

DAIRIES



EXCELLENT CLASS C



EXCELLENT CLASS D

OCCUPANCY DESCRIPTION: These buildings are designed for the milking of cows and first-stage milk processing. Most, except for the lower quality units, offer short-term storage. The structures are built to comply with state health and sanitation codes. Usually of masonry or wood frame construction, they have contoured concrete floors with epoxy or tile finishes. The better qualities have high-level lighting, cow washes, restrooms, showers, pipe stanchions and milk piping. These units are generally not heated.

Permanently installed piping and electrical circuits are included but not the milking equipment.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Piping and electrical circuits for milking equipment.

NOT INCLUDED IN COSTS: Sprinklers, milking equipment or milk storage and processing equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$51.45	Brick or stucco on block, insulated heavy roof structure	Ceramic & epoxy finishes, contoured concrete floor, plaster ceiling	High-level lighting, hot water, cow wash, restrooms and showers	None
	Good	38.75	Brick, concrete block, insulated roof	Plaster walls in cooler/storage room, contoured concrete floor with drains	Good lighting and plumbing, pipe stanchions, milk piping	None
	Average	29.30	Brick, concrete block or clay tile, light wood trusses	Plaster wainscot in cooler and wash-room, good concrete floor	Adequate lighting and plumbing, pipe stanchions	None
	Low cost	22.20	Clay tile, concrete block, half walls, wood shutters & rafters	Painted walls, concrete milking floor, milking parlor only, no storage	Minimum electrical and plumbing service, wood stanchions	None
D	Excellent	47.80	Best sidings or veneer, good roof structure, fully insulated	Ceramic & epoxy finishes, contoured concrete floors, plaster ceiling	High-level lighting, hot water, cow wash, restrooms and showers	None
	Good	34.45	Good stucco or siding, some trim, wood or steel frame	Plaster walls, cooler and storage, contoured concrete floor	Good lighting and plumbing, pipe stanchions, milk piping	None
	Average	24.90	Stucco or siding, wood frame and rafters, windows/shutters	Plaster wainscot, cooler and wash-room, good concrete floor	Adequate lighting and plumbing, pipe stanchions	None
	Low cost	18.05	Wood siding or plywood on light wood frame, shutters	Some wainscot, concrete floor, milking barn only, no storage	Minimum electrical and plumbing services, wood stanchions	None
DPOLE	Excellent	42.80	Best metal siding on pole frame, fully insulated, sheathed	Ceramic & epoxy finishes, contoured concrete floors, plaster ceiling	High-level lighting, hot water, cow wash, restrooms and showers	None
	Good	31.05	Pole frame, good metal siding and sheathing, insulated	Plaster or gypsum board, cooler and storage, contoured concrete floor	Good lighting and plumbing, pipe stanchions, milk piping	None
	Average	22.60	Pole frame, metal siding, windows or good shutters	Gypsum board or plaster, wainscot in cooler and washroom	Adequate lighting and plumbing, pipe stanchions	None
	Low cost	16.50	Pole frame, metal siding, some wainscot, shutters	Little interior finish, concrete milking floor, milking barn only	Minimum electrical and plumbing services, wood stanchions	None
S	Excellent	45.30	Good steel siding and sheathing, fully insulated	Ceramic & epoxy finishes, contoured floors, plaster ceiling	High-level lighting, hot water, cow wash, restrooms and showers	None
	Good	33.20	Good steel siding, full sheathing, insulated	Plaster or gypsum board, cooler and storage, contoured concrete floor	Good lighting and plumbing, pipe stanchions, milk piping	None
	Average	24.40	Steel siding, windows or good shutters	Gypsum board or plaster, wainscot in cooler and washroom	Adequate lighting and plumbing, pipe stanchions	None
	Low cost	18.00	Steel siding, light frame, some wainscot, shutters	Little interior finish, concrete milking floor, milking barn only	Minimum electrical and plumbing wood stanchions	None

DAIRIES

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

<p>MILKING EQUIPMENT: \$7,250 – \$12,500 base, depending on automation, plus \$550 – \$875 per stall; for feed system, add \$550 – \$700, plus \$525 for auger, per stall; for computerized automation, add \$1,250 – \$2,500 plus \$30 – \$45 for each I.D. tag</p>						<p>SPRINKLERS: Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sq. Ft.</th> <th>LOW</th> <th>AVG.</th> <th>GOOD</th> <th>EXCL.</th> </tr> </thead> <tbody> <tr><td>1,000</td><td>\$2.60</td><td>\$3.40</td><td>\$4.65</td><td>\$6.15</td></tr> <tr><td>2,500</td><td>2.25</td><td>3.00</td><td>3.95</td><td>5.20</td></tr> <tr><td>5,000</td><td>2.05</td><td>2.65</td><td>3.50</td><td>4.55</td></tr> <tr><td>7,500</td><td>1.90</td><td>2.40</td><td>3.25</td><td>4.20</td></tr> <tr><td>10,000</td><td>1.85</td><td>2.35</td><td>3.10</td><td>4.00</td></tr> <tr><td>15,000</td><td>1.75</td><td>2.25</td><td>2.85</td><td>3.70</td></tr> <tr><td>20,000</td><td>1.65</td><td>2.15</td><td>2.75</td><td>3.50</td></tr> </tbody> </table>					Sq. Ft.	LOW	AVG.	GOOD	EXCL.	1,000	\$2.60	\$3.40	\$4.65	\$6.15	2,500	2.25	3.00	3.95	5.20	5,000	2.05	2.65	3.50	4.55	7,500	1.90	2.40	3.25	4.20	10,000	1.85	2.35	3.10	4.00	15,000	1.75	2.25	2.85	3.70	20,000	1.65	2.15	2.75	3.50
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																														
1,000	\$2.60	\$3.40	\$4.65	\$6.15																																														
2,500	2.25	3.00	3.95	5.20																																														
5,000	2.05	2.65	3.50	4.55																																														
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<p>BULK MILK TANKS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Capacity, gal.</th> <th>Cost</th> <th>Capacity, gal.</th> <th>Cost</th> <th>Capacity, gal.</th> <th>Cost</th> </tr> </thead> <tbody> <tr><td>500</td><td>\$13,000</td><td>1,500</td><td>\$28,250</td><td>4,000</td><td>\$56,750</td></tr> <tr><td>750</td><td>17,250</td><td>2,000</td><td>34,750</td><td>5,000</td><td>66,250</td></tr> <tr><td>1,000</td><td>21,250</td><td>3,000</td><td>46,250</td><td>8,000</td><td>92,500</td></tr> </tbody> </table>						Capacity, gal.	Cost	Capacity, gal.	Cost	Capacity, gal.	Cost	500	\$13,000	1,500	\$28,250	4,000	\$56,750	750	17,250	2,000	34,750	5,000	66,250	1,000	21,250	3,000	46,250	8,000	92,500	<p>Holding pen/wash area, block wall, slab floor, pipe dividers, cost per square foot: \$5.25 – \$7.35; add for roof: \$2.90 – \$4.75; power crowd gate: \$4.80 – \$9.65; cow wash, \$2.00 – \$3.25</p>																				
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500	\$13,000	1,500	\$28,250	4,000	\$56,750																																													
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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 ..	\$2.90	Package A.C. (short ductwork)	\$6.30	Central refrigeration (zoned)	\$5.50
Electric wall heaters	1.25			package (short ductwork)	4.10
Forced air	3.20			Evaporative coolers	2.50
Hot water	5.85				
Steam (including boiler)	5.05				
without boiler	4.30				
Space heaters, with fan	1.60				
radiant	1.80				
Wall or floor furnace	1.45				
				VENTILATION ONLY	
				Vent. (blowers/ducts)	\$.95

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HEIGHT REFINEMENTS			
<p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p>			
<p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.96	13	1.06
9	.98	14	1.08
10	1.00 (base)	16	1.12
11	1.02	18	1.15
12	1.04		

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Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	125	200	250	300	350	400	450	500	550	600	700	800	900	1000	
1,000	1.10	1.29	1.42	1.54	----	----	----	----	----	----	----	----	----	----	1,000
2,000	.95	1.04	1.10	1.17	1.23	1.29	1.35	----	----	----	----	----	----	----	2,000
3,000	.90	.96	1.00	1.04	1.08	1.12	1.17	1.21	1.25	1.29	----	----	----	----	3,000
4,000	.87	.92	.95	.98	1.01	1.04	1.07	1.10	1.13	1.17	1.23	1.29	----	----	4,000
5,000	----	.89	.92	.94	.97	.99	1.02	1.04	1.07	1.09	1.14	1.19	1.20	----	5,000
6,000	----	.87	.90	.92	.94	.96	.98	1.00	1.02	1.04	1.08	1.12	1.17	1.21	6,000
7,000	----	----	.88	.90	.92	.93	.95	.97	.99	1.01	1.04	1.08	1.11	1.15	7,000
8,000	----	----	.87	.88	.90	.92	.93	.95	.96	.98	1.01	1.04	1.07	1.10	8,000
9,000	----	----	.86	.87	.89	.90	.92	.93	.94	.96	.99	1.01	1.04	1.07	9,000
10,000	----	----	----	.86	.88	.89	.90	.92	.93	.94	.97	.99	1.02	1.04	10,000
12,000	----	----	----	.85	.86	.88	.89	.90	.91	.92	.94	.96	.98	1.00	12,000
14,000	----	----	----	----	.85	.86	.87	.88	.89	.90	.92	.93	.95	.97	14,000
16,000	----	----	----	----	.84	.84	.85	.86	.87	.88	.89	.91	.93	.95	16,000
20,000	----	----	----	----	.82	.83	.84	.84	.85	.86	.87	.88	.90	.91	20,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

DAY CARE CENTERS



AVERAGE/GOOD CLASS D



LOW-COST/AVERAGE CLASS D

OCCUPANCY DESCRIPTION: These structures are child and handicapped care centers and include so-called nursery or children's preschools. They have light kitchen facilities, activity rooms, and multiple restrooms, and are more residential style in character than schools. Generally, the better centers may have reception, office, conference, lunch, shower and changing facilities, as well as classrooms.

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

NOT INCLUDED IN COSTS: Elevators, sprinklers, kitchen equipment, balconies, lockers, therapy or recreational equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$106.25	Brick, concrete or metal panels, formed concrete	Plaster or drywall, carpet, hardwood and vinyl	Good restrooms and kitchen, adequate lighting/plumbing	Heat pump system
C	Excellent	139.65	Face brick, glass panels, stone, top quality	Plaster, tile pavers, hardwood, carpet	Tiled restrooms, full kitchen, good lighting, extra features	Heat pump system
	Good	107.15	Face brick, concrete or metal panels, ornamentation	Plaster or drywall, carpet, hardwood and vinyl	Good restrooms and kitchen, adequate lighting/plumbing	Package A.C.
	Average	81.90	Brick, block, concrete panels, some trim	Plaster or drywall, acoustic tile, vinyl composition, carpet	Adequate lighting/plumbing, average restrooms/kitchen	Forced air
	Low cost	60.40	Brick or block, tilt-up, no trim	Painted walls, asphalt tile	Minimum lighting/plumbing	Wall furnace
D	Excellent	136.25	Face brick veneer, best siding, good ornamentation	Plaster, tile pavers, hardwood, carpet	Tiled restrooms, full kitchen, good lighting, extra features	Heat pump system
	Good	103.45	Brick veneer, good stucco or siding with good trim	Plaster or drywall, carpet, hardwood and vinyl	Good restrooms and kitchen, adequate lighting/plumbing	Package A.C
	Average	78.45	Brick veneer, stucco or siding, little trim	Plaster or drywall, acoustic tile, carpet, vinyl composition	Adequate lighting/plumbing, average restrooms/kitchen	Forced air
	Low cost	57.30	Stucco or siding, very plain	Drywall, asphalt tile	Minimum lighting and plumbing	Wall furnace
DPOLE	Average	73.60	Pole frame, good metal panels, finished inside, little trim	Plaster or drywall, acoustic tile, carpet, vinyl composition	Adequate lighting/plumbing, average restrooms/kitchen	Forced air
	Low cost	53.50	Pole frame, metal siding	Drywall, asphalt tile	Minimum lighting and plumbing	Wall furnace
S	Average	73.80	Insulated sandwich panels, pre-engineered frame	Drywall, acoustic tile, carpet, vinyl composition	Adequate lighting/plumbing, average restrooms/kitchen	Forced air
	Low cost	53.75	Light steel frame, siding	Drywall, asphalt tile	Minimum lighting and plumbing	Wall furnace
CDS †	Classroom basement	56.10	Reinforced concrete, plaster or drywall interior	Classrooms, school finishes, some utility and storage	Adequate lighting and plumbing	Forced air
	Parking basement	27.05	Unfinished interior	Finished ceiling, concrete floor with hardener	Exposed lighting, adequate drains	Ventilation
	Unfinished basement	22.50	Unfinished interior	Unfinished storage and utility	Minimum lighting, drains	None
	Classroom mezzanine	43.10	Not included	Classroom and office, typical finishes	Adequate school lighting and plumbing	In building cost
	Open mezzanine	17.70	Not included	Finished floors and soffit, open play area	Average lighting, no plumbing	In building cost

†For fire-resistant Type I basements with concrete slab separation under Class C, D or S units, add \$4.35 per square foot.

DAY CARE CENTERS

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

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<p>ELEVATORS: A small passenger elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs \$35,250 to \$55,500.</p> <p>Vertical wheelchair lifts cost \$8,325 to \$16,100 each.</p>	<p>SPRINKLERS: Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: right;">LOW</th> <th style="text-align: right;">AVG.</th> <th style="text-align: right;">GOOD</th> <th style="text-align: right;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>1,000</td> <td style="text-align: right;">\$2.95</td> <td style="text-align: right;">\$3.75</td> <td style="text-align: right;">\$4.95</td> <td style="text-align: right;">\$6.35</td> </tr> <tr> <td>2,000</td> <td style="text-align: right;">2.85</td> <td style="text-align: right;">3.65</td> <td style="text-align: right;">4.70</td> <td style="text-align: right;">6.05</td> </tr> <tr> <td>5,000</td> <td style="text-align: right;">2.45</td> <td style="text-align: right;">3.15</td> <td style="text-align: right;">4.00</td> <td style="text-align: right;">5.05</td> </tr> <tr> <td>10,000</td> <td style="text-align: right;">2.20</td> <td style="text-align: right;">2.80</td> <td style="text-align: right;">3.50</td> <td style="text-align: right;">4.45</td> </tr> <tr> <td>15,000</td> <td style="text-align: right;">2.05</td> <td style="text-align: right;">2.60</td> <td style="text-align: right;">3.25</td> <td style="text-align: right;">4.10</td> </tr> <tr> <td>20,000</td> <td style="text-align: right;">2.00</td> <td style="text-align: right;">2.50</td> <td style="text-align: right;">3.10</td> <td style="text-align: right;">3.90</td> </tr> </tbody> </table> <p style="text-align: right;">BALCONIES: Exterior balconies generally cost 1/3 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.</p>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	1,000	\$2.95	\$3.75	\$4.95	\$6.35	2,000	2.85	3.65	4.70	6.05	5,000	2.45	3.15	4.00	5.05	10,000	2.20	2.80	3.50	4.45	15,000	2.05	2.60	3.25	4.10	20,000	2.00	2.50	3.10	3.90
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																
1,000	\$2.95	\$3.75	\$4.95	\$6.35																																
2,000	2.85	3.65	4.70	6.05																																
5,000	2.45	3.15	4.00	5.05																																
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15,000	2.05	2.60	3.25	4.10																																
20,000	2.00	2.50	3.10	3.90																																

2

HEATING AND COOLING					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
	Sq. Ft.		Sq. Ft.		Sq. Ft.
HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
Electric cable or baseboard . . .	\$5.35	Package A.C. (short ductwork)	\$ 8.30	Central refrigeration (zoned)	\$7.15
Electric wall heaters	1.95	Warm and cool air (zoned)	13.80	package (short ductwork)	5.05
Forced air furnace	6.00	Hot/chilled water (zoned)	20.65	Central evaporative	3.10
Hot water	9.35	Heat pump system	11.00	Pkg. refrig. . \$1,335 to \$1,635 per ton capacity	
Space heaters, with fan	1.95			Evap. coolers . \$200 to \$350 per MCFM capacity	
radiant	2.30				
Steam (including boiler)	8.75			VENTILATION ONLY	
without boiler	7.70	Small indiv. heat pumps cost \$1,100 to \$1,475		Vent. (blowers/ducts)	\$1.65
Wall or floor furnace	2.10	per ton of rated capacity.			

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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	.96	13	1.06
9	.98	14	1.07
10	1.00 (base)	15	1.09
11	1.02	16	1.11
12	1.04		

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Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story	
	125	150	175	200	250	300	400	500	600	800	1000	1200	1400	1600		
1,000	1.17	1.24	1.30	1.36	1.49	1.62	1.88	----	----	----	----	----	----	----	----	1,000
2,000	1.01	1.04	1.07	1.11	1.17	1.24	1.36	----	----	----	----	----	----	----	----	2,000
3,000	----	.98	1.00	1.02	1.06	1.11	1.19	----	----	----	----	----	----	----	----	3,000
4,000	----	----	.96	.98	1.01	1.04	1.11	1.17	----	----	----	----	----	----	----	4,000
5,000	----	----	.94	.95	.98	1.00	1.05	1.11	1.16	----	----	----	----	----	----	5,000
6,000	----	----	----	.93	.95	.98	1.02	1.06	1.11	----	----	----	----	----	----	6,000
8,000	----	----	----	----	.93	.94	.98	1.01	1.04	1.11	----	----	----	----	----	7,000
10,000	----	----	----	----	.91	.92	.95	.98	1.00	1.05	1.11	1.16	----	----	----	8,000
12,000	----	----	----	----	----	.91	.93	.95	.98	1.02	1.06	1.11	1.15	----	----	9,000
16,000	----	----	----	----	----	----	.91	.93	.94	.98	1.01	1.04	1.08	1.11	----	10,000
18,000	----	----	----	----	----	----	----	.90	.92	.93	.96	.99	1.02	1.05	1.08	12,000
20,000	----	----	----	----	----	----	----	----	.91	.92	.95	.98	1.00	1.03	1.05	15,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

DORMITORIES



Good Class B



Average Class C

OCCUPANCY DESCRIPTION: These buildings include college and boarding school residence halls, interns' or nurses' quarters, and military service quarters. They generally have lounges and frequently have dining facilities. In the better qualities, the rooms are soundproof, furniture is built in, baths are tiled and painted, halls, lounges and rooms are carpeted. Plaster and drywall are the most common wall finishes used. The amount of detail on the interior is commensurate with the overall quality.

INCLUDED IN COSTS: Architects' fees and Contractors' overhead and profit. Built-in cabinetry, desks, etc., which are normally included in the general building contract. Elevators are included in costs designated with an (*) asterisk.

NOT INCLUDED IN COSTS: Sprinklers, balconies, kitchen equipment, swimming pools or recreation room equipment systems.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Excellent	\$152.90	Stone, best brick, good metal panels, best designs	Soundproofed rooms, carpeting, built-in furniture, fine lounges	*Tiled bathrooms, paired baths, good electrical and plumbing	Hot & chilled water (zoned)
	Good	125.45	Face brick, metal or concrete panels, ornamental fronts	Soundproofed rooms, carpeted halls and lounges, good detail	*Good bathrooms, good electrical/plumbing fixtures	Hot & chilled water (zoned)
	Average	98.05	Brick, steel or concrete panels, some ornamentation	Drywall or plaster walls/ceiling, vinyl composition, carpeting	*One bath for three students, average electrical service	Warm & cool air (zoned)
	Low cost	77.65	Brick or concrete panels, very plain, painted interior	Drywall, acoustic tile, vinyl composition floors	*Painted shower rooms, half baths in living units	Hot water
B	Excellent	147.85	Stone, best brick, good metal panels, best designs	Soundproofed rooms, carpeting, built-in furniture, fine lounges	*Tiled bathrooms, paired baths, good electrical and plumbing	Hot & chilled water (zoned)
	Good	121.20	Face brick, metal or concrete panels, ornamental fronts	Soundproofed rooms, carpeted halls and lounges, good detail	*Good bathrooms, good electrical/plumbing fixtures	Hot & chilled water (zoned)
	Average	94.50	Brick, steel or concrete panels, some ornamentation	Drywall or plaster walls/ceiling, vinyl composition, carpeting	*One bath for three students, average electrical service	Warm & cool air (zoned)
	Low cost	74.65	Brick or concrete panels, very plain, painted interior	Drywall, acoustic tile, vinyl composition floors	*Painted shower rooms, half baths in living units	Hot water
A-B	Basement dorm units	78.85	Half exposed, good fenestration	Average-quality dormitory units	Average electrical/plumbing	Hot water
	Finished basement	59.85	Finished Interior	Finished, service, social functions	Adequate lighting/plumbing	Hot water
	Util. bsmt.	33.15	Painted concrete	Utility and storage units	Utility lighting/plumbing	None
C	Excellent	129.60	Stone, best brick, metal or concrete panels, best designs	Soundproofed rooms, carpeting, built-in furniture, fine lounges	*Tiled bathrooms, paired baths, good electrical and plumbing	Hot & chilled water (zoned)
	Good	99.15	Face brick, metal or concrete panels, good design	Carpeted halls and lounges, good detail, plaster or drywall	*Good bathrooms, good electrical/plumbing fixtures	Warm & cool air (zoned)
	Average	75.10	Brick, steel or concrete panels, little trim	Plaster or drywall, carpeted halls, acoustic tile	Standard electrical/plumbing fixtures, some tile and extras	Hot water
	Low cost	58.20	Brick, block, precast concrete, very plain	Exposed block, drywall, acoustic tile, vinyl composition	Minimum number and quality of fixtures	Forced air
D	Excellent	126.60	Stone or brick veneer, metal and glass, individual design	Carpeting, built-in furniture, good lounge and decoration	*Tiled bathrooms, paired baths, good electrical and plumbing	Hot & chilled water (zoned)
	Good	93.45	Brick veneer or best stucco with trim, good ornamentation	Carpeted halls and lounges, plaster or drywall, good detail	Good bathrooms, good electrical service	Warm & cool air (zoned)
	Average	71.55	Brick veneer or stucco with some trim	Plaster or drywall, carpeted halls, acoustic tile	Standard electrical/plumbing fixtures, some tile and extras	Hot water
	Low cost	54.75	Stucco or siding, very plain, simple entrance	Drywall, vinyl composition, minimum finish	Minimum number and quality of fixtures	Forced air
S	Average	68.50	Sandwich panels, some trim	Drywall, carpet and vinyl composition, acoustic tile ceilings	Standard electrical and plumbing fixtures	Hot water
CDS	Basement dorm units	60.45	Half exposed, good fenestration	Average-quality dormitory units	Average electrical/plumbing	Forced air
	Finished basement	44.30	Finished Interior	Finished, service, social functions	Adequate lighting/plumbing	Forced air
	Util. bsmt.	21.65	Unfinished concrete	Unfinished floor and ceiling	Minimum lighting/plumbing	None

For parking basements, see Page CAL 2.

DORMITORIES

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

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 sprinklered area.				
Classes A/B	Sq. Ft.	Classes C/D/S	Sq. Ft.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	Costs		Costs	3,000	\$2.45	\$3.15	\$4.00	\$5.15
Excellent	\$4.70	Excellent	\$2.85	5,000	2.25	2.85	3.65	4.70
Good	3.55	Good	2.25	10,000	2.00	2.55	3.25	4.10
Average	2.70			20,000	1.80	2.25	2.85	3.60
Low cost	2.05			50,000	1.55	1.95	2.45	3.05
				100,000	1.40	1.75	2.15	2.65
ELEVATOR STOPS: For basement stops, add \$4,250 to \$6,450 per stop.				BALCONIES: Exterior balconies generally cost 1/3 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.				

2

HEATING AND COOLING					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
HEATING ONLY	Sq. Ft.	HEATING & COOLING	Sq. Ft.	COOLING ONLY	Sq. Ft.
	Costs		Costs		Costs
Electric cable or baseboard ..	\$3.55	Package A.C. (short ductwork)	\$ 7.00	Central refrigeration (zoned)	\$5.70
Electric wall heaters	1.40	Warm and cool air (zoned)	9.75	package (short ductwork)	3.95
Forced air furnace	4.55	Hot/chilled water (zoned)	15.40	Central evaporative	2.70
Hot water, baseboard/convactor	6.75	Heat pump system	7.95	Pkg. refrig. . \$1,200 to \$1,575 per ton capacity	
radiant floor/ceiling	7.05	Ind. thru-wall heat pumps	3.50	Evap. coolers . \$155 to \$240 per MCFM capacity	
Steam (including boiler)	6.10				
without boiler	5.40	Small indiv. heat pumps cost \$1,075 to \$1,475		VENTILATION ONLY	
Wall or floor furnace	1.55	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.10

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	.95	12	1.06
9	.97	13	1.08
10	1.00 (base)	14	1.11
11	1.03		

4

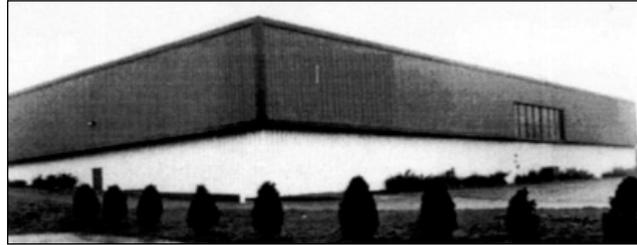
Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	150	200	250	300	350	400	450	500	550	600	650	700	750	800	
2,000	1.02	1.08	1.14	1.20	1.27	----	----	----	----	----	----	----	----	----	2,000
4,000	----	.96	.99	1.02	1.05	1.08	1.11	1.14	----	----	----	----	----	----	4,000
6,000	----	----	.94	.96	.98	1.00	1.02	1.04	1.06	1.08	----	----	----	----	6,000
8,000	----	----	----	.93	.94	.96	.97	.99	1.01	1.02	1.04	----	----	----	8,000
10,000	----	----	----	.91	.92	.93	.95	.96	.97	.98	1.00	1.01	1.02	----	10,000
12,000	----	----	----	----	.91	.92	.93	.94	.95	.96	.97	.98	.99	1.00	12,000
14,000	----	----	----	----	----	.91	.92	.92	.93	.94	.95	.96	.97	.98	14,000
16,000	----	----	----	----	----	.90	.91	.91	.92	.93	.94	.94	.95	.96	16,000
18,000	----	----	----	----	----	----	.90	.90	.91	.92	.93	.93	.94	.95	18,000
20,000	----	----	----	----	----	----	----	.90	.90	.91	.92	.92	.93	.93	20,000
25,000	----	----	----	----	----	----	----	----	.89	.90	.90	.91	.91	.91	25,000
30,000	----	----	----	----	----	----	----	----	----	.89	.89	.89	.90	.90	30,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

FITNESS CENTERS



AVERAGE CLASS S



AVERAGE CLASS S

OCCUPANCY DESCRIPTION: These buildings are complete multi-sport recreational complexes distinguished by large gymnasium/auditorium-type structures that include both the private membership and public community center facilities. These multipurpose buildings will include gym/basketball, handball/racquetball/bowling and other sport courts, rinks, varied swimming/natorium facilities, running tracks, as well as exercise, craft, game and other social/multipurpose exercise rooms. The number of varied amenities and

support facilities (locker room, sauna, snack bars, etc.) will vary with the quality level.

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. Equipment and trade fixtures associated with the various amenities.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$135.85	Special architecture, good materials, good entrance and lobby	Top sports finish, elaborate finishes, many extra facilities and rooms	Best sports lighting, plumbing, many extras	Hot and chilled water (zoned)
	Average	97.75	Heavy frame, metal or concrete panels, good architecture	Good main gym or rink, multisports courts, natatorium, many extras	Good sports lighting, restrooms, sauna, shower and locker rooms	Warm and cool air (zoned)
A-B	Finished basement	83.75	Reinforced concrete, plaster interior	Exercise and dressing room finishes, some utility and storage	Adequate lighting and plumbing, showers and restrooms	Package A.C.
	Good mezzanine	30.10	Not included	Open, finished running track, plaster or drywall soffit	Average lighting, no plumbing	In building cost
	Average mezzanine	22.10	Not included	Open, finished floors and soffit, add for spectator seating	Average lighting, no plumbing	In building cost
C	Excellent	140.40	Best masonry, good curtain walls, good entrance and lobby	Top sports finish, elaborate finishes, many extra facilities and rooms	Best sports lighting, plumbing, many extras	Hot and chilled water (zoned)
	Good	99.10	Brick, best block, metal and glass, good entrance	Good main gym or rink, multisports courts, natatorium, many extras	Good sports lighting, restrooms, sauna, shower and locker rooms	Warm and cool air (zoned)
	Average	69.65	Brick, block, tilt-up, some ornamentation, small front	Basketball floor, swim pools, good multipurpose rooms	Adequate lighting, restrooms, sauna, shower and locker rooms	Package A.C.
D	Good	95.80	Brick veneer or best stucco on heavy frame, good entrance	Good main gym or rink, multisports courts, natatorium, many extras	Good sports lighting, restrooms, sauna, shower and locker rooms	Warm and cool air (zoned)
	Average	67.05	Stucco or siding on Glulam frame with girders or trusses	Basketball floor, swim pools, good multipurpose rooms	Adequate lighting, restrooms, sauna, shower and locker rooms	Package A.C.
S	Good	92.95	Insulated metal sandwich panels, good frame, entrance	Good main gym or rink, multisports courts, natatorium, many extras	Good sports lighting, restrooms, sauna, shower and locker rooms	Warm and cool air (zoned)
	Average	63.85	Good metal panels and roof, little ornamentation, small front	Basketball floor, swim pools, good multipurpose rooms	Adequate lighting, restrooms, sauna, shower and locker rooms	Package A.C.
CDS	Finished basement	58.90	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	24.55	Not included	Open, finished running track, drywall soffit	Average lighting, no plumbing	In building cost
	Average mezzanine	16.60	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.

FITNESS CENTERS

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

<p>ELEVATORS: A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$35,250 to \$55,500.</p>			<p>SPRINKLERS: Apply to sprinklered area.</p>				
COST RANGE			Sq. Ft.	LOW	AVG.	GOOD	EXCL.
			5,000	\$2.45	\$3.10	\$3.90	\$4.95
LOCKERS: per opening,	single-tier	\$95 – \$195	10,000	2.20	2.75	3.45	4.35
	double	65 – 120	15,000	2.10	2.60	3.25	4.00
	triple	45 – 100	20,000	2.00	2.45	3.05	3.80
	box type	35 – 65	30,000	1.85	2.30	2.85	3.55
				40,000	1.80	2.20	2.70
<p>SWIMMING POOLS: Swimming pools, complete, cost \$44.25 to \$127.75 per square foot. For detailed costs, see Section UIP 16.</p>			60,000	1.70	2.05	2.55	3.10
			80,000	1.60	1.95	2.40	2.95
			100,000	1.55	1.90	2.30	2.80

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
Electric cable or baseboard	\$4.60		Package A.C. (short ductwork)	\$ 9.20	
Electric wall heaters	1.85		Warm and cool air (zoned)	13.90	
Forced air furnace	5.65		Hot/chilled water (zoned)	20.35	
Hot water	8.55		Heat pump system	11.05	
Space heaters, with fan	1.80				
radiant	2.20				
Steam (including boiler)	7.80				
without boiler	6.85		Small indiv. heat pumps cost \$1,225 to \$1,650		
Wall or floor furnace	2.05		per ton of rated capacity.		
				COOLING ONLY	Sq. Ft.
				Central refrigeration (zoned)	\$7.30
				package (short ductwork)	5.20
				Central evaporative	3.15
				Pkg. refrig.. \$1,375 to \$1,760 per ton capacity	
				Evap. coolers . \$205 to \$345 per MCFM capacity	
				VENTILATION ONLY	
				Vent. (blowers/ducts)	\$1.60

3

HEIGHT REFINEMENTS			
<p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p>			
<p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
12	.89	20	1.11
14	.95	22	1.16
16	1.00 (base)	24	1.21
18	1.05		

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	300	350	400	450	500	550	600	700	800	900	1000	1200	1400	1600	
5,000	1.08	1.10	1.12	1.15	1.18	1.20	----	----	----	----	----	----	----	----	5,000
10,000	----	1.00	1.01	1.03	1.04	1.06	1.07	1.10	1.12	----	----	----	----	----	10,000
15,000	----	----	.97	.98	.99	1.00	1.01	1.03	1.05	1.07	----	----	----	----	15,000
20,000	----	----	----	----	.97	.97	.98	1.00	1.01	1.03	1.04	1.07	----	----	20,000
25,000	----	----	----	----	----	.96	.96	.98	.99	1.00	1.01	1.04	----	----	25,000
30,000	----	----	----	----	----	----	.95	.96	.97	.98	.99	1.01	1.03	----	30,000
35,000	----	----	----	----	----	----	.94	.95	.96	.97	.98	1.00	1.01	1.03	35,000
40,000	----	----	----	----	----	----	----	.94	.95	.96	.97	.98	1.00	1.01	40,000
50,000	----	----	----	----	----	----	----	.93	.94	.94	.95	.96	.98	.99	50,000
60,000	----	----	----	----	----	----	----	----	.93	.94	.94	.95	.96	.97	60,000
70,000	----	----	----	----	----	----	----	----	----	.93	.93	.94	.95	.96	70,000
80,000	----	----	----	----	----	----	----	----	----	----	.93	.94	.94	.95	80,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

FRATERNAL BUILDINGS



AVERAGE CLASS C



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These large multipurpose buildings are designed for use by fraternal organizations, and generally have an auditorium, kitchen, dining room, game rooms and offices. They also often have large meeting rooms with movable partitions. Those consisting primarily of a small auditorium with few additional rooms, would be classified as clubhouses. If the facility has many sleeping rooms or apartments it would be considered a city club for costing purposes.

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

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

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Average	\$117.60	Brick, concrete, metal and glass, some ornamentation	Drywall, asphalt tile, hardwood, auditorium, kitchen and game rooms	Adequate lighting and plumbing	Warm and cool air (zoned)
B	Average	113.80	Brick, concrete, metal and glass, some ornamentation	Drywall, asphalt tile, hardwood, auditorium, kitchen and game rooms	Adequate lighting and plumbing	Warm and cool air (zoned)
A-B	Finished basement	74.90	Plaster interior	Finished rooms, asphalt tile	Adequate lighting and plumbing	Hot water
	Semifin. basement	52.70	Low cost finishing	Minimum social functions, kitchenette	Minimum lighting and plumbing	Forced air
	Unfinished basement	40.05	Unfinished interior	Unfinished storage and utility	Minimum lighting, drains	None
C	Excellent	152.15	Marble, stone, metal and glass, very decorative	Excellent finish and detail, carpet, terrazzo, vinyl, fine kitchen	Best lighting and sound systems, good plumbing	Warm and cool air (zoned)
	Good	115.90	Face brick, ornamental trim, good entrance, lobby	Good finish and detail, carpeting and tile, auditorium, good kitchen	Good fluorescent lighting, good plumbing and restrooms	Warm and cool air (zoned)
	Average	84.85	Brick, block, concrete panels, some ornamentation	Drywall, acoustic tile, hardwood and asphalt tile, kitchen	Adequate lighting and plumbing	Package A.C.
	Low cost	61.95	Low-cost brick, block, concrete	Painted, acoustic and asphalt tile	Minimum lighting and plumbing	Forced air
D	Good	111.70	Brick veneer or best stucco with trim, good entrance	Good finish and detail, carpet, vinyl, auditorium, good kitchen	Good fluorescent lighting, good plumbing and restrooms	Warm and cool air (zoned)
	Average	81.05	Stucco, some brick or stone trim, small entrance	Drywall, acoustic tile, asphalt tile, kitchen and game rooms	Adequate lighting and plumbing	Package A.C.
	Low cost	58.55	Low-cost wood or stucco	Drywall, acoustic and asphalt tile	Minimum lighting and plumbing	Forced air
DPOLE	Low cost	55.45	Metal skin on pole frame and truss, finished interior	Drywall, acoustic and resilient tile, small kitchen and game rooms	Minimum lighting and plumbing	Forced air
S	Average	77.55	Metal sandwich panels	Drywall, acoustic tile, asphalt tile, kitchen and game rooms	Adequate lighting and plumbing	Package A.C.
	Low cost	55.60	Steel or aluminum panels	Drywall, acoustic and asphalt tile	Minimum lighting and plumbing	Forced air
CDS	Finished basement	55.85	Plaster or drywall interior	Finished rooms, asphalt tile	Adequate lighting and plumbing	Forced air
	Semifin. basement	34.80	Low-cost finishes	Minimum social functions	Minimum lighting and plumbing	Space heaters
	Unfinished basement	26.10	Unfinished interior	Unfinished storage and utility	Minimum lighting, drains	None

FRATERNAL BUILDINGS

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

<p>ELEVATORS: A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$35,250 to \$55,500.</p>	<p>SPRINKLERS: Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> </thead> <tbody> <tr><td>5,000</td><td>\$2.45</td><td>\$3.10</td><td>\$3.90</td><td>\$4.95</td></tr> <tr><td>10,000</td><td>2.20</td><td>2.75</td><td>3.45</td><td>4.35</td></tr> <tr><td>20,000</td><td>2.00</td><td>2.45</td><td>3.05</td><td>3.80</td></tr> <tr><td>30,000</td><td>1.85</td><td>2.30</td><td>2.85</td><td>3.55</td></tr> <tr><td>40,000</td><td>1.80</td><td>2.20</td><td>2.70</td><td>3.35</td></tr> <tr><td>60,000</td><td>1.70</td><td>2.05</td><td>2.55</td><td>3.10</td></tr> <tr><td>80,000</td><td>1.60</td><td>1.95</td><td>2.40</td><td>2.95</td></tr> <tr><td>100,000</td><td>1.55</td><td>1.90</td><td>2.30</td><td>2.80</td></tr> </tbody> </table> <p>BALCONIES: Exterior balconies generally cost 1/3 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.</p>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	5,000	\$2.45	\$3.10	\$3.90	\$4.95	10,000	2.20	2.75	3.45	4.35	20,000	2.00	2.45	3.05	3.80	30,000	1.85	2.30	2.85	3.55	40,000	1.80	2.20	2.70	3.35	60,000	1.70	2.05	2.55	3.10	80,000	1.60	1.95	2.40	2.95	100,000	1.55	1.90	2.30	2.80
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																										
5,000	\$2.45	\$3.10	\$3.90	\$4.95																																										
10,000	2.20	2.75	3.45	4.35																																										
20,000	2.00	2.45	3.05	3.80																																										
30,000	1.85	2.30	2.85	3.55																																										
40,000	1.80	2.20	2.70	3.35																																										
60,000	1.70	2.05	2.55	3.10																																										
80,000	1.60	1.95	2.40	2.95																																										
100,000	1.55	1.90	2.30	2.80																																										

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 . . .	\$4.60	Package A.C. (short ductwork)	\$ 9.20	Central refrigeration (zoned)	\$7.30
Electric wall heaters	1.85	Warm and cool air (zoned)	13.90	package (short ductwork)	5.20
Forced air furnace	5.65	Hot/chilled water (zoned)	20.35	Central evaporative	3.15
Hot water	8.55	Heat pump system	11.05	Pkg. refrig. . \$1,375 to \$1,760 per ton capacity	
Space heaters, with fan	1.80			Evap. coolers. \$205 to \$345 per MCFM capacity	
radiant	2.20				
Steam (including boiler)	7.80				
without boiler	6.85	Small indiv. heat pumps cost \$1,225 to \$1,650		VENTILATION ONLY	
Wall or floor furnace	2.05	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.60

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	.83	20	1.11	
12	.89	22	1.16	
14	.95	24	1.21	
16	1.00 (base)	26	1.26	
18	1.05	28	1.31	

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	1200	1500	
5,000	1.05	1.10	1.13	1.16	1.16	1.19	----	----	----	----	----	----	----	----	5,000
10,000	----	1.00	1.01	1.03	1.03	1.05	1.07	1.10	1.12	----	----	----	----	----	10,000
15,000	----	----	.97	.98	.98	.99	1.01	1.03	1.05	1.07	----	----	----	----	15,000
20,000	----	----	----	----	----	.97	.98	1.00	1.01	1.03	1.04	1.07	----	----	20,000
25,000	----	----	----	----	----	.96	.96	.98	.99	1.00	1.01	1.04	----	----	25,000
30,000	----	----	----	----	----	----	.95	.96	.97	.98	.99	1.01	1.03	----	30,000
35,000	----	----	----	----	----	----	----	.94	.95	.96	.97	.98	1.00	1.01	35,000
40,000	----	----	----	----	----	----	----	----	.94	.95	.96	.97	.98	1.00	40,000
50,000	----	----	----	----	----	----	----	----	.93	.94	.94	.95	.96	.98	50,000
60,000	----	----	----	----	----	----	----	----	----	.93	.94	.94	.95	.96	60,000
70,000	----	----	----	----	----	----	----	----	----	----	.93	.93	.94	.95	70,000
80,000	----	----	----	----	----	----	----	----	----	----	----	.93	.94	.94	80,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

FRATERNITY HOUSES



GOOD CLASS C



GOOD CLASS D

OCCUPANCY DESCRIPTION: These structures are very similar in design to residential structures. The family-style nature of the kitchens, dining areas and lounge rooms differs from Dormitories. The distinguishing characteristics are the multiple sleeping units and the expanded plumbing to service more than one student per bath.

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

NOT INCLUDED IN COSTS: Elevators, sprinklers, balconies, fireplaces or kitchen equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$120.90	Stone, best brick and design, ornamental front	Soundproofed rooms, extra features, good lounge	Paired baths, tiled, good electrical and plumbing	Warm & cool air (zoned)
	Good	95.40	Face brick, stone trim, good fenestration and design	Plaster or drywall, hardwood, carpet, vinyl composition, good detail	Good electrical/plumbing fixtures, three students per bath	Warm & cool air (zoned)
	Average	72.75	Brick or block, little trim, good fenestration	Plaster or drywall, painted block, carpet, vinyl composition	Adequate, shower rooms, residential lighting circuits	Hot water
D	Excellent	118.55	Face brick or stone veneer, fine windows, ornamental front	Fine interior detail, ceramic tile, carpet, paneling, fine hardwood	Good fixtures, many outlets, one full bath per bedroom	Warm & cool air (zoned)
	Good	92.80	Good stucco or siding with trim, brick veneer, ornamentation	Plaster or drywall, hardwood, carpet, vinyl composition, good detail	Good electrical/plumbing fixtures, three students per bath	Warm & cool air (zoned)
	Average	70.15	Stucco or siding, little trim	Plaster or drywall, some carpet	Adequate lighting/plumbing	Hot water
C-D	Finished basement	25.55	Finished interior, add for saunas, bars, and equipment	Gypsum board ceiling, vinyl composition tile or sheet vinyl	Adequate lighting/plumbing	None
	Unfinished basement	20.65	Few partitions, little or no finish	Unfin. ceiling, slab, storage only	Minimum lighting and drain	None

For basement apartments use 75% of costs of comparable above ground units. For semi-basement apartments, use 85%.

