29	Good metal panels and roof, little ornamentation, small front	Some carpet, acoustic and asphalt tile	Good fluorescent lighting, kitchen and bar plumbing	Package A.C.
	Low cost	56.48	Single wall, low-cost interior finish and insulation, very plain	Few partitions, some vinyl comp., minimal facilities, snack bar	Minimum lighting and plumbing	Forced air
CDS	Storage basement	36.92	Unfinished interior	Unfinished storage and utility	Minimum lighting, drains	None

BOWLING 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	LOCKERS per opening:	COST RANGE	SPRINKLERS: Apply to area covered by sprinklers.				
	Single tier	\$135 – \$260	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	Double	89 – 170	5,000	\$3.56	\$4.51	\$5.71	\$7.22
	Triple	64 – 140	10,000	3.21	4.02	5.05	6.33
	Box type	46 – 86	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	
BOWLING EQUIPMENT: See Section UIP 15 for bowling alley equipment.							

2	HEATING AND COOLING					
	These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
		Sq. Ft.		Sq. Ft.		Sq. Ft.
	HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
	Electric cable or baseboard . . .	\$ 9.25	Package A.C. (short ductwork)	\$20.00	Central refrigeration (zoned)	\$14.20
	Electric wall heaters	3.40	Warm and cool air (zoned)	30.00	package (short ductwork)	9.90
	Forced air furnace	12.60	Hot/chilled water (zoned)	40.25	Central evaporative	5.50
	Hot water	17.10	Heat pump system	24.90	Pkg. refrig. . \$1,980 to \$2,575 per ton capacity	
	Space heaters, with fan	3.88			Evap. coolers . \$295 to \$485 per MCFM capacity	
	radiant	4.44				
Steam (including boiler)	15.50			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
	12	.889	20	1.106
	14	.945	22	1.158
	16	1.000 (base)	24	1.210
	18	1.054		

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
	12,000	---	---	---	---	.995	1.015	1.034	1.052	1.071	1.089	---	---	---	---	12,000
	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
	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.

BROADCASTING FACILITIES



GOOD CLASS A-B



GOOD CLASS C

OCCUPANCY DESCRIPTION: Broadcast facilities include radio and TV stations and all wiring and conduit necessary for operation, but not broadcasting equipment. Exterior decorative fronts, entry lobby, studios and ancillary support offices and facilities will be commensurate with the quality level.

The better qualities will have good presentation studios, some live

audience facilities, many offices, good acoustic design and good interior finishes and detail.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. All wiring and conduit necessary for operation.

NOT INCLUDED IN COSTS: Sprinklers, broadcasting equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$272.98	Good metal and glass, concrete, some good stone, good entrance	Special finishes, acoustic design, good presentation studios	Special lighting and electrical, good plumbing	Hot and chilled water (zoned)
	Average	211.01	Precast concrete, brick, limestone trim, decorative front and lobby	Acoustic design, some special finishes, good main studio, many offices	Studio lighting and electrical, adequate plumbing	Hot and chilled water (zoned)
	Low cost	152.44	Face brick, concrete, some ornamentation, plain entrance	Plaster or gypsum, suspended ceiling, finished lobby, offices, small studios	Adequate electrical, lighting and plumbing	Warm and cool air (zoned)
A-B	Average basement	82.37	Reinforced concrete, unfinished interior	Unfinished storage areas, some partitions	Minimum lighting and plumbing, drains	None
C	Excellent	253.77	Face brick, stone, architectural concrete, good entrance and lobby	Special finishes, acoustic design, high-cost finishes, good main studio	Special lighting and electrical, good plumbing	Hot and chilled water (zoned)
	Good	181.01	Face brick, stone, metal and glass, decorative front and lobby	Good interior finish and detail, good studios, many offices	Studio lighting, good electrical and plumbing	Warm and cool air (zoned)
	Average	135.45	Brick, block, concrete, plain front and lobby, some trim	Plaster or gypsum, suspended ceiling, some access floor, carpeted lobby	Adequate electrical, lighting and plumbing	Heat-pump system
	Low cost	100.00	Brick, block, tilt-up, very plain	Plain construction, small studios, vinyl composition, minimum facility	Minimum lighting, adequate electrical, minimum plumbing	Package A.C.
D	Excellent	245.14	Face brick or stone veneer, EIFS, good entrance and lobby	Special finishes, acoustic design, high-cost finishes, good main studio	Special lighting and electrical, good plumbing	Hot and chilled water (zoned)
	Good	174.11	Brick veneer, best stucco or siding with good front & lobby	Good interior finish and detail, good studios, many offices	Studio lighting and electrical, adequate plumbing	Warm and cool air (zoned)
	Average	129.99	Brick veneer, good stucco or siding, some trim, plain front and lobby	Plaster or gypsum, suspended ceiling, some access floor, carpeted lobby	Adequate electrical, lighting and plumbing	Heat-pump system
	Low cost	95.70	Stucco or siding, little trim, plain entry	Plain construction, small studios, vinyl composition, minimum facility	Minimum lighting, adequate electrical, minimum plumbing	Package A.C.
D POLE	Average	124.10	Pole frame, good metal panels, finished inside, some trim	Plaster or gypsum, suspended ceiling, some access floor, carpeted lobby	Adequate electrical, lighting and plumbing	Heat-pump system
	Low cost	91.15	Metal panels on pole frame, finished interior, small entrance	Plain construction, small studios, vinyl composition, minimum facility	Minimum lighting, adequate electrical, minimum plumbing	Package A.C.
S	Good	177.81	Good sandwich panels, good entrance and trim	Good interior finish and detail, good studios, many offices	Studio lighting and electrical, adequate plumbing	Warm and cool air (zoned)
	Average	131.96	Sandwich panels, or finished interior, some ornamentation	Plaster or gypsum, suspended ceiling, some access floor, carpeted lobby	Adequate electrical, lighting and plumbing	Heat-pump system
	Low cost	96.63	Metal panels, finished interior, little trim, plain entry	Plain construction, small studios, vinyl composition, minimum facility	Minimum lighting, adequate electrical, minimum plumbing	Package A.C.
CDS [†]	Average basement	56.37	Reinforced concrete, unfinished interior	Unfinished storage area	Minimum lighting and drains	None

[†]For fire-resistant Type I basements with concrete slab separation under Class C, D or S units, add \$5.95 per square foot. For parking basements, see Page CAL 52.

BROADCASTING FACILITIES

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

1

<p>ELEVATORS: A small passenger elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs \$56,250 to \$77,250. For greater detail, see Section UIP 8.</p>	<p>SPRINKLERS: Apply to area covered by sprinklers.</p>				
	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	5,000	\$2.86	\$3.79	\$5.01	\$6.63
	10,000	2.58	3.38	4.44	5.82
	20,000	2.32	3.02	3.93	5.11
	30,000	2.18	2.83	3.66	4.74
	50,000	2.02	2.60	3.35	4.31
	80,000	1.88	2.41	3.08	3.95
	100,000	1.82	2.32	2.96	3.79
	200,000	1.64	2.07	2.63	3.33

2

HEATING AND COOLING					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
	Sq. Ft.		Sq. Ft.		Sq. Ft.
HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
Electric cable or baseboard . . .	\$ 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>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
60,000	----	----	----	----	----	.895	.907	.921	.935	.949	.965	.980	.995	----	60,000
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

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.