

HANDBALL/RACQUETBALL CLUBS



GOOD CLASS C



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These are shell-type structures which include handball or racquetball court facilities. The cost of individual facilities can vary greatly depending on the type of structure and its appointments, including the extent of the lounge, refreshment, exercise, shower and spectator areas. Court floor surfaces are hardwood. Courts are totally enclosed to include four walls and a ceiling surface. Court access is through a flush-mounted door generally found in a rear or a side wall. The lower cost facilities are generally constructed with wood framed siding or a rigid steel frame and an exterior cover of an insulated steel panel or a masonry bearing wall. They include adequate lighting and plumbing, dressing rooms and shower facilities. Plaster walls, used prima-

rily for low cost, non-regulation courts, require a masonry wall backing. The better quality structures include lounge and/or snack areas, health facilities, dressing rooms, showers and saunas. Spectator galleries are typically small and, in the best facilities, are located behind or above the back playing wall. When galleries are behind the court, portions of the rear wall surface are constructed with some type of safety glass. The second floor or mezzanine area should be included in the total floor area calculation.

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

NOT INCLUDED IN COSTS: Elevators, sprinklers, lockers, pools, exercise equipment, kitchen equipment or furnishings.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$146.98	Brick or concrete, good entrance	Plaster or drywall, carpeting, good lounge, spectator courts, gym	Good sports lighting, restrooms, sauna, shower and locker rooms	Package A.C.
	Average	102.13	Brick or block, concrete panels, some ornamentation	Drywall, plain courts, limited viewing, snack bar area, exercise facilities	Adequate lighting, plumbing, showers, add for pool or spa	Package A.C.
D	Good	141.53	Brick veneer, best siding or stucco, trim, good entrance	Plaster or drywall, carpeting, good lounge, spectator courts, gym	Good sports lighting, restrooms, sauna, shower and locker rooms	Package A.C.
	Average	97.64	Good stucco or siding, some brick or stone trim	Drywall, plain courts, open viewing, snack bar area, exercise facilities	Adequate lighting, plumbing, showers, add for pool or spa	Package A.C.
S	Good	139.07	Insulated metal sandwich panels, steel frame, good entrance	Drywall, carpeting, good lounge, spectator courts, pro shop, gym	Good sports lighting, restrooms, sauna, shower and locker rooms	Package A.C.
	Average	94.65	Good metal panels and roof, finished interior, some trim	Drywall, plain courts, limited viewing, snack bar area, exercise facilities	Adequate lighting, plumbing, showers, add for pool or spa	Package A.C.
CDS	Finished basement	88.76	Reinforced concrete, plaster or drywall interior	Exercise and dressing room finishes, some utility and storage	Adequate lighting and plumbing, showers and restrooms	Forced air
	Good mezzanine	35.19	Not included	Open, finished running track, drywall soffit	Average lighting, no plumbing	In building cost
	Average mezzanine	23.82	Not included	Open, finished floors and soffit, add for spectator seating	Average lighting, no plumbing	In building cost

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

HANDBALL/RACQUETBALL CLUBS

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	
COST RANGE							
LOCKERS: per opening:							
	Single tier	.....	\$135 – \$260				
	Double	.....	89 – 170				
	Triple	.....	64 – 140				
	Box type	.....	46 – 86				
SWIMMING POOLS: Swimming pools, complete, cost \$62 to \$178 per square foot. For detailed costs, see Section UIP 16.							

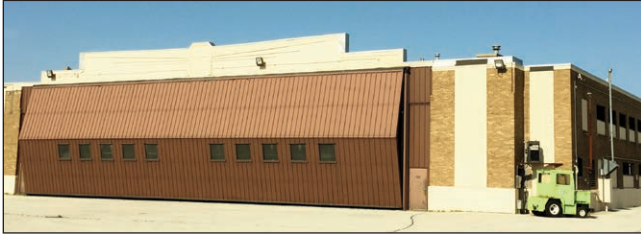
2	HEATING AND COOLING					
	These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
			Sq. Ft.			Sq. Ft.
	HEATING ONLY		Costs	HEATING & COOLING		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. refriger. . \$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
	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	
		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
	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
	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
	35,000	-----	-----	-----	-----	-----	.936	.945	.954	.964	.973	.982	.997	1.011	-----	35,000
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.

HANGARS – MAINTENANCE



GOOD CLASS C



AVERAGE CLASS S

OCCUPANCY DESCRIPTION: Hangars similar to storage hangars, but with more plumbing, electrical and interior construction costs. These hangars are used for complete maintenance and repair functions. The higher quality hangars are the main base facilities for commercial airlines and include a large amount of interior construction. They include suitable office, locker, break and restroom areas, secure storage facilities, and electrical, plumbing, heating and utilities to accommodate large maintenance crews.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Office partitions and utility services.

NOT INCLUDED IN COSTS: Sprinklers, personnel lifts, hoists, security equipment or furnishings.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$118.40	Structural steel, concrete panels, major jet hangars	Supply rooms, offices, heavy floor, craneways	Many power outlets, good lighting and plumbing	Package A.C.
	Good	77.91	Steel frame, concrete panels or brick, heavy structure	Supply rooms, offices, heavy floor, storage and repair	Good electrical and plumbing	Space heaters
	Average	56.44	Pilasters or steel frame, block, tilt up, wood or steel trusses	Painted, few partitions, small office, concrete floor	Power outlets, drains, restroom	Space heaters
	Low cost	41.16	Concrete block, low-cost brick, tilt up, light roof structure	Some partitions, few extras, concrete or asphalt floor	Minimum lighting and plumbing, power outlets	Space heaters
D	Average	51.98	Frame and stucco or siding, light & medium aircraft hangars	Small office, few partitions, concrete floor	Power outlets, drains, restroom	Space heaters
	Low cost	37.67	Wood frame, stucco or siding, light roof structure	Some partitions, few extras, concrete or asphalt floor	Minimum electrical and plumbing, power outlets	Space heaters
S	Excellent	113.94	Structural steel, heavy steel siding, major jet hangars	Supply rooms, offices, heavy floor, craneways	Many power outlets, good lighting and plumbing	Package A.C.
	Good	72.35	Structural steel, steel siding, heavy aircraft hangars	Supply rooms, offices, heavy floor, storage and repair	Good electrical and plumbing	Space heaters
	Average	50.83	Steel frame and siding, light and medium aircraft hangars	Small office, few partitions, concrete floor	Power outlets, drains, restroom	Space heaters
	Low cost	36.04	Steel frame, steel siding, light roof structure	Some partitions, few extras, concrete or asphalt floor	Minimum electrical and plumbing, power outlets	Space heaters

HANGARS – MAINTENANCE

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

1

SPRINKLERS: Apply to area covered by sprinklers.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
5,000	\$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
80,000	1.88	2.41	3.08	3.95
100,000	1.82	2.32	2.96	3.79
150,000	1.71	2.17	2.76	3.51
200,000	1.64	2.07	2.63	3.33
300,000	1.54	1.94	2.45	3.08

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/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

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	Average Wall Height	Square Foot Multiplier
18	1.086	30	1.382	60	2.225
20	1.133	35	1.515	70	2.530
22	1.181	40	1.650	80	2.845
24	1.231	45	1.788	90	3.161
26	1.281	50	1.930	100	3.461
28	1.331	55	2.075	110	3.738

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

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HANGARS – STORAGE



GOOD CLASS S



GOOD CLASS S

OCCUPANCY DESCRIPTION: These buildings are designed primarily for aircraft storage and light maintenance and repair. Built usually in Class C, D or S construction, the highest quality storage hangars are for line servicing of large commercial airplanes. Storage hangars have some office area and storage area.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Restroom and plumbing facilities for small crews of maintenance personnel.

NOT INCLUDED IN COSTS: Sprinklers, maintenance equipment or hoists.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$89.66	Structural steel, concrete panels, major jet hangars	Offices, few partitions, heavy floor	Good lighting and plumbing	Space heaters
	Good	62.93	Steel frame, concrete panels or brick, heavy structure	Offices, heavy floor	Good electrical and plumbing	Space heaters
	Average	41.03	Pilasters or steel frame, block, tilt up, wood or steel trusses	Painted, small office, concrete floor	Adequate electrical and plumbing	None
	Low cost	28.35	Block, cheap brick, tilt-up, light roof	Concrete or asphalt floor, few extras	Minimum electrical and water	None
D	Average	36.95	Frame and stucco or siding, light & medium aircraft hangars	Small office, concrete floor	Adequate electrical and plumbing	None
	Low cost	25.35	Wood frame, stucco or siding, light roof structure	Concrete or asphalt floor, few extras	Minimum electrical and plumbing	None
D POLE	Low cost	21.30	Metal siding on pole frame, windows, light aircraft hangar	Shop area, light floor, few extras, some interior wall finish	Adequate electrical and water service	None
	Cheap	15.55	Pole frame, metal siding	Unfinished, partially floored	Minimum electrical	None
S	Excellent	84.00	Structural steel, heavy steel siding, major jet hangars	Offices, few partitions, heavy floor	Good lighting and plumbing	Space heaters
	Good	57.75	Structural steel, steel siding, heavy aircraft hangars	Offices, heavy floor	Good electrical and plumbing	Space heaters
	Average	36.59	Steel frame and siding, light and medium aircraft hangars	Small office, concrete floor	Adequate electrical and plumbing	None
	Low cost	24.70	Pre-engineered, steel siding, light roof structure	Concrete or asphalt floor, few extras	Minimum electrical and water	None
	Cheap	17.99	Light metal frame, siding	Unfinished, partially floored	Minimum electrical	None

HANGARS – STORAGE

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.
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
100,000	1.82	2.32	2.96	3.79

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/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

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	Average Wall Height	Square Foot Multiplier
14	1.000 (base)	24	1.231	40	1.650
16	1.041	26	1.281	45	1.788
18	1.086	28	1.331	50	1.930
20	1.133	30	1.382	55	2.075
22	1.181	35	1.515	60	2.225

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	150	175	200	250	300	400	500	600	800	900	1000	1200	1500	2000	
2,000	1.147	1.199	1.252	1.360	----	----	----	----	----	----	----	----	----	----	2,000
5,000	----	----	.996	1.040	1.083	1.168	1.252	----	----	----	----	----	----	----	5,000
10,000	----	----	----	----	----	.996	1.040	1.083	1.168	1.210	----	----	----	----	10,000
14,000	----	----	----	----	----	.945	.977	1.008	1.071	1.102	1.132	----	----	----	14,000
20,000	----	----	----	----	----	----	.926	.949	.996	1.019	1.040	1.083	----	----	20,000
25,000	----	----	----	----	----	----	.907	.924	.959	.977	.996	1.032	----	----	25,000
30,000	----	----	----	----	----	----	----	.907	.935	.949	.965	.995	1.040	----	30,000
40,000	----	----	----	----	----	----	----	----	.907	.916	.926	.949	.984	----	40,000
50,000	----	----	----	----	----	----	----	----	.891	.898	.907	.924	.950	.996	50,000
60,000	----	----	----	----	----	----	----	----	----	.889	.895	.907	.928	.965	60,000
80,000	----	----	----	----	----	----	----	----	----	.869	.875	.887	.903	.926	80,000
100,000	----	----	----	----	----	----	----	----	----	----	.863	.872	.887	.907	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HANGARS – T



AVERAGE CLASS S

OCCUPANCY DESCRIPTION: These are multiple hangars for small planes, with subdivided walls, and doors. Interiors have concrete slab floors, with very few extras. They have minimum electrical, occasionally plumbing and, commonly, no heating or cooling.

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

NOT INCLUDED IN COSTS: Sprinklers, heating or plumbing.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Average	\$36.45	Concrete block, low cost brick, tilt up, light roof structure	Subdivided storage hangar, concrete floor, small office	Adequate electrical and water service	None
D POLE	Low cost	22.88	Pole frame and truss, metal siding	Subdivided storage hangar, few extras, light floor and doors	Minimum electrical service	None
S	Average	33.86	Good steel frame, enameled steel panels	Subdivided storage hangar, concrete floor, small office	Adequate electrical and water service	None
	Low cost	26.22	Pre-engineered, steel siding	Subdivided storage hangar, few extras, light floor	Minimum electrical service	None

HANGARS – T

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>CANOPIES: Open sport-plane canopies or sunshade shelters generally cost \$8.20 to \$16.80 per square foot of covered area.</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
	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
	80,000	1.88	2.41	3.08	3.95
	100,000	1.82	2.32	2.96	3.79

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/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

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.885	14	1.000 (base)
10	.921	16	1.041
12	.960	18	1.086

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story	
	100	150	200	250	300	350	400	450	500	600	800	1000	1200	1500		
1,000	1.252	1.468	----	----	----	----	----	----	----	----	----	----	----	----	1,000	
2,000	----	1.147	1.252	1.360	----	----	----	----	----	----	----	----	----	----	2,000	
5,000	----	----	.996	1.040	1.083	1.125	1.168	1.210	1.252	----	----	----	----	----	5,000	
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	
18,000	----	----	----	----	----	----	----	.929	.942	.967	1.016	1.065	----	----	18,000	
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.

HEALTH CLUBS



GOOD CLASS C



AVERAGE CLASS D

OCCUPANCY DESCRIPTION: Health clubs are designed as physical fitness facilities, with various exercise and conditioning areas. Generally, the better clubs have snack bars, massage and steam rooms and sauna facilities, as well as locker and shower rooms.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Suitable rooms for showers, lockers, and steam.

NOT INCLUDED IN COSTS: Elevators, sprinklers, kitchen equipment, steam-generating equipment, lockers, sports courts, spas, exercise equipment, swimming pools or spas.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$169.67	Stone trim, brick, metal or concrete panels and glass	Plaster, carpet, tile, hardwood, good snack bar, lounge and gym	Good lighting/lamps, steam, shower, locker and restrooms	Warm & cool air (zoned)
	Average	124.71	Brick or block, concrete panels, some ornamentation	Plaster or drywall, carpet, vinyl composition, good exercise rooms	Adequate lighting, plumbing, sauna	Heat pump system
	Low cost	92.44	Concrete block or low cost brick, tilt-up, very plain	Painted block, drywall partitions, minimum facilities	Minimum shower and locker rooms, minimum lighting	Package A.C.
D	Good	160.94	Brick veneer, best stucco or siding, ornamentation	Plaster, carpet, tile, hardwood, good snack bar, lounge and gym	Good lighting/lamps, steam, shower, locker and restrooms	Warm & cool air (zoned)
	Average	117.22	Good stucco or siding, some brick or stone trim	Plaster or drywall, some carpet and tile, good exercise rooms	Adequate lighting, plumbing, sauna	Heat pump system
	Low cost	86.18	Stucco or siding, very plain	Drywall, vinyl composition, few partitions, minimum facilities	Minimum shower and locker rooms, minimum lighting	Package A.C.
S	Average	113.27	Insulated metal sandwich panels, steel frame	Plaster or drywall, some carpet and tile, good exercise rooms	Adequate lighting, plumbing, sauna	Heat pump system
	Low cost	82.54	Enameled metal siding, insulated, some interior finish	Drywall, vinyl composition, few partitions, minimum facilities	Minimum shower and locker rooms, minimum lighting	Package A.C.
CDS	Finished basement	78.56	Reinforced concrete, plaster or drywall interior	Utility and dressing room finishes	Adequate lighting and plumbing, showers and restrooms	Forced air
	Utility basement	31.22	Unfinished interior	Unfinished storage and utility	Minimum lighting/drains	None

HEALTH CLUBS

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>SWIMMING POOLS: Complete swimming pools, cost \$62.00 to \$178.00 per square foot. For detailed costs, see Section UIP 16.</p>	<p>SPRINKLERS: Apply to area covered by sprinklers.</p>				
	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

2

<p>HEATING AND COOLING</p> <p>These costs are averages of total installed costs 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 ..	\$ 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>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.947	15	1.144
9	.973	16	1.175
10	1.000 (base)	17	1.207
11	1.027	18	1.240
12	1.055	19	1.274
13	1.084	20	1.309
14	1.114		

4

<p>Average Floor Area Sq.Ft./Story</p>	<p>AVERAGE PERIMETER</p>														<p>Average Floor Area Sq. Ft./Story</p>	
	250	300	350	400	450	500	550	600	650	700	750	800	850	900		
4,000	.989	1.021	1.052	1.083	1.113	----	----	----	----	----	----	----	----	----	----	4,000
6,000	.938	.959	.980	1.000	1.021	1.042	1.063	----	----	----	----	----	----	----	----	6,000
8,000	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	----	----	----	----	----	----	8,000
10,000	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	----	----	----	----	10,000
12,000	----	----	.907	.917	.928	.938	.949	.959	.970	.980	.990	1.000	----	----	----	12,000
14,000	----	----	----	.906	.915	.924	.933	.942	.951	.959	.968	.977	.986	----	----	14,000
15,000	----	----	----	.902	.910	.919	.927	.936	.944	.952	.960	.968	.976	.984	----	15,000
18,000	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	.952	.959	----	18,000
20,000	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	.941	.947	----	20,000
24,000	----	----	----	----	----	.886	.891	.896	.902	.907	.912	.917	.922	.928	----	24,000
26,000	----	----	----	----	----	----	.886	.890	.895	.900	.905	.909	.913	.918	----	26,000
30,000	----	----	----	----	----	----	----	.885	.889	.894	.898	.902	.906	.910	----	30,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HIGH-RISE ROW (TOWN) HOUSES



GOOD CLASS B



AVERAGE CLASS B

OCCUPANCY DESCRIPTION: This occupancy is usually an individually built high-rise, three stories or more with adjacent units not sharing common structural systems (i.e., roof, foundation, etc.). This type of row house has finished side walls, or blind walls, between residences, which is constructed on a corner or at the end of an urban row, having one exposed side wall and one blind side wall.

Base the rank selection on the inspection of both the interior and exterior refinements of the structure. Items such as fenestration (the number and size of window and door openings), roof configuration, materials, workmanship, types of plumbing fixtures, and amount of cabinetry are all indicators of quality.

Enter the floor area, shape and number of stories for the individual end unit.

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

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
C	Excellent	\$160.17	Face brick, stone, best windows, sloping roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet	Best lighting and plumbing, one bath per bedroom	Warm and cool air
	Good	119.56	Brick, some trim or good stucco, good roof, good fenestration	Plaster or gypsum board, paint, hardwood, vinyl composition, carpet	Good lighting and plumbing, one bath per two bedrooms	Package A.C.
	Average	93.08	Brick, stucco on block, little trim, built-up roof or asphalt shingles	Gypsum board and paint, hardwood, vinyl composition, carpet	Adequate lighting and plumbing, standard fixtures	Hot water
	Low	69.95	Block or brick, standard sash	Drywall, carpet, vinyl composition	Standard fixtures	Forced air
C MILL	Excellent	167.94	Heavy face brick, stone, best windows, good trim	Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet	Best lighting and plumbing, one bath per bedroom	Hot water
	Good	135.70	Mill-type construction, heavy brick or stone walls, good sash	Drywall or plaster, good carpet/hardwood, vinyl composition, ceramic tile	Good lighting and plumbing, one bath per two bedrooms	Hot water
	Average	110.23	Mill-type construction, brick, cut stone, wood joists and trusses	Drywall or plaster, average carpet and vinyl composition, softwood	Adequate lighting and plumbing, standard fixtures	Hot water
D MASONRY VENEER	Excellent	154.63	Best brick veneer, good stone trim, heavy roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl carpet	Best lighting and plumbing, one bath per bedroom	Warm and cool air
	Good	115.39	Brick veneer, good roof, some ornamentation, good fenestration	Plaster or gypsum board, paint, hardwood, vinyl composition, carpet	Good lighting and plumbing, one bath per two bedrooms	Package A.C.
	Average	89.92	Brick veneer, built-up or asphalt shingle roof, little trim	Plaster or gypsum board, hardwood, vinyl composition, low-cost carpet	Adequate lighting and plumbing, standard fixtures	Hot water
	Low	67.56	Brick veneer, standard sash	Drywall, carpet, vinyl composition	Standard fixtures	Forced air
D	Excellent	148.91	Best stucco or siding, brick or stone trim, heavy roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet	Best lighting and plumbing, one bath per bedroom	Warm and cool air
	Good	111.16	Good stucco or siding, brick trim, good roof, good fenestration	Plaster or gypsum board, paint, hardwood, vinyl composition, carpet	Good lighting and plumbing, one bath per two bedrooms	Package A.C.
	Average	86.78	Stucco or siding, little trim, built-up or asphalt shingle roof	Plaster or gypsum board, hardwood, vinyl composition, carpet	Adequate lighting and plumbing, standard fixtures	Hot water
	Low	65.22	Siding or stucco, standard sash	Drywall, carpet, vinyl composition	Standard fixtures	Forced air
C-D	Unfin/Util basement	20.81	Unfinished block or concrete walls, waterproofed, common wall	Unfinished interior, exposed joists, open stairs, concrete slab	Minimum light fixtures & outlets, floor drain and radon vent only	None
	Semi-finished basement	26.49	Block or concrete walls, waterproofed, reinforced concrete slab	Painted wall, gypsum or acoustic tile ceiling, stairs with risers	Adequate lighting and appliance outlets, laundry tray and drains	None
	Game room, finished basement	36.17	Block or concrete walls, waterproofed, reinforced concrete slab	Gypsum or plaster, acoustic tile, vinyl composition, carpet, stairwell	Good lighting and outlets, half bath, partitioned laundry room	None

NOTES: Costs given above are for row house end units having three finished walls exposed and one blind wall. Deduct 3% for inside row house units having two blind walls. Add 3% for detached houses having all walls exposed and finished. For inside basements (having two common walls), deduct 7%.

For basement living units, use 80% of comparable aboveground base costs. For semi-basement units, use 90%.

HIGH-RISE ROW (TOWN) HOUSES

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.

	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
					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

ELEVATORS: 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. 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				

ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.

SPRINKLERS: Apply to area covered by sprinklers.

	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

BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.

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	\$ 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 following multipliers for any variation in 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 PERIMETER

Average Floor Area Sq. Ft./Story	200	250	300	350	400	450	500	550	600	650	700	750	800	850	Average Floor Area Sq. Ft./Story
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.

HOMES FOR THE ELDERLY



GOOD CLASS A



GOOD CLASS D

OCCUPANCY DESCRIPTION: These structures include congregate housing for the elderly, typically consisting of one or two room suites with limited individual and common kitchen and dining areas, lounges, nursing and therapy rooms. The better qualities may also include alarm systems. They may be built of all classes. They may also include some special plumbing fixtures.

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

NOT INCLUDED IN COSTS: Sprinklers, kitchen equipment, balconies, therapy or recreational equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Good	\$210.86	Face brick, metal and glass, architectural concrete	Plaster or drywall, carpeting, vinyl composition, ceramic tile	*Good lighting, alarm system, some special plumb. fixtures	Hot & chilled water (zoned)
	Average	164.73	Brick, concrete or metal and glass, little ornamentation	Plaster or drywall, carpet, vinyl composition	*Adequate lighting/plumbing, some extras	Warm & cool air (zoned)
	Low cost	129.59	Concrete block or panels, little trim	Plaster or drywall, painted block, low cost carpet, vinyl composition	*Minimum lighting/plumbing	Hot water
B	Good	199.20	Face brick, metal and glass, architectural concrete	Plaster or drywall, carpeting, vinyl composition, ceramic tile	*Good lighting, alarm system, some special plumb. fixtures	Hot & chilled water (zoned)
	Average	154.99	Brick, concrete or metal and glass, some ornamentation	Plaster or drywall, some exposed block, carpeting, vinyl composition	*Adequate lighting/plumbing, some extras	Warm & cool air (zoned)
	Low cost	121.47	Concrete block or panels, little trim	Exposed block, acoustic tile, drywall, vinyl composition	*Minimum lighting/plumbing	Hot water
A-B	Finished basement	94.63	Finished interior	Plaster or drywall, vinyl comp., therapy and housekeeping rooms	Adequate lighting/plumbing, high voltage outlets	Hot water
C	Good	164.92	Face brick, metal or concrete and glass, good design	Plaster or drywall, vinyl comp., some carpeting and ceramic tile	*Good lighting, alarm system, some special plumb. fixtures	Warm & cool air (zoned)
	Average	123.92	Brick or block, concrete panels, little ornamentation	Plaster or drywall, some exposed block, carpeting, vinyl composition	*Adequate lighting/plumbing, few extras	Hot water
	Low cost	94.02	Brick, block, concrete panels, very plain	Exposed block, drywall, vinyl composition	*Minimum lighting/plumbing	Forced air
D	Good	157.67	Brick veneer, best stucco or siding, good trim	Plaster or drywall, vinyl comp., some carpeting and ceramic tile	*Good lighting, alarm system, some special plumb. fixtures	Warm & cool air (zoned)
	Average	117.52	Brick veneer, good stucco or siding, some trim	Plaster or drywall, acoustic tile, vinyl composition	*Adequate lighting/plumbing, few extras	Hot water
	Low cost	88.47	Stucco or siding	Drywall, vinyl composition	*Minimum lighting/plumbing	Forced air
S	Good	154.54	Best sandwich panels, good fenestration & ornamentation	Drywall, good finish, good carpet and vinyl composition	*Good lighting, alarm system, some special plumb. fixtures	Warm & cool air (zoned)
	Average	114.05	Sandwich panels, little trim	Drywall, carpet, vinyl composition	*Adequate lighting/plumbing	Hot water
CDS	Finished basement	66.44	Finished interior	Plaster or drywall, asphalt tile, therapy and housekeeping rooms	Adequate lighting/plumbing, high-voltage outlets	Forced air

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

HOMES FOR THE ELDERLY

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

1

<p>ELEVATORS: Buildings whose base costs include elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs, see Section UIP 8.</p>				<p>SPRINKLERS: Apply to area covered by sprinklers.</p>																																																																													
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3

<p>HEIGHT REFINEMENTS</p> <p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.947	11	1.027
9	.973	12	1.055
10	1.000 (base)		

4

<p>AVERAGE PERIMETER</p>															
Average Floor Area Sq. Ft./Story	150	200	250	300	350	400	450	500	550	600	650	700	750	800	Average Floor Area Sq. Ft./Story
2,000	1.020	1.083	1.143	1.206	1.267	----	----	----	----	----	----	----	----	----	2,000
4,000	----	.959	.989	1.021	1.052	1.083	1.113	----	----	----	----	----	----	----	4,000
6,000	----	----	.938	.959	.980	1.000	1.021	1.042	1.063	1.083	----	----	----	----	6,000
8,000	----	----	----	.929	.944	.959	.974	.989	1.005	1.021	1.037	----	----	----	8,000
10,000	----	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	----	10,000
12,000	----	----	----	----	.907	.917	.928	.938	.949	.959	.970	.980	.990	1.000	12,000
14,000	----	----	----	----	----	.906	.915	.924	.933	.942	.951	.959	.968	.977	14,000
16,000	----	----	----	----	----	.898	.906	.913	.921	.929	.937	.944	.952	.959	16,000
18,000	----	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	18,000
20,000	----	----	----	----	----	----	----	.898	.904	.910	.916	.922	.929	.935	20,000
25,000	----	----	----	----	----	----	----	----	.888	.892	.897	.903	.907	.912	25,000
30,000	----	----	----	----	----	----	----	----	.881	.885	.889	.894	.898	.902	30,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HOSPITALS – CONVALESCENT (NURSING HOMES)



GOOD CLASS D



AVERAGE CLASS D

OCCUPANCY DESCRIPTION: This occupancy includes nursing homes and buildings of hospital-type construction which give nursing care. They are designed for bed care and nursing care for ambulatory patients. These facilities do not have equipment for surgical care and treatment. Exterior and interior finishes are very similar to hospitals in terms of the materials used. While most have some type of combined heating and cooling system, lower quality units may have heating only.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit, treatment and therapy rooms, service and administration areas, nurses' stations and signaling systems commensurate with the building class and quality. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, balconies, furniture, and equipment such as therapy or kitchen equipment, etc., which are not permanently attached.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Good	\$277.36	Face brick, stone trim, good metal or concrete with good glazing	Plaster or drywall, vinyl and ceramic walls, carpet and vinyl floors	*Signal system, therapy facilities, good lighting and plumbing	Hot and chilled water (zoned)
	Average	228.68	Brick, concrete, metal and glass, little ornamentation	Hospital without surgical facilities, good lounge areas	*Signal system, therapy facilities, adequate lighting and plumbing	Hot and chilled water (zoned)
B	Good	269.19	Face brick, stone trim, good metal or concrete with good glazing	Plaster or drywall, vinyl and ceramic walls, carpet and vinyl floors	*Signal system, therapy facilities, good lighting and plumbing	Hot and chilled water (zoned)
	Average	223.26	Brick, concrete, metal and glass, little ornamentation	Hospital without surgical facilities, acoustic and vinyl tile	*Signal system, therapy facilities, adequate lighting and plumbing	Hot and chilled water (zoned)
A-B	Finished basement	144.13	Reinforced concrete, plaster interior	Hospital finish, administrative and technical facilities	Adequate lighting and plumbing for skilled nursing facilities	Warm and cool air (zoned)
C	Excellent	259.40	Highly ornamental metal or concrete panels and glass	Plaster, vinyl and ceramic wall finishes, carpet and vinyl floors	Signal system, therapy facilities, good lighting and plumbing	Hot and chilled water (zoned)
	Good	197.39	Metal and glass, brick, stone trim, some ornamentation	Plaster or drywall, enamel or vinyl walls, vinyl floor, some carpet	Signal system, therapy facilities, good lighting and plumbing	Warm and cool air (zoned)
	Average	147.46	Brick, block, some metal and glass, some ornamentation	Plaster or drywall, acoustic ceilings, vinyl composition	Signal system, therapy facilities, adequate lighting and plumbing	Package A.C.
	Low cost	112.58	Brick, block, tilt-up, little ornamentation, simple entrance	Painted walls, some plaster or drywall, acoustic and asphalt tile	Minimum lighting and plumbing, minimum hospital facilities	Forced air
D	Excellent	239.97	Face brick, stone, metal and glass, highly ornamental	Plaster, vinyl and ceramic wall finishes, carpet and vinyl floors	Signal system, therapy facilities, good lighting and plumbing	Warm and cool air (zoned)
	Good	191.52	Brick veneer, EIFS, metal and glass, good entrance and trim	Plaster or drywall, good ceilings and floor covering	Signal system, therapy facilities, good lighting and plumbing	Warm and cool air (zoned)
	Average	142.79	Good stucco or wood siding with brick or stone trim	Plaster or drywall, acoustic ceilings, vinyl composition	Adequate lighting and plumbing, signal system, some extras	Package A.C.
	Low cost	108.77	Stucco or siding, little trim or ornamentation	Drywall, acoustic and asphalt tile, minimum detail	Adequate lighting and plumbing, minimum extra facilities	Forced air
D POLE	Low cost	103.02	Pole frame, good metal panels, finished inside, little trim	Drywall, acoustic and asphalt tile, minimum detail	Adequate lighting and plumbing, minimum extra facilities	Forced air
S	Average	139.53	Sandwich panels with brick or stone trim	Drywall, acoustic ceilings, vinyl composition	Adequate lighting and plumbing, signal system, some extras	Package A.C.
	Low cost	106.55	Insulated metal panels, little or no ornamentation	Drywall, acoustic and asphalt tile, minimum detail	Adequate lighting and plumbing, minimum extra facilities	Forced air
CDS	Finished basement	90.65	Reinforced concrete, plaster or drywall interior	Hospital finish, administrative and technical facilities	Adequate lighting and plumbing for skilled nursing facilities	Forced air

HOSPITALS – CONVALESCENT (NURSING HOMES)

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

1	ELEVATORS: Buildings whose base costs include service elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs, see Section UIP 8.		SPRINKLERS: Apply to area covered by sprinklers.				
	Classes A/B	Sq. Ft. Costs	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	Good	\$5.75	2,500	\$3.98	\$5.13	\$6.61	\$8.51
	Average	4.05	5,000	3.57	4.57	5.84	7.46
			10,000	3.20	4.07	5.16	6.55
			15,000	3.01	3.80	4.80	6.06
			20,000	2.88	3.62	4.56	5.74
			30,000	2.70	3.38	4.24	5.32
			50,000	2.49	3.11	3.87	4.83
			75,000	2.34	2.90	3.60	4.47
			100,000	2.24	2.77	3.42	4.23
	ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$6,400 to \$9,850 per stop.		BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.				
	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.			LOW	AVG.	GOOD	EXCL.
			Concrete	\$21.90	\$28.25	\$36.75	\$47.25
			Steel	20.60	28.00	38.00	52.00
			Wood	17.80	23.80	31.50	42.25
			Add for ornate finishes, balustrades	19.00	23.40	28.50	35.25
			Add for roofs or awnings	10.50	13.90	18.50	24.60

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

3	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	12	1.000 (base)
	9	.928	13	1.023
	10	.953	14	1.046
	11	.977		

4	Average Floor Area	AVERAGE PERIMETER													Average Floor Area	
	Sq. Ft./Story	150	175	200	250	300	400	500	600	700	800	1000	1200	1400	1600	Sq. Ft./Story
	2,000	1.040	1.072	1.105	1.168	1.235	1.364	----	----	----	----	----	----	----	----	2,000
	5,000	----	.936	.949	.975	1.000	1.052	1.105	1.155	----	----	----	----	----	----	5,000
	10,000	----	----	----	.910	.923	.949	.975	1.000	1.027	1.052	1.105	1.155	----	----	10,000
	14,000	----	----	----	----	.900	.920	.938	.956	.975	.993	1.030	1.067	1.105	1.140	14,000
	16,000	----	----	----	----	----	.910	.926	.942	.958	.975	1.007	1.040	1.075	1.105	16,000
	20,000	----	----	----	----	----	----	.910	.923	.936	.949	.975	1.000	1.027	1.052	20,000
	25,000	----	----	----	----	----	----	.897	.908	.918	.928	.948	.969	.990	1.011	25,000
	30,000	----	----	----	----	----	----	----	.897	.906	.915	.932	.949	.965	.983	30,000
	35,000	----	----	----	----	----	----	----	.897	.904	.919	.934	.949	.963	----	35,000
	40,000	----	----	----	----	----	----	----	.890	.897	.910	.923	.936	.949	----	40,000
	50,000	----	----	----	----	----	----	----	----	.887	.897	.908	.918	.928	----	50,000
	75,000	----	----	----	----	----	----	----	----	.873	.879	.885	.892	.900	----	75,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HOSPITALS – GENERAL



GOOD CLASS B



AVERAGE CLASS B

OCCUPANCY DESCRIPTION: Designed as complete health care facilities, they typically include a number of different health services within one building or groups of buildings. Typical areas found include diagnostic, surgery, patient care, delivery, nursery, emergency, administration, service areas and pharmacies. The amount of actual area associated with all or some of these specific areas varies with the size of the building and the number of people serviced by the hospital. The types of facilities available in the hospital generally are commensurate with the overall quality of the general structure. Exterior finishes vary with decorative marble, granite, concrete and metal and glass panels in the better qualities and brick, block, masonry veneers with very little ornamentation at the lower quality. Plaster or drywall is found on the interiors, with suspended acoustic tile ceilings. Floor finishes are commonly ceramic, vinyl or some other type of resilient floor cover. Signal systems, special oxygen piping and pneumatic conveyors are

commonly found. They conform to the overall quality and design of the structure. Most hospitals have complete heating, ventilating and air conditioning systems.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit plus Group I equipment which is installed in or attached to the building and is usually a part of the general contract, such as built-in cabinets and nursing stations. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinkler systems or exterior balconies. Group II equipment which may be installed and becomes a part of the real property, but is typically not a part of the general contract such as autoclaves, permanent surgical lights and other equipment, and Group III equipment which is movable personal property such as furniture, fixtures, instruments, etc.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$503.34	Marble, granite, best metal and glass, highly decorative	Plaster, vinyl and tile wall surfaces, best ceilings and floors	*Oxygen, pneumatic conveyor, signal, much automation	Complete H.V.A.C.
	Good	384.27	Brick, metal and glass, stone trim, some ornamentation	Plaster or drywall, best enamels or vinyl walls, ceramic, vinyl, rubber tile	*Signal system, oxygen piping, pneumatic conveyors	Complete H.V.A.C.
	Average	295.28	Metal and glass, concrete, brick panels, little ornamentation	Drywall, acoustic ceilings, vinyl and ceramic floors, linoleum	*Signal system, oxygen piping, adequate lighting and plumbing	Complete H.V.A.C.
	Low cost	227.16	Concrete panels, brick, very plain, small entrance	Drywall, acoustic ceilings, vinyl composition, minimum detail	*Signal system, adequate lighting and plumbing	Complete H.V.A.C.
B	Excellent	491.09	Marble, granite, face brick, highly decorative	Plaster, vinyl and tile wall surfaces, best ceilings and floors	*Oxygen, pneumatic conveyor, signal, much automation	Complete H.V.A.C.
	Good	375.65	Brick, metal and glass, stone trim, some ornamentation	Plaster or drywall, best enamels or vinyl walls, ceramic, vinyl floors	*Signal system, oxygen piping, pneumatic conveyors	Complete H.V.A.C.
	Average	289.25	Metal and glass, concrete, brick, little ornamentation	Drywall, acoustic ceilings, vinyl and ceramic floors, linoleum	*Signal system, oxygen piping, adequate lighting and plumbing	Complete H.V.A.C.
	Low cost	222.97	Concrete panels, brick, very plain, small entrance	Drywall, acoustic ceilings, vinyl composition, minimum detail	*Signal system, adequate lighting and plumbing	Complete H.V.A.C.
A-B	Finished basement	167.37	Reinforced concrete, plaster interior	Hospital finish, administrative and technical facilities and services	Adequate lighting and plumbing for hospital facilities	Complete H.V.A.C.
	Parking basement	62.56	Unfinished interior	Unfinished, small service area	Minimum lighting/plumbing	Ventilation
C	Excellent	386.52	Stone ashlar, best metal or concrete and glass panels	Plaster, vinyl and tile wall surfaces, best ceilings and floors	*Oxygen, pneumatic conveyor, signal, much automation	Complete H.V.A.C.
	Good	289.63	Brick, metal and glass, stone, good ornamentation	Plaster or drywall, best enamels or vinyl walls, ceramic, vinyl floors	*Signal system, oxygen piping, good lighting and plumbing	Complete H.V.A.C.
	Average	217.98	Metal and glass, brick, block, concrete, little ornamentation	Plaster or drywall, acoustic ceilings, vinyl or tile floors, some ceramic	*Signal system, oxygen piping, adequate lighting and plumbing	Complete H.V.A.C.
	Low cost	162.49	Brick, block, tilt-up, small entrance, very plain	Plaster or drywall, acoustic tile, vinyl composition, minimum detail	Adequate lighting and plumbing, signal system, few extras	Complete H.V.A.C.
D	Good	277.84	Brick veneer, EIFS, good entrance and ornamentation	Plaster or drywall, enamel or vinyl, ceramic tile and vinyl floors	Signal system, oxygen piping, good lighting and plumbing	Complete H.V.A.C.
	Average	209.95	Brick veneer, good stucco or siding with brick or stone trim	Plaster or drywall, acoustic ceilings, vinyl or tile floors, some ceramic	Adequate lighting and plumbing, signal system, some extras	Complete H.V.A.C.
	Low cost	158.67	Stucco or siding, little trim or ornamentation	Drywall or plaster, acoustic tile, vinyl composition, minimum extras	Adequate lighting and plumbing, minimum signal system	Complete H.V.A.C.
S	Low cost	155.28	Insulated panels	Metal or drywall, acoustic tile ceilings, vinyl composition	Minimum general hospital facilities	Complete H.V.A.C.
CDS [†]	Finished basement	119.78	Reinforced concrete, plaster or drywall interior	Hospital finish, administrative and technical facilities and services	Adequate lighting and plumbing for hospital facilities	Complete H.V.A.C.
	Park. bsmt.	42.12	Unfinished interior	Finished ceiling, concrete floor	Minimum lighting, drains	Ventilation

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

HOSPITALS – GENERAL

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

1

<p>ELEVATORS: Buildings whose base costs include service elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs, see Section UIP 8.</p>				<p>SPRINKLERS: Apply to area covered by sprinklers.</p>				
Classes A/B	Sq. Ft. Costs	Class C	Sq. Ft. Costs	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Excellent	\$12.85	Excellent	\$6.55	5,000	\$3.57	\$4.57	\$5.84	\$7.46
Good	8.65	Good	4.10	10,000	3.20	4.07	5.16	6.55
Average	5.90	Average	2.60	15,000	3.01	3.80	4.80	6.06
Low cost	4.05			20,000	2.88	3.62	4.56	5.74
				30,000	2.70	3.38	4.24	5.32
				50,000	2.49	3.11	3.87	4.83
				75,000	2.34	2.90	3.60	4.47
				100,000	2.24	2.77	3.42	4.23
<p>ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$6,400 to \$9,850 per stop.</p> <p>A small passenger elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs \$56,250 to \$77,250.</p>				<p>BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.</p>				
					LOW	AVG.	GOOD	EXCL.
				Concrete	\$21.90	\$28.25	\$36.75	\$47.25
				Steel	20.60	28.00	38.00	52.00
				Wood	17.80	23.80	31.50	42.25
				Add for ornate finishes, balustrades	19.00	23.40	28.50	35.25
				Add for roofs or awnings	10.50	13.90	18.50	24.60

2

<p>HEATING AND COOLING</p> <p>The basement costs include low-cost complete H.V.A.C. These costs are averages of total installed costs 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>			
COMPLETE H.V.A.C	Sq. Ft. Costs	COMPLETE H.V.A.C	Sq. Ft. Costs
Classes A/B		Classes C/D/S	
Excellent	\$65.00	Excellent	\$57.00
Good	50.00	Good	44.50
Average	39.50	Average	35.00
Low cost	31.00	Low cost	27.25

3

<p>HEIGHT REFINEMENTS</p> <p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
10	.953	14	1.046
11	.977	15	1.069
12	1.000 (base)	16	1.092
13	1.023		

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	200	250	300	400	500	600	700	800	1000	1200	1400	1600	1800	2000	
5,000	.949	.975	1.000	1.052	1.105	1.155	---	---	---	---	---	---	---	---	5,000
10,000	---	.910	.923	.949	.975	1.000	1.027	1.052	1.105	1.155	---	---	---	---	10,000
14,000	---	---	.900	.920	.938	.956	.975	.993	1.030	1.067	1.105	1.140	---	---	14,000
16,000	---	---	---	.910	.926	.942	.958	.975	1.007	1.040	1.075	1.105	---	---	16,000
20,000	---	---	---	---	.910	.923	.936	.949	.975	1.000	1.027	1.052	1.078	1.105	20,000
25,000	---	---	---	---	.897	.908	.918	.928	.948	.969	.990	1.011	1.032	1.052	25,000
30,000	---	---	---	---	---	.897	.906	.915	.932	.949	.965	.983	1.000	1.018	30,000
35,000	---	---	---	---	---	---	.897	.904	.919	.934	.949	.963	.978	.993	35,000
40,000	---	---	---	---	---	---	.890	.897	.910	.923	.936	.949	.962	.975	40,000
50,000	---	---	---	---	---	---	---	.887	.897	.908	.918	.928	.938	.948	50,000
75,000	---	---	---	---	---	---	---	.873	.879	.885	.892	.900	.908	.915	75,000
100,000	---	---	---	---	---	---	---	.866	.871	.876	.881	.887	.892	.897	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HOSPITALS – SURGICAL CENTERS



AVERAGE CLASS A-B



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These structures are freestanding ambulatory outpatient or same-day surgery facilities. They include clinical surgery, diagnostic, lab, administrative and public areas consistent with the quality level. Operating rooms normally take up 2.5% of the area. Cost includes fixed equipment only. Specialized radiation, imaging treatment and diagnostic centers are represented by this occupancy.

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

NOT INCLUDED IN COSTS: Sprinklers, kitchen equipment, balconies, therapy or recreational equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$387.37	Brick, metal and glass, stone trim, some ornamentation	Plaster or drywall, best enamels or vinyl walls, ceramic, vinyl, rubber tile	Good lighting and plumbing, best surgical, good imaging center	Complete H.V.A.C.
	Average	284.73	Brick, concrete panels, metal and glass, little ornamentation	Drywall, vinyl & tile wall surfaces, good ceilings and floors, some shielding	Adequate lighting and plumbing for surgical facilities, some extras	Complete H.V.A.C.
A-B	Finished basement	196.33	Heavy reinforced concrete, plaster interior	Outpatient finish, heavy shielding, imaging and radiation, some offices	Adequate lighting and plumbing for diagnostic facilities	Complete H.V.A.C.
C	Excellent	442.17	Stone ashlar, best metal or concrete and glass panels	Plaster, vinyl and tile wall surfaces, best ceilings and floors	Best diagnostic and research, best radiation therapy	Complete H.V.A.C.
	Good	307.62	Brick, metal and glass, stone, good concrete, good entrance	Plaster or drywall, best enamels or vinyl walls, ceramic, vinyl, shielding	Good lighting and plumbing, small lab, some extras, good imaging	Complete H.V.A.C.
	Average	214.91	Metal and glass, brick, block, concrete, little ornamentation	Plaster or drywall, acoustic ceilings, vinyl or tile floors, some carpet	Adequate lighting and plumbing for surgical facilities	Complete H.V.A.C.
	Fair	179.77	Brick, ornamental block, some metal and glass and trim	Plaster or drywall, acoustic ceilings, vinyl composition, some carpet	Adequate therapeutic, wellness facility, good dialysis	Complete H.V.A.C.
	Low cost	150.26	Brick, block, tilt-up, small entrance, very plain	Plaster or drywall, acoustic tile, vinyl composition, minimum detail	Minimum treatment facilities, dialysis, some diagnostic	Complete H.V.A.C.
D	Excellent	424.42	Ashlar stone veneer, best metal and glass panels	Plaster, vinyl and tile wall surfaces, best ceilings and floors	Best diagnostic and research, best radiation therapy	Complete H.V.A.C.
	Good	296.82	Face brick or stone veneer, good entrance and trim	Plaster or drywall, best enamels or vinyl walls, ceramic, vinyl, shielding	Good lighting and plumbing, small lab, some extras, good imaging	Complete H.V.A.C.
	Average	208.60	Brick veneer, EIFS, ornamental stucco, metal and glass	Plaster or drywall, acoustic ceilings, vinyl or tile floors, some carpet	Adequate lighting and plumbing for surgical facilities	Complete H.V.A.C.
	Fair	174.93	Siding, brick veneer, some metal and glass and trim	Plaster or drywall, acoustic ceilings, vinyl composition, some carpet	Adequate therapeutic, wellness facility, good dialysis	Complete H.V.A.C.
	Low cost	146.58	Stucco or siding, little trim or ornamentation	Drywall or plaster, acoustic tile, vinyl composition, minimum extras	Adequate lighting and plumbing, minimum diagnostic facilities	Complete H.V.A.C.
S	Average	204.73	Insulated panels, some trim	Plaster or drywall, acoustic ceilings, vinyl or tile floors, some carpet	Adequate lighting and plumbing for surgical or cancer facilities	Complete H.V.A.C.
	Fair	171.88	Insulated panels, some trim	Plaster or drywall, acoustic ceilings, vinyl composition, some carpet	Adequate therapeutic, wellness facility, good dialysis	Complete H.V.A.C.
	Low cost	144.17	Insulated panels	Metal or drywall, acoustic tile ceilings, vinyl comp., minimum extras	Minimum treatment facilities, dialysis, some diagnostic	Complete H.V.A.C.
CDS	Finished basement	156.29	Heavy reinforced concrete, plaster or drywall interior	Outpatient finish, heavy shielding, imaging and radiation, some offices	Adequate lighting and plumbing for diagnostic facilities	Complete H.V.A.C.

HOSPITALS – SURGICAL 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

ELEVATORS: A small passenger elevator with simple call system and push button control, four-passenger cab, and two or three stops, costs \$56,250 to \$77,250.					SPRINKLERS: Apply to area covered by sprinklers.				
					Sq. Ft.	LOW	AVG.	GOOD	EXCL.
					2,500	\$3.98	\$5.13	\$6.61	\$8.51
					5,000	3.57	4.57	5.84	7.46
					10,000	3.20	4.07	5.16	6.55
					15,000	3.01	3.80	4.80	6.06
					20,000	2.88	3.62	4.56	5.74
					30,000	2.70	3.38	4.24	5.32
					50,000	2.49	3.11	3.87	4.83
					75,000	2.34	2.90	3.60	4.47
					100,000	2.24	2.77	3.42	4.23
CANOPIES: Large entrance marquees or carport canopies.									
		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					
BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.									
		LOW	AVG.	GOOD	EXCL.				
Concrete	\$21.90	\$28.25	\$36.75	\$47.25					
Steel	20.60	28.00	38.00	52.00					
Wood.....	17.80	23.80	31.50	42.25					
Add for ornate finishes, balustrades.....	19.00	23.40	28.50	35.25					
Add for roofs or awnings	10.50	13.90	18.50	24.60					

2

HEATING AND COOLING

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

	Sq. Ft. Costs		Sq. Ft. Costs
COMPLETE H.V.A.C Classes A/B		COMPLETE H.V.A.C Classes C/D/S	
Excellent.....	\$65.00	Excellent	\$57.00
Good.....	50.00	Good	44.50
Average	39.50	Average	35.00
Low cost.....	31.00	Low cost	27.25

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
10	.953	14	1.046
11	.977	15	1.069
12	1.000 (base)	16	1.092
13	1.023		

4

AVERAGE PERIMETER

Average Floor Area Sq. Ft./Story	175	200	250	300	400	500	600	700	800	1000	1200	1400	1600	1800	Average Floor Area Sq. Ft./Story
2,000	1.072	1.105	1.168	1.235	1.364	----	----	----	----	----	----	----	----	----	2,000
5,000	.936	.949	.975	1.000	1.052	1.105	1.155	----	----	----	----	----	----	----	5,000
10,000	----	----	.910	.923	.949	.975	1.000	1.027	1.052	1.105	1.155	----	----	----	10,000
14,000	----	----	----	.900	.920	.938	.956	.975	.993	1.030	1.067	1.105	1.140	----	14,000
20,000	----	----	----	----	----	.910	.923	.936	.949	.975	1.000	1.027	1.052	1.078	20,000
25,000	----	----	----	----	----	.897	.908	.918	.928	.948	.969	.990	1.011	1.032	25,000
30,000	----	----	----	----	----	----	.897	.906	.915	.932	.949	.965	.983	1.000	30,000
35,000	----	----	----	----	----	----	----	.897	.904	.919	.934	.949	.963	.978	35,000
40,000	----	----	----	----	----	----	----	.890	.897	.910	.923	.936	.949	.962	40,000
50,000	----	----	----	----	----	----	----	----	.887	.897	.908	.918	.928	.938	50,000
75,000	----	----	----	----	----	----	----	----	.873	.879	.885	.892	.900	.908	75,000
100,000	----	----	----	----	----	----	----	----	.866	.871	.876	.881	.887	.892	100,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HOSPITALS – VETERINARY



EXCELLENT CLASS D



GOOD CLASS D

OCCUPANCY DESCRIPTION: These structures are designed for the medical and surgical care and treatment of small animals. Floor finish is generally resilient covering. Wall finishes, either plaster or drywall, are plain. Good-quality facilities also have some lab and X-ray areas. Individual cubicles or rooms within the structure include adequate lighting and plumbing.

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

NOT INCLUDED IN COSTS: Sprinklers, X-ray equipment, cages, runs or open shelters.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$215.76	Brick, pre-cast panels, some trim	Plaster or drywall, vinyl, laboratory and X-ray facilities	*Good lighting and plumbing, power outlets	Hot and chilled water (zoned)
C	Excellent	239.01	Face brick, block or concrete, good entrance and trim	Plaster, ceramic, vinyl and carpet finishes, indoor exercise facilities	Good lighting and plumbing, lab, diagnostic and treatment facilities	Warm and cool air (zoned)
	Good	181.73	Face brick, ornamental block, good trim and fenestration	Plaster or drywall, vinyl, good lab and X-ray facilities	Good lighting and plumbing, power outlets	Package A.C.
	Average	140.60	Brick, partially finished interior, some trim	Plaster or drywall, vinyl composition, cages and runs not included	Adequate lighting, fluoroscope outlets, adequate plumbing	Forced air
	Low cost	104.00	Block or tilt-up, very plain	Drywall, some asphalt tile floor	Minimum lighting and plumbing	Space heaters
D	Excellent	233.38	Face brick or stone veneer, best siding, good entrance and trim	Plaster, ceramic, vinyl and carpet finishes, indoor exercise facilities	Good lighting and plumbing, lab, diagnostic and treatment facilities	Warm and cool air (zoned)
	Good	176.77	Good brick veneer, trim and fenestration	Plaster or drywall, vinyl, good laboratory and X-ray facilities	Good lighting and plumbing, power outlets	Package A.C.
	Average	136.30	Stucco or siding, brick trim or low cost brick veneer	Plaster or drywall, vinyl composition, cages and runs not included	Adequate lighting, fluoroscope outlets, adequate plumbing	Forced air
	Low cost	100.29	Stucco or siding, finished interior	Drywall, some asphalt tile floor	Minimum lighting and plumbing	Space heaters
D POLE	Low cost	88.84	Pole frame, metal single wall, very plain	Drywall, some asphalt tile floor, cages and runs not included	Minimum lighting and plumbing	Space heaters
S	Average	128.26	Insulated sandwich panels or metal with finished interior	Drywall, vinyl composition, cages and runs not included	Adequate lighting, fluoroscope outlets, adequate plumbing	Forced air
	Low cost	92.49	Metal on light frame, very plain	Drywall, some asphalt tile floor	Minimum lighting and plumbing	Space heaters
CDS	Utility basement	33.91	Painted interior	Paint only, few partitions	Minimum lighting, drains	None

HOSPITALS – VETERINARY

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

1

ELEVATORS: Buildings whose base costs include service elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs, see Section UIP 8.		SPRINKLERS: Apply to area covered by sprinklers.				
Classes A/B	Sq. Ft. Costs	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Average	\$4.10	1,000	\$4.59	\$5.97	\$7.78	\$10.12
		2,000	3.98	5.13	6.61	8.51
		5,000	3.57	4.57	5.84	7.46
		10,000	3.20	4.07	5.16	6.55
		15,000	3.01	3.80	4.80	6.06
		20,000	2.88	3.62	4.56	5.74
		30,000	2.70	3.38	4.24	5.32

2

HEATING AND COOLING					
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 ..	\$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	14	1.046
9	.928	15	1.069
10	.953	16	1.092
11	.977	18	1.138
12	1.000 (base)	20	1.184
13	1.023		

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	125	150	175	200	250	300	400	500	600	700	800	1000	1200	1400	
1,000	1.168	1.235	1.299	1.364	1.494	1.624	1.884	----	----	----	----	----	----	----	1,000
2,000	1.007	1.040	1.072	1.105	1.168	1.235	1.364	----	----	----	----	----	----	----	2,000
5,000	----	----	.936	.949	.975	1.000	1.052	1.105	1.155	----	----	----	----	----	5,000
6,000	----	----	----	.932	.952	.975	1.018	1.061	1.105	1.146	----	----	----	----	6,000
8,000	----	----	----	----	.926	.942	.975	1.007	1.040	1.072	1.105	----	----	----	8,000
10,000	----	----	----	----	.910	.923	.949	.975	1.000	1.027	1.052	1.105	1.155	----	10,000
12,000	----	----	----	----	----	.910	.932	.952	.975	.997	1.018	1.061	1.105	1.146	12,000
14,000	----	----	----	----	----	.900	.920	.938	.956	.975	.993	1.030	1.067	1.105	14,000
18,000	----	----	----	----	----	----	.903	.918	.932	.946	.960	.990	1.018	1.046	18,000
20,000	----	----	----	----	----	----	----	.910	.923	.936	.949	.975	1.000	1.027	20,000
25,000	----	----	----	----	----	----	----	----	.897	.908	.918	.928	.948	.969	25,000
30,000	----	----	----	----	----	----	----	----	----	.897	.906	.915	.932	.949	30,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HOTELS – FULL SERVICE



EXCELLENT CLASS A



EXCELLENT CLASS B

OCCUPANCY DESCRIPTION: Structures are three or more stories in height, having multiple sleeping units without individual kitchen facilities. Where the ground floor is entirely divided into stores and shops, that floor should be priced from Stores and Commercial Buildings. The quality of the hotel is determined primarily from the interior refinements. The best quality hotels have a large amount of high cost wall cover and floor finish in the open and public areas. Sleeping rooms also contain high cost wall cover as part of the interior finish. The size of the support facilities, i.e., restaurants, etc., is largely dependent on the size and capacity of the facility rather than the quality of the improvements.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Allowances for lobby, lounges, restaurants, ballrooms, meeting rooms, kitchens, storage facilities and office areas commensurate with the building class and quality chosen. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, balconies, swimming pools. All furniture, fixtures and equipment, such as bars, counters or seating, kitchen equipment, etc. which are not permanently attached and included in the general building contract.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$261.15	Best metal or stone, heat absorbent or double glazing	Fine detail and carpet, good plaster and wall coverings	*Best lighting, radio and TV circuits, top-quality plumbing	Hot and chilled water (zoned)
	Good	215.10	Face brick, metal or concrete panels, individual design	Good detail, carpeted, highly decorated public rooms	*Good lighting, radio and TV circuits, good plumbing fixtures	Hot and chilled water (zoned)
	Average	168.55	Face brick, metal or concrete panels, plain exterior	Typical good transient or average business hotel, adequate public rooms	*Lighting/plumbing above code, standard fixtures	Warm and cool air (zoned)
	Low cost	132.98	Brick, concrete block, metal stud panels, little ornamentation	Small lobby, coffee shop, minimum transient facilities	*Minimum lighting/plumbing, few extras	Hot water
B	Excellent	246.68	Best metal or stone, heat absorbent or double glazing	Fine detail, carpeted, highly decorated public rooms	*Best lighting, radio and TV circuits, good plumbing fixtures	Hot and chilled water (zoned)
	Good	203.12	Face brick, metal or concrete panels, individual design	Good detail, carpeted, highly decorated public rooms	*Good lighting, radio and TV circuits, good plumbing fixtures	Hot and chilled water (zoned)
	Average	158.61	Face brick, metal, concrete or stucco panels, plain exterior	Typical good transient or average business hotel, adequate public rooms	*Lighting/plumbing above code, standard fixtures	Warm and cool air (zoned)
	Low cost	124.72	Brick, concrete block, synthetic plaster, little ornamentation	Small lobby, coffee shop, minimum transient facilities	*Minimum lighting/plumbing, few extras	Hot water
A-B	Finished basement	99.11	Plaster or drywall interior	Plaster or drywall, vinyl composition, acoustic ceiling, shops, service funct.	Adequate lighting/plumbing, restrooms, utility rooms	Hot water
	Parking basement	56.28	Unfinished	No partitions or floor covering	Minimum lighting/plumbing	Ventilation
	Util. bsmt.	51.41	Painted interior	Few partitions and fire walls	Utility lighting/plumbing	None
	Mezzanine	79.15	Not included	Typical hotel finish and detail	Adequate lighting/plumbing	In bldg. cost
C	Excellent	202.66	Best metal or concrete panels, stone, face brick	Fine detail and carpet, good plaster and wall coverings	*Excellent lighting, radio and TV circuits, quality plumbing	Hot and chilled water (zoned)
	Good	164.28	Brick, metal or concrete and glass, good trim and entrance	Plaster or drywall, carpeted, public rooms, good decorating and detail	*Good lighting/plumbing, radio and TV circuits	Warm and cool air (zoned)
	Average	137.62	Brick, stucco on block, some front ornamentation	Carpeted, plaster or drywall and painted masonry, adequate facilities	*All rooms with bath, adequate electric service	Heat pump system
	Low cost	108.45	Brick or concrete block	Few public rooms, small coffee shop	Minimum lighting/plumbing	Individual heat pumps
D	Excellent	190.89	Best masonry veneer, metal and glass panels, highly decorative	Fine detail and carpet, good plaster and wall coverings	*Excellent lighting, radio and TV circuits, quality plumbing	Hot and chilled water (zoned)
	Good	153.70	Brick veneer, metal and glass, good entrance and trim	Good finishes, carpeted rooms, good public rooms, lobby and detailing	*Excellent lighting/plumbing, radio and TV circuits	Warm and cool air (zoned)
	Average	128.12	Stucco or siding, brick trim, some front ornamentation	Plaster or drywall, carpeting, adequate ancillary facilities, dining and bar	*All rooms with bath, adequate electric service	Heat pump system
	Low cost	99.94	Stucco or siding	Few public rooms, small coffee shop	Minimum lighting/plumbing	Individual heat pumps
C-D	Finished basement	70.26	Plaster or drywall interior	Plaster or drywall, vinyl composition, finished ceiling, service functions	Adequate lighting/plumbing, utility outlets and fixtures	Forced air
	Parking basement	36.16	Unfinished	Plaster ceiling, concrete floor	Minimum lighting/plumbing	Ventilation
	Utility basement	32.44	Unfinished	Unfinished, no ceiling	Minimum lighting/plumbing	None
	Mezzanine	56.44	Not included	Typical hotel finish and detail	Adequate lighting/plumbing	In building cost

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

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

HOTELS – FULL SERVICE

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 included elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.				SPRINKLERS: Apply to area covered by sprinklers.							
		Sq. Ft.	Classes C/D	Sq. Ft.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.		
Classes A/B		Costs	Costs	Costs	3,000	\$3.54	\$4.56	\$5.87	\$7.55		
Excellent	.....	\$9.13	Excellent	.....	5,000	3.27	4.18	5.36	6.86
Good	.....	6.66	Good	.....	10,000	2.93	3.73	4.74	6.03
Average	.....	4.95	Average	.....	20,000	2.63	3.32	4.20	5.30
Low cost	.....	3.59	Low cost	.....	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		
					500,000	1.59	1.94	2.38	2.90		
ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.				BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.							
CANOPIES: This is the cantilevered portion of a building that extends over an entrance.				LOW	AVG.	GOOD	EXCL.				
Wood frame	\$26.00	\$32.00	\$39.50	\$48.75	Concrete	\$23.75	\$30.50	\$38.75	\$49.75
Light false mansard	...	13.00	16.00	19.75	24.40	Steel	21.90	29.25	39.00	52.00
Steel frame	31.25	39.50	49.25	62.00	Wood	20.40	27.00	35.50	46.75
Light false mansard	...	15.65	19.75	24.65	31.00	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

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

3

HEIGHT REFINEMENTS

MULTISTORY BUILDINGS: Up to 30 stories, add .5% (1/2%) for each story over three, above ground, to all base costs; over 30, add .4% (4/10%)

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

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

4

AVERAGE PERIMETER

Average Floor Area Sq. Ft./Story	250	300	350	400	450	500	550	600	700	800	900	1000	1100	1200	Average Floor Area Sq. Ft./Story
4,000	.989	1.021	1.052	1.083	1.113	-----	-----	-----	-----	-----	-----	-----	-----	-----	4,000
6,000	.938	.959	.980	1.000	1.021	1.042	1.063	-----	-----	-----	-----	-----	-----	-----	6,000
8,000	-----	.929	.944	.959	.974	.989	1.005	1.021	1.052	-----	-----	-----	-----	-----	8,000
10,000	-----	-----	.922	.935	.947	.959	.972	.984	1.009	1.034	-----	-----	-----	-----	10,000
12,000	-----	-----	.907	.917	.928	.938	.949	.959	.980	1.000	1.021	-----	-----	-----	12,000
16,000	-----	-----	-----	.898	.906	.913	.921	.929	.944	.959	.974	.989	1.005	-----	16,000
20,000	-----	-----	-----	-----	.898	.904	.910	.922	.935	.947	.959	.972	.984	-----	20,000
24,000	-----	-----	-----	-----	.886	.891	.896	.907	.917	.928	.938	.949	.959	-----	24,000
28,000	-----	-----	-----	-----	-----	.884	.888	.898	.906	.915	.924	.933	.942	-----	28,000
32,000	-----	-----	-----	-----	-----	-----	.882	.889	.898	.906	.913	.921	.928	-----	32,000
36,000	-----	-----	-----	-----	-----	-----	-----	.877	.883	.890	.897	.904	.911	.917	36,000
40,000	-----	-----	-----	-----	-----	-----	-----	-----	.879	.885	.892	.898	.904	.910	40,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HOTELS – FULL SERVICE (ALTERNATE METHOD) CLASSES A and B



GOOD/EXCELLENT CLASS A

OCCUPANCY DESCRIPTION:

Shell, Hotel - Full Service

This occupancy, together with occupancy Interior Space, Hotel- Full Service, allows you to individually price the shell and the tenant improvement costs for a hotel. This provides an alternative to occupancy 594 (Hotel - Full Service), which includes both the shell and tenant improvement costs.

These shell structures are three or more stories high, having multiple sleeping units without individual kitchen facilities. Where the ground floor is entirely divided into stores and shops, use occupancy (Retail Store) for that floor. The size of the support facilities, e.g., restaurants, bars, meeting space, etc., is largely dependent on the size and capacity of the facility rather than the quality of the improvements. Lobby, lounges, restaurants, ballrooms, meeting rooms, kitchens, laundry, storage facilities and office areas are commensurate with the building class and quality chosen. These shell structures include common area finishes only, which are about 10%.

Interior Build-out, Hotel - Full Service

This occupancy, together with occupancy Shell, Hotel - Full Service, allows you to individually price the shell and the tenant improvement costs for a hotel. This provides an alternative to occupancy Hotel, Full Service, which includes both the shell and tenant improvement costs.

The lower qualities typically have a small lobby, few public rooms and coffee shop. The better qualities have fine detail, good plaster, wall coverings and highly decorated public rooms. Some of the special refinements found in the better qualities include radio and television circuits.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Allowances for lobby, lounges, restaurants, ballrooms, meeting rooms, kitchens, storage facilities and office areas commensurate with the building class and quality chosen. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, balconies, swimming pools. All furniture, fixtures and equipment, such as bars, counters or seating, kitchen equipment, etc. which are not permanently attached and included in the general building contract.

SQUARE FOOT COST TABLE

CLASSES A AND B: SHELL HOTELS: FULL SERVICE BUILDINGS

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR CORE FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$138.17	Best metal or stone, heat-absorbent or double glazing	Good plaster, carpet, wall coverings, fine detailed lobby	*Best lighting, and top quality core plumbing	None
	Good	110.30	Face brick, metal or concrete panels, individual design	Good detail, carpeted, highly decorated lobby	*Good lighting, and core plumbing fixtures	None
	Average	88.42	Face brick, metal, concrete or stucco panels, plain exterior	Typical good transient or average business hotel, adequate lobby	*Average lighting & plumbing, standard core fixtures	None
	Low cost	71.01	Brick, concrete block, metal stud panels, little ornamentation	Small lobby, coffee shop, minimum transient facilities	*Minimum lighting & plumbing, few core extras	None
B	Excellent	127.85	Best metal or stone, heat-absorbent or double glazing	Good plaster, carpet, wall coverings, fine detailed lobby	*Best lighting, and top quality core plumbing	None
	Good	101.65	Face brick, metal or concrete panels, individual design	Good detail, carpeted, highly decorated lobby	*Good lighting, and core plumbing fixtures	None
	Average	81.16	Face brick, metal, concrete or stucco panels, plain exterior	Typical good transient or average business hotel, adequate lobby	*Average lighting & plumbing, standard core fixtures	None
	Low cost	64.91	Brick, concrete block, synthetic plaster, little ornamentation	Small lobby, coffee shop, minimum transient facilities	*Minimum lighting & plumbing, 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
Excellent	\$122.12	Good plaster and wall coverings, carpet, fine detailed rooms	Best lighting, radio and TV circuits, top quality plumbing fixtures	Hot and chilled water (zoned)
Good	104.11	Plaster or drywall, carpeted, good decorating and detail rooms	Good lighting, radio and TV circuits, good plumbing fixtures	Hot and chilled water (zoned)
Average	79.58	Carpeted, plaster or drywall and painted masonry, adequate rooms	Lighting & plumbing above code, standard fixtures, one full bath per room	Warm and cool air (zoned)
Low cost	61.53	Low-cost carpet and tile, minimally finished rooms	Minimum lighting & plumbing, few extras	Hot water

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

HOTELS – FULL SERVICE 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>ELEVATORS: Buildings whose base costs included 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;"> <tr> <th style="text-align: left;">Classes A/B</th> <th style="text-align: right;">Sq. Ft. Costs</th> </tr> <tr> <td>Excellent</td> <td style="text-align: right;">\$9.13</td> </tr> <tr> <td>Good</td> <td style="text-align: right;">6.66</td> </tr> <tr> <td>Average</td> <td style="text-align: right;">4.95</td> </tr> <tr> <td>Low cost</td> <td style="text-align: right;">3.59</td> </tr> </table> <p>ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">CANOPIES:</th> <th style="text-align: right;">LOW</th> <th style="text-align: right;">AVG.</th> <th style="text-align: right;">GOOD</th> <th style="text-align: right;">EXCL.</th> </tr> <tr> <td>Wood frame</td> <td style="text-align: right;">\$26.00</td> <td style="text-align: right;">\$32.00</td> <td style="text-align: right;">\$39.50</td> <td style="text-align: right;">\$48.75</td> </tr> <tr> <td> light false-mansard</td> <td style="text-align: right;">13.00</td> <td style="text-align: right;">16.00</td> <td style="text-align: right;">19.75</td> <td style="text-align: right;">24.40</td> </tr> <tr> <td>Steel frame</td> <td style="text-align: right;">31.25</td> <td style="text-align: right;">39.50</td> <td style="text-align: right;">49.25</td> <td style="text-align: right;">62.00</td> </tr> <tr> <td> light false-mansard</td> <td style="text-align: right;">15.65</td> <td style="text-align: right;">19.75</td> <td style="text-align: right;">24.65</td> <td style="text-align: right;">31.00</td> </tr> </table>					Classes A/B	Sq. 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Ft.	LOW	AVG.	GOOD	EXCL.	5,000	\$3.27	\$4.18	\$5.367	\$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	500,000	1.59	1.94	2.38	2.90		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
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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	
radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . . \$225 to \$370 per MCFM	
Steam (including boiler)	13.15				
without boiler	11.57	Small indiv. heat pumps cost \$1,570 to \$2,140		VENTILATION ONLY	
Wall or floor furnace	3.04	per ton of rated capacity.		Vent. (blowers/ducts)	\$2.19

3

HEIGHT REFINEMENTS				
<p>MULTISTORY BUILDINGS: Up to 30 stories, add .5% (1/2%) for each story over three, above ground, to all base costs; over 30, add .4% (4/10%)</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	.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	
	250	300	350	400	450	500	550	600	700	800	900	1000	1100	1200		
4,000	.989	1.021	1.052	1.083	1.113	---	---	---	---	---	---	---	---	---	---	4,000
6,000	.938	.959	.980	1.000	1.021	1.042	1.063	---	---	---	---	---	---	---	---	6,000
8,000	---	.929	.944	.959	.974	.989	1.005	1.021	1.052	---	---	---	---	---	---	8,000
10,000	---	---	.922	.935	.947	.959	.972	.984	1.009	1.034	---	---	---	---	---	10,000
12,000	---	---	.907	.917	.928	.938	.949	.959	.980	1.000	1.021	---	---	---	---	12,000
16,000	---	---	---	.898	.906	.913	.921	.929	.944	.959	.974	.989	1.005	---	---	16,000
20,000	---	---	---	---	---	.898	.904	.910	.922	.935	.947	.959	.972	.984	---	20,000
24,000	---	---	---	---	---	.886	.891	.896	.907	.917	.928	.938	.949	.959	---	24,000
28,000	---	---	---	---	---	---	.884	.888	.898	.906	.915	.924	.933	.942	---	28,000
32,000	---	---	---	---	---	---	---	.882	.889	.898	.906	.913	.921	.928	---	32,000
36,000	---	---	---	---	---	---	---	---	.877	.883	.890	.897	.904	.911	.917	36,000
40,000	---	---	---	---	---	---	---	---	---	.879	.885	.892	.898	.904	.910	40,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HOTELS – FULL SERVICE (ALTERNATE METHOD) CLASSES C and D



GOOD/EXCELLENT CLASS C

OCCUPANCY DESCRIPTION:

Shell, Hotel - Full Service

This occupancy, together with occupancy Interior Space, Hotel- Full Service, allows you to individually price the shell and the tenant improvement costs for a hotel. This provides an alternative to occupancy 594 (Hotel - Full Service), which includes both the shell and tenant improvement costs.

These shell structures are three or more stories high, having multiple sleeping units without individual kitchen facilities. Where the ground floor is entirely divided into stores and shops, use occupancy (Retail Store) for that floor. The size of the support facilities, e.g., restaurants, bars, meeting space, etc., is largely dependent on the size and capacity of the facility rather than the quality of the improvements. Lobby, lounges, restaurants, ballrooms, meeting rooms, kitchens, laundry, storage facilities and office areas are commensurate with the building class and quality chosen. These shell structures include common area finishes only, which are about 10%.

Interior Build-out, Hotel - Full Service

This occupancy, together with occupancy Shell, Hotel - Full Service, allows you to individually price the shell and the tenant improvement costs for a hotel. This provides an alternative to occupancy Hotel, Full Service, which includes both the shell and tenant improvement costs.

The lower qualities typically have a small lobby, few public rooms and coffee shop. The better qualities have fine detail, good plaster, wall coverings and highly decorated public rooms. Some of the special refinements found in the better qualities include radio and television circuits.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Allowances for lobby, lounges, restaurants, ballrooms, meeting rooms, kitchens, storage facilities and office areas commensurate with the building class and quality chosen. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, balconies, swimming pools. All furniture, fixtures and equipment, such as bars, counters or seating, kitchen equipment, etc. which are not permanently attached and included in the general building contract.

SQUARE FOOT COST TABLE

CLASSES C AND D: SHELL HOTELS: FULL SERVICE BUILDINGS

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR CORE FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$103.33	Best metal or concrete panels, stone, face brick	Good plaster, carpet, wall coverings, fine detailed lobby	*Best lighting, and top quality core plumbing	None
	Good	86.37	Brick, metal or concrete and glass, good trim and entrance	Good detail, carpeted, highly decorated lobby	*Good lighting, and core plumbing fixtures	None
	Average	72.46	Brick, stucco on block, some front ornamentation	Typical good transient or average business hotel, adequate lobby	*Average lighting & plumbing, standard core fixtures	None
	Low cost	60.93	Brick or concrete block	Small lobby, coffee shop, minimum transient facilities	Minimum lighting & plumbing, few core extras	None
D	Excellent	93.29	Best masonry veneer, metal and glass panels, highly decorative	Good plaster, carpet, wall coverings, fine detailed lobby	*Best lighting, and top quality core plumbing	None
	Good	77.23	Brick veneer, metal and glass, good entrance and trim	Good detail, carpeted, highly decorated lobby	*Good lighting, and core plumbing fixtures	None
	Average	64.17	Stucco or siding, brick trim, some front ornamentation	Typical good transient or average business hotel, adequate lobby	*Average lighting & plumbing, standard core fixtures	None
	Low cost	53.44	Stucco or siding	Small lobby, coffee shop, minimum transient facilities	Minimum lighting & plumbing, few core extras	None

CLASSES C AND D: INTERIOR BUILD-OUT

(SQUARE FEET OF BUILD-OUT FINISH)

TYPE	COST/ SQ. FT.	INTERIOR FINISH	LIGHTING AND PLUMBING	HEAT
Excellent	\$99.76	Good plaster and wall coverings, carpet, fine detailed rooms	Best lighting, radio and TV circuits, top quality plumbing fixtures	Hot and chilled water (zoned)
Good	78.27	Plaster or drywall, carpeted, good decorating and detail rooms	Good lighting, radio and TV circuits, good plumbing fixtures	Warm and cool air (zoned)
Average	65.46	Carpeted, plaster or drywall and painted masonry, adequate rooms	Lighting & plumbing above code, standard fixtures, one full bath per room	Heat pump system
Low cost	47.77	Low-cost carpet and tile, minimally finished rooms	Minimum lighting & plumbing, few extras	Indiv. thru-wall heat pumps

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

HOTELS – FULL SERVICE 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>ELEVATORS: Buildings whose base costs included 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 C/D</th> <th style="text-align: right;">Sq. Ft. Costs</th> </tr> </thead> <tbody> <tr> <td>Excellent</td> <td style="text-align: right;">\$5.47</td> </tr> <tr> <td>Good</td> <td style="text-align: right;">4.18</td> </tr> <tr> <td>Average</td> <td style="text-align: right;">3.24</td> </tr> <tr> <td>Low cost</td> <td style="text-align: right;">2.47</td> </tr> </tbody> </table> <p>ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.</p> <p>CANOPIES: This is the cantilevered portion of a building that extends over an entrance.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></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>Wood frame</td> <td style="text-align: right;">\$26.00</td> <td style="text-align: right;">\$32.00</td> <td style="text-align: right;">\$39.50</td> <td style="text-align: right;">\$48.75</td> </tr> <tr> <td>Light false-mansard. . .</td> <td style="text-align: right;">13.00</td> <td style="text-align: right;">16.00</td> <td style="text-align: right;">19.75</td> <td style="text-align: right;">24.40</td> </tr> <tr> <td>Steel frame</td> <td style="text-align: right;">31.25</td> <td style="text-align: right;">39.50</td> <td style="text-align: right;">49.25</td> <td style="text-align: right;">62.00</td> </tr> <tr> <td>Light false-mansard. . .</td> <td style="text-align: right;">15.65</td> <td style="text-align: right;">19.75</td> <td style="text-align: right;">24.65</td> <td style="text-align: right;">31.00</td> </tr> </tbody> </table>					Classes C/D	Sq. Ft. Costs	Excellent	\$5.47	Good	4.18	Average	3.24	Low cost	2.47		LOW	AVG.	GOOD	EXCL.	Wood frame	\$26.00	\$32.00	\$39.50	\$48.75	Light false-mansard. . .	13.00	16.00	19.75	24.40	Steel frame	31.25	39.50	49.25	62.00	Light false-mansard. . .	15.65	19.75	24.65	31.00	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. 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Ft.	LOW	AVG.	GOOD	EXCL.	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	500,000	1.59	1.94	2.38	2.90		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
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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. 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)	13.10				
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: Up to 30 stories, add .5% (1/2%) for each story over three, above ground, to all base costs; over 30, add .4% (4/10%)</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	.947	12	1.055
9	.973	13	1.084
10	1.000 (base)	14	1.114
11	1.027		

4

	Average Floor Area	AVERAGE PERIMETER														Average Floor Area
	Sq. Ft./Story	250	300	350	400	450	500	550	600	700	800	900	1000	1100	1200	Sq. Ft./Story
4,000	.989	1.021	1.052	1.083	1.113	----	----	----	----	----	----	----	----	----	----	4,000
6,000	.938	.959	.980	1.000	1.021	1.042	1.063	----	----	----	----	----	----	----	----	6,000
8,000	----	.929	.944	.959	.974	.989	1.005	1.021	1.052	----	----	----	----	----	----	8,000
10,000	----	----	.922	.935	.947	.959	.972	.984	1.009	1.034	----	----	----	----	----	10,000
12,000	----	----	.907	.917	.928	.938	.949	.959	.980	1.000	1.021	----	----	----	----	12,000
16,000	----	----	----	.898	.906	.913	.921	.929	.944	.959	.974	.989	1.005	----	----	16,000
20,000	----	----	----	----	----	.898	.904	.910	.922	.935	.947	.959	.972	.984	----	20,000
24,000	----	----	----	----	----	.886	.891	.896	.907	.917	.928	.938	.949	.959	----	24,000
28,000	----	----	----	----	----	----	.884	.888	.898	.906	.915	.924	.933	.942	----	28,000
32,000	----	----	----	----	----	----	----	.882	.889	.898	.906	.913	.921	.928	----	32,000
36,000	----	----	----	----	----	----	----	.877	.883	.890	.897	.904	.911	.917	----	36,000
40,000	----	----	----	----	----	----	----	----	.879	.885	.892	.898	.904	.910	----	40,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HOTELS – LIMITED SERVICE



GOOD CLASS C



GOOD CLASS D

OCCUPANCY DESCRIPTION: These structures are three or more stories high, having multiple sleeping units and limited common area amenities. Studio and bedroom suites can have limited kitchen facilities for extended stays. The quality of the hotel is determined primarily from the interior refinements. The best quality hotels have some high-cost wall cover and floor finish in the open and public areas, with larger sleeping room suites containing high cost wall cover. Limited service hotels include some lounge or recreation support facilities, lobby, laundry, storage and office space consistent with the size and quality of the facility.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Allowances for lobby, lounges, restaurants, ballrooms, meeting rooms, kitchens, storage facilities and office areas commensurate with the building class and quality chosen. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, balconies, swimming pools. All furniture, fixtures and equipment, such as bars, counters or seating, kitchen equipment, etc. which are not permanently attached and included in the general building contract.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$189.25	Metal or stone, heat-absorbent or double glazing	Fine detail and carpet, good plaster and wall coverings, some custom suites	*Best lighting, TV circuits, wet bar, top-quality plumbing	Hot and chilled water (zoned)
	Good	158.22	Face brick, metal or good concrete or stucco panels,	Typical good commercial or motor hotel, few public rooms	*Lighting/plumbing above code, standard fixtures, some extras	Warm and cool air (zoned)
	Average	136.90	Face brick, metal, concrete or EIFS panels, plain exterior	Plaster/drywall and paint, good carpet, some built-in extras, support services	*Some good suites, lighting and plumbing fixtures, TV circuits	Heat pump system
	Low cost	111.72	Brick, concrete block, metal stud panels, little ornamentation	Small lobby, some carpet and tile, typical economy facility	*Minimum lighting/plumbing, few extras	Indiv. thru-wall heat pumps
B	Excellent	179.12	Metal or stone, heat-absorbent or double glazing	Fine detail and carpet, good plaster and wall coverings, some custom suites	*Best lighting, TV circuits, wet bar, top-quality plumbing	Hot and chilled water (zoned)
	Good	149.09	Face brick, metal or good concrete or stucco panels	Typical good commercial or motor hotel, few public rooms	*Lighting/plumbing above code, standard fixtures, some extras	Warm and cool air (zoned)
	Average	128.64	Face brick, metal, concrete or EIFS panels, plain exterior	Plaster/drywall and paint, good carpet, some built-in extras, support services	*Some good suites, lighting and plumbing fixtures, TV circuits	Heat pump system
	Low cost	104.25	Brick, concrete block, synthetic plaster, little ornamentation	Small lobby, some carpet and tile, typical economy facility	*Minimum lighting/plumbing, few extras	Indiv. thru-wall heat pumps
C	Excellent	160.24	Metal or concrete panels, stone, brick, individual design	Fine detail and carpet, good plaster and wall coverings	*Excellent lighting, radio and TV circuits, quality plumbing	Warm and cool air (zoned)
	Good	132.05	Brick, metal or concrete and glass, good trim and entrance	Typical good motor hotel or all suites, few public rooms	*Lighting/plumbing above code, standard fixtures, some extras	Heat pump system
	Average	101.99	Block or brick, standard front, small lobby, vending area	Drywall, carpet, vinyl composition, minimum suites, no food services	*Standard fixtures, guest laundry, small lobby restrooms	Indiv. thru-wall heat pumps
	Low cost	85.66	Brick or concrete block	Painted block, some carpet and tile	*Minimum lighting/plumbing	Indiv. heat pumps
D	Good	124.02	Brick veneer, EIFS, metal and glass, good entrance and trim	Typical good motor hotel or all suites, few public rooms	*Lighting/plumbing above code, standard fixtures, some extras	Heat pump system
	Average	95.15	Siding or stucco, standard front, small lobby, vending area	Drywall, carpet, vinyl composition, minimum suites, no food services	*Standard fixtures, guest laundry, small lobby restrooms	Indiv. thru-wall heat pumps
	Low cost	79.82	Stucco or siding, very plain	Drywall, wood or asphalt tile	*Minimum lighting/plumbing	Indiv. heat pumps
S	Average	94.36	Insulated panels, some ornamentation	Drywall, carpet and vinyl composition, breakfast hospitality area only	*Adequate lighting and plumbing, TV circuits, some good fixtures	Indiv. thru-wall heat pumps

For basements, see CAL 126 Hotels – Full Service.

HOTELS – LIMITED SERVICE

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 included elevators are marked with an asterisk (*). If the building under construction has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.</p>				<p>SPRINKLERS: Apply to area covered by sprinklers.</p>					
Classes A/B	Sq. Ft. Costs	Classes C/D/S	Sq. Ft. Costs	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	
Excellent	\$5.54	Excellent	\$3.41	5,000	\$3.27	\$4.18	\$5.36	\$6.86	
Good	4.71	Good	2.54	10,000	2.93	3.73	4.74	6.03	
Average	3.95	Average	1.88	20,000	2.63	3.32	4.20	5.30	
Low cost	3.36	Low cost	1.35	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	
				500,000	1.59	1.94	2.38	2.90	
<p>ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.</p>				<p>BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.</p>					
<p>CANOPIES DESCRIPTION:</p>				LOW	AVG.	GOOD	EXCL.		
Wood frame	\$26.00	\$32.00	\$39.50	\$48.75	Concrete	\$23.75	\$30.50	\$38.75	\$49.75
Light false-mansard ...	13.00	16.00	19.75	24.40	Steel	21.90	29.25	39.00	52.00
Steel frame	31.25	39.50	49.25	62.00	Wood	20.40	27.00	35.50	46.75
Light false-mansard ...	15.65	19.75	24.65	31.00	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
<p>For pool enclosures, see Page CAL 204.</p>									

2

<p>HEATING AND COOLING</p> <p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	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/convector	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: Up to 30 stories, add .5% (1/2%) for each story over three, above ground, to all base costs; over 30, add .4% (4/10%) for each additional story.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.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
	250	300	350	400	450	500	550	600	700	800	900	1000	1100	1200	
4,000	.989	1.021	1.052	1.083	1.113	----	----	----	----	----	----	----	----	----	4,000
6,000	.938	.959	.980	1.000	1.021	1.042	1.063	----	----	----	----	----	----	----	6,000
8,000	----	.929	.944	.959	.974	.989	1.005	1.021	1.052	----	----	----	----	----	8,000
10,000	----	----	.922	.935	.947	.959	.972	.984	1.009	1.034	----	----	----	----	10,000
12,000	----	----	.907	.917	.928	.938	.949	.959	.980	1.000	1.021	----	----	----	12,000
16,000	----	----	----	.898	.906	.913	.921	.929	.944	.959	.974	----	----	----	16,000
20,000	----	----	----	----	----	.898	.904	.910	.922	.935	.947	.959	.972	----	20,000
24,000	----	----	----	----	----	.886	.891	.896	.907	.917	.928	.938	.949	.959	24,000
28,000	----	----	----	----	----	----	.884	.888	.898	.906	.915	.924	.933	.942	28,000
32,000	----	----	----	----	----	----	----	.882	.889	.898	.906	.913	.921	.928	32,000
36,000	----	----	----	----	----	----	----	.877	.883	.890	.897	.904	.911	.917	36,000
40,000	----	----	----	----	----	----	----	----	.879	.885	.892	.898	.904	.910	40,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HOTELS – LIMITED SERVICE (ALTERNATE METHOD) CLASSES A and B



GOOD CLASS A

OCCUPANCY DESCRIPTION:

Shell, Hotel - Limited Service

This occupancy, together with occupancy Interior Space, Hotel - Limited Service, allows you to individually price the shell and the tenant improvement costs for a hotel. This provides an alternative to occupancy Hotel - Limited Service, which includes both the shell and tenant improvement costs.

These shell structures are three or more stories high, having multiple sleeping units and limited common area amenities. Limited service hotels include some lounge or recreation support facilities, lobby, laundry, storage and office space commensurate with the size and quality of the facility. These shell structures include common area finishes only, which are about 5%.

Interior Build-out, Hotel - Limited Service

This occupancy, together with occupancy Shell, Hotel - Limited Service, allows you to individually price the shell and the tenant improvement costs for a hotel. This provides an alternative to occupancy Hotel, Limited Service, which includes both the shell and tenant improvement costs.

The lower qualities typically have a small lobby; the typical economy facility.

The better qualities have fine detail, carpet, good plaster, wall coverings and some custom suites. Some of the special refinements found in the better qualities include television circuits and wet bar.

TABLE INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Allowances for lobby, lounges, restaurants, ballrooms, meeting rooms, kitchens, storage facilities and office areas commensurate with the building class and quality chosen. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, balconies, swimming pools. All furniture, fixtures and equipment, such as bars, counters or seating, kitchen equipment, etc. which are not permanently attached and included in the general building contract.

SQUARE FOOT COST

CLASSES A AND B: SHELL HOTELS: LIMITED SERVICE BUILDINGS

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$106.74	Metal or stone, heat-absorbent or double glazing	Fine detail and carpet, good plaster and wall coverings, excellent lobby	*Best lighting, and top quality core plumbing	None
	Good	92.73	Face brick, metal or good concrete or stucco panels	Typical good commercial or motor hotel, core services	*Good lighting, and core plumbing fixtures	None
	Average	80.72	Face brick, metal, concrete or EIFS panels, plain exterior	Plaster/drywall and paint, good carpet, support services	*Average lighting & plumbing, standard core fixtures	None
	Low cost	70.50	Brick, concrete block, metal stud panels, little ornamentation	Small lobby, some carpet and tile, typical economy facility	*Minimum lighting & plumbing, few core extras	None
B	Excellent	98.92	Metal or stone, heat-absorbent or double glazing	Fine detail and carpet, good plaster and wall coverings, excellent lobby	*Best lighting, and top quality core plumbing	None
	Good	85.60	Face brick, metal or good concrete or stucco panels	Typical good commercial or motor hotel, core services	*Good lighting, and core plumbing fixtures	None
	Average	74.21	Face brick, metal, concrete or EIFS panels, plain exterior	Plaster/drywall and paint, good carpet, support services	*Average lighting & plumbing, standard core fixtures	None
	Low cost	64.56	Brick, concrete block, synthetic plaster, little ornamentation	Small lobby, some carpet and tile, typical economy facility	*Minimum lighting & plumbing, 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
Excellent	\$82.47	Good plaster and wall coverings, carpet, fine detailed rooms, some custom suites	Best lighting, TV circuits, wet bar, top quality plumbing	Hot and chilled water (zoned)
Good	65.46	Plaster or drywall, carpeted, good decorating and detailed rooms, all suites	Lighting & plumbing above code, standard fixtures, some extras	Warm and cool air (zoned)
Average	56.14	Average drywall, vinyl composition, carpet, adequate bedrooms and bath, minimum suites	Some good suites, lighting & plumbing fixtures, TV circuits	Heat pump system
Low cost	41.18	Low-cost partitions, paint, vinyl composition, low-cost carpet, one bath per unit	Minimum lighting & plumbing, few extras	Indiv. thru-wall heat pumps

HOTELS – LIMITED SERVICE 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>ELEVATORS: Buildings whose base costs included elevators are marked with an asterisk (*). If the building under construction has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Classes A/B</th> <th style="text-align: left;">Sq. Ft. Costs</th> </tr> <tr> <td>Excellent</td> <td>\$5.54</td> </tr> <tr> <td>Good</td> <td>4.71</td> </tr> <tr> <td>Average</td> <td>3.95</td> </tr> <tr> <td>Low cost</td> <td>3.36</td> </tr> </table> <p>ELEVATOR STOPS: For basement stops, add \$6,350 to \$9,650 per stop.</p> <p>CANOPIES:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th></th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> <tr> <td>Wood frame</td> <td>\$26.00</td> <td>\$32.00</td> <td>\$39.50</td> <td>\$48.75</td> </tr> <tr> <td> Light false-mansard...</td> <td>13.00</td> <td>16.00</td> <td>19.75</td> <td>24.40</td> </tr> <tr> <td>Steel frame</td> <td>31.25</td> <td>39.50</td> <td>49.25</td> <td>62.00</td> </tr> <tr> <td> Light false-mansard...</td> <td>15.65</td> <td>19.75</td> <td>24.65</td> <td>31.00</td> </tr> </table>					Classes A/B	Sq. Ft. Costs	Excellent	\$5.54	Good	4.71	Average	3.95	Low cost	3.36		LOW	AVG.	GOOD	EXCL.	Wood frame	\$26.00	\$32.00	\$39.50	\$48.75	Light false-mansard...	13.00	16.00	19.75	24.40	Steel frame	31.25	39.50	49.25	62.00	Light false-mansard...	15.65	19.75	24.65	31.00	<p>SPRINKLERS: Apply to area covered by sprinklers.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> <tr> <td>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> <tr> <td>500,000</td> <td>1.59</td> <td>1.94</td> <td>2.38</td> <td>2.90</td> </tr> </table> <p>BALCONIES: Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th></th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> <tr> <td>Concrete</td> <td>\$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> </table> <p>For pool enclosures, see Page CAL 204.</p>					Sq. Ft.	LOW	AVG.	GOOD	EXCL.	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	500,000	1.59	1.94	2.38	2.90		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
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2

HEATING AND COOLING					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard	\$ 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			
<p>MULTISTORY BUILDINGS: Up to 30 stories, add .5% (1/2%) for each story over three, above ground, to all base costs; over 30, add .4% (4/10%) for each additional story.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.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	
	250	300	350	400	450	500	550	600	700	800	900	1000	1100	1200		
4,000	.989	1.021	1.052	1.083	1.113	----	----	----	----	----	----	----	----	----	----	4,000
6,000	.938	.959	.980	1.000	1.021	1.042	1.063	----	----	----	----	----	----	----	----	6,000
8,000	----	.929	.944	.959	.974	.989	1.005	1.021	1.052	----	----	----	----	----	----	8,000
10,000	----	----	.922	.935	.947	.959	.972	.984	1.009	1.034	----	----	----	----	----	10,000
12,000	----	----	.907	.917	.928	.938	.949	.959	.980	1.000	1.021	----	----	----	----	12,000
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28,000	----	----	----	----	----	----	.884	.888	.898	.906	.915	.924	.933	.942	----	28,000
32,000	----	----	----	----	----	----	----	.882	.889	.898	.906	.913	.921	.928	----	32,000
36,000	----	----	----	----	----	----	----	----	.877	.883	.890	.897	.904	.911	.917	36,000
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5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

HOTELS – LIMITED SERVICE (ALTERNATE METHOD) CLASSES C, D and S



AVERAGE CLASS D

OCCUPANCY DESCRIPTION:

Shell, Hotel - Limited Service

This occupancy, together with occupancy Interior Space, Hotel - Limited Service, allows you to individually price the shell and the tenant improvement costs for a hotel. This provides an alternative to occupancy Hotel - Limited Service, which includes both the shell and tenant improvement costs.

These shell structures are three or more stories high, having multiple sleeping units and limited common area amenities. Limited service hotels include some lounge or recreation support facilities, lobby, laundry, storage and office space commensurate with the size and quality of the facility. These shell structures include common area finishes only, which are about 5%.

Interior Build-out, Hotel - Limited Service

This occupancy, together with occupancy Shell, Hotel - Limited Service, allows you to individually price the shell and the tenant improvement costs for a hotel. This provides an alternative to occupancy Hotel, Limited Service, which includes both the shell and tenant improvement costs.

The lower qualities typically have a small lobby; the typical economy facility. The better qualities have fine detail, carpet, good plaster, wall coverings and some custom suites. Some of the special refinements found in the better qualities include television circuits and wet bar.

TABLE INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Allowances for lobby, lounges, restaurants, ballrooms, meeting rooms, kitchens, storage facilities and office areas commensurate with the building class and quality chosen. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, balconies, swimming pools. All furniture, fixtures and equipment, such as bars, counters or seating, kitchen equipment, etc. which are not permanently attached and included in the general building contract.

SQUARE FOOT COST

CLASSES C, D AND S: SHELL HOTELS: LIMITED SERVICE BUILDINGS

CLASS	COST/ SQ.FT.	TYPE	EXTERIOR WALLS	INTERIOR CORE FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	\$94.75	Excellent	Metal or concrete panels, stone, brick, individual design	Fine detail and carpet, good plaster and wall coverings, excellent lobby	*Best lighting, and top quality core plumbing	None
	77.90	Good	Brick, metal or concrete and glass, good trim and entrance	Typical good commercial or motor hotel, core services	*Good lighting, and core plumbing fixtures	None
	64.23	Average	Steel or concrete frame, or bearing walls, some trim	Drywall or plaster, vinyl, terrazzo, carpet, adequate entry lobby	*Average lighting & plumbing, guest laundry and small lobby restrooms	None
	53.08	Low cost	Brick or concrete block	Small lobby, some carpet and tile, typical economy facility	Minimum lighting & plumbing, few core extras	None
D	70.80	Good	Brick veneer, EIFS, metal and glass, good entrance and trim	Typical good commercial or motor hotel, core services	*Good lighting, and core plumbing fixtures	None
	58.16	Average	Siding or stucco, standard front, small lobby, vending area	Plaster/drywall and paint, good carpet, support services	*Average lighting & plumbing, guest laundry and small lobby restrooms	None
	47.89	Low cost	Stucco or siding, very plain	Small lobby, some carpet and tile, typical economy facility	Minimum lighting & plumbing, few core extras	None
S	57.28	Average	Insulated panels, some ornamentation	Plaster/drywall and paint, good carpet, support services	*Average lighting & plumbing, guest laundry and small lobby restrooms	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
Excellent	\$64.86	Good plaster and wall coverings, carpet, fine detailed rooms, some custom suites	Excellent lighting, radio and TV circuits, quality plumbing	Warm and cool air (zoned)
Good	53.62	Plaster or drywall, carpeted, good decorating and detailed rooms, all suites	Lighting & plumbing above code, standard fixtures, some extras	Heat pump system
Average	37.33	Average drywall, vinyl composition, carpet, adequate bedrooms and bath, minimum suites	Adequate lighting and plumbing	Indiv. thru-wall heat pumps
Low cost	32.22	Low-cost partitions, paint, vinyl composition, low-cost carpet, one bath per unit	Minimum lighting & plumbing	Indiv. thru-wall heat pumps

HOTELS – LIMITED SERVICE 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>ELEVATORS: Buildings whose base costs included elevators are marked with an asterisk (*). If the building under construction has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Classes C/D/S</th> <th style="text-align: right;">Sq. Ft. 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Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story	250	300	350	400	450	500	550	600	700	800	900	1000	1100	1200	4,000	.989	1.021	1.052	1.083	1.113	----	----	----	----	----	----	----	----	----	4,000	6,000	.938	.959	.980	1.000	1.021	1.042	1.063	----	----	----	----	----	----	----	6,000	8,000	----	.929	.944	.959	.974	.989	1.005	1.021	1.052	----	----	----	----	----	8,000	10,000	----	----	.922	.935	.947	.959	.972	.984	1.009	1.034	----	----	----	----	10,000	12,000	----	----	.907	.917	.928	.938	.949	.959	.980	1.000	1.021	----	----	----	12,000	16,000	----	----	----	.898	.906	.913	.921	.929	.944	.959	.974	----	----	----	16,000	20,000	----	----	----	----	.898	.904	.910	.922	.935	.947	.959	.972	----	----	20,000	24,000	----	----	----	----	.886	.891	.896	.907	.917	.928	.938	.949	.959	----	24,000	28,000	----	----	----	----	----	.884	.888	.898	.906	.915	.924	.933	.942	----	28,000	32,000	----	----	----	----	----	----	.882	.889	.898	.906	.913	.921	.928	----	32,000	36,000	----	----	----	----	----	----	.877	.883	.890	.897	.904	.911	.917	----	36,000	40,000	----	----	----	----	----	----	.879	.885	.892	.898	.904	.910	----	----	40,000
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5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.