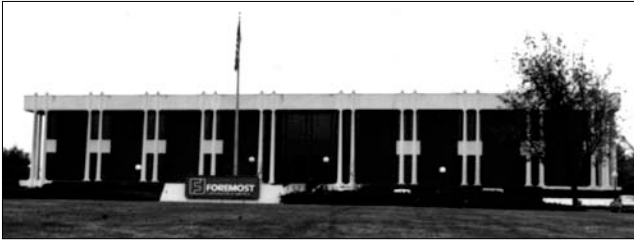


LABORATORIES



AVERAGE CLASS C



LOW-COST CLASS C

OCCUPANCY DESCRIPTION: Laboratories include commercial and research and development facilities exclusive of lab equipment. Interiors will have clean surfaces with good enamels, vinyls and glazed tiles and conductive flooring commensurate with the quality level. Costs include laboratory plumbing, electrical and cabinetry, but not fume hoods. The better qualities are highly ornamented with good offices, testing and research areas and numerous work stations.

Laboratories have higher requirements for heating, cooling and ventilation. Costs are included under complete H.V.A.C. systems.

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

NOT INCLUDED IN COSTS: Sprinklers, parking, balconies or laboratory equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	\$249.75	Stone, best brick, metal and glass, highly ornamental	Plaster, glazed finishes, enamel, tile, many workstations, support facilities	*Best lab plumbing and lighting, many extras	Complete H.V.A.C.
	Good	193.55	Face brick, stone, concrete or metal panels, solar glass	Plaster or drywall, acoustic tile, carpet and vinyl, good testing and research	*Good fluorescent fixtures, good lab stations and plumbing	Complete H.V.A.C.
	Average	150.15	Brick, concrete or metal panels, formed concrete	Plaster or drywall, acoustic tile, vinyl comp. tile, carpet, good labs and support	*Adequate lighting and plumbing, some extra features	Complete H.V.A.C.
	Low cost	116.40	Brick, precast concrete, block, little trim	Low-cost finishes, acoustic tile, vinyl comp. tile, plain labs, production and offices	*Minimum lab lighting and plumbing, few extras	Complete H.V.A.C.
A-B	Lab basement	95.80	Reinforced concrete, plaster interior	R&D finish, administrative and technical facilities	Adequate lighting and plumbing for R&D facilities	Complete H.V.A.C.
C	Excellent	196.50	Steel frame, face brick, metal panels, tile, highly ornamental	Plaster, glazed finishes, enamel, tile, carpet, vinyl, good support facilities	*Best lab stations and plumbing, good lighting and outlets	Complete H.V.A.C.
	Good	153.85	Steel columns, web or bar joists, ornamental block or face brick	Plaster or drywall, acoustic tile, vinyl or carpet, good research & development	Good fluorescent fixtures, lab stations and plumbing	Complete H.V.A.C.
	Average	122.30	Steel frame or bearing walls, brick, block, or concrete, some trim	Plaster or drywall, acoustic tile, vinyl comp. tile, adequate labs, support facilities	Adequate lighting, plumbing and workstations	Complete H.V.A.C.
	Low cost	97.25	Brick, block, tilt-up panels, bearing walls, wood joists, little trim	Painted walls, acoustic tile or drywall, vinyl comp. tile, plain labs and offices	Minimum lab lighting and plumbing	Complete H.V.A.C.
D	Excellent	194.50	Steel or wood frame, brick or stone veneer, metal and glass, ornamental	Plaster, glazed finishes, enamel, tile, carpet, vinyl, good support facilities	*Best lab stations and plumbing, good lighting and outlets	Complete H.V.A.C.
	Good	152.05	Steel or Glulam frame and joists, brick veneer, glass, best stucco	Plaster or drywall, acoustic tile, vinyl or carpet, good research & development	Good fluorescent fixtures, lab stations and plumbing	Complete H.V.A.C.
	Average	120.65	Wood frame or pipe columns, good stucco or siding with some trim	Plaster or drywall, acoustic tile, vinyl comp. tile, adequate labs, support facilities	Adequate lighting, plumbing and workstations	Complete H.V.A.C.
	Low cost	95.80	Wood frame, stucco or siding, little ornamentation	Drywall, acoustic tile, vinyl comp., plain labs, production and offices	Minimum lab lighting and plumbing	Complete H.V.A.C.
S	Good	147.50	Pre-engineered, good sandwich panels, some brick or stone	Plaster or drywall, acoustic tile, vinyl or carpet, good research & development	Good fluorescent fixtures, lab stations and plumbing	Complete H.V.A.C.
	Average	115.80	Pre-engineered, sandwich panels, some trim	Plaster or drywall, acoustic tile, vinyl comp. tile, adequate labs, support facilities	Adequate lighting, plumbing and workstations	Complete H.V.A.C.
	Low cost	91.20	Pre-engineered, finished interior, insulation	Drywall, acoustic tile, vinyl comp., plain labs, production and offices	Minimum lab lighting and plumbing	Complete H.V.A.C.
CDS †	Lab basement	73.60	Reinforced concrete, plaster or drywall interior	R&D finish, administrative and technical facilities	Adequate lighting and plumbing for R&D facilities	Complete H.V.A.C.

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

LABORATORIES

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: 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> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Classes A/B</td> <td style="text-align: right;">Sq. Ft. Costs</td> </tr> <tr> <td>Excellent</td> <td style="text-align: right;">\$2.65</td> </tr> <tr> <td>Good</td> <td style="text-align: right;">2.10</td> </tr> <tr> <td>Average</td> <td style="text-align: right;">1.65</td> </tr> <tr> <td>Low cost</td> <td style="text-align: right;">1.35</td> </tr> <tr> <td>Class C</td> <td style="text-align: right;">Sq. Ft. Costs</td> </tr> <tr> <td>Excellent</td> <td style="text-align: right;">\$2.65</td> </tr> </table> <p>ELEVATOR STOPS: For basement or mezzanine elevator stops, add \$4,275 to \$6,475 per stop.</p> <p>A small freight elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs \$35,250 to \$55,500.</p>	Classes A/B	Sq. Ft. Costs	Excellent	\$2.65	Good	2.10	Average	1.65	Low cost	1.35	Class C	Sq. Ft. Costs	Excellent	\$2.65	<p>SPRINKLERS: Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Sq. Ft.</td> <td style="width: 15%;">LOW</td> <td style="width: 15%;">AVG.</td> <td style="width: 15%;">GOOD</td> <td style="width: 15%;">EXCL.</td> </tr> <tr> <td>5,000</td> <td style="text-align: right;">\$2.05</td> <td style="text-align: right;">\$2.65</td> <td style="text-align: right;">\$3.50</td> <td style="text-align: right;">\$4.55</td> </tr> <tr> <td>10,000</td> <td style="text-align: right;">1.85</td> <td style="text-align: right;">2.35</td> <td style="text-align: right;">3.10</td> <td style="text-align: right;">4.00</td> </tr> <tr> <td>20,000</td> <td style="text-align: right;">1.65</td> <td style="text-align: right;">2.15</td> <td style="text-align: right;">2.75</td> <td style="text-align: right;">3.50</td> </tr> <tr> <td>30,000</td> <td style="text-align: right;">1.55</td> <td style="text-align: right;">2.00</td> <td style="text-align: right;">2.55</td> <td style="text-align: right;">3.25</td> </tr> <tr> <td>50,000</td> <td style="text-align: right;">1.45</td> <td style="text-align: right;">1.85</td> <td style="text-align: right;">2.35</td> <td style="text-align: right;">2.95</td> </tr> <tr> <td>80,000</td> <td style="text-align: right;">1.35</td> <td style="text-align: right;">1.70</td> <td style="text-align: right;">2.15</td> <td style="text-align: right;">2.70</td> </tr> <tr> <td>100,000</td> <td style="text-align: right;">1.30</td> <td style="text-align: right;">1.65</td> <td style="text-align: right;">2.05</td> <td style="text-align: right;">2.60</td> </tr> <tr> <td>200,000</td> <td style="text-align: right;">1.20</td> <td style="text-align: right;">1.45</td> <td style="text-align: right;">1.85</td> <td style="text-align: right;">2.30</td> </tr> <tr> <td>400,000</td> <td style="text-align: right;">1.05</td> <td style="text-align: right;">1.30</td> <td style="text-align: right;">1.60</td> <td style="text-align: right;">2.00</td> </tr> </table> <p>DOCK HEIGHT FLOORS: Add \$1.50 to \$3.35 per square foot to base cost of first floor.</p> <p>For loading docks, see Page CAL 244.</p>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	5,000	\$2.05	\$2.65	\$3.50	\$4.55	10,000	1.85	2.35	3.10	4.00	20,000	1.65	2.15	2.75	3.50	30,000	1.55	2.00	2.55	3.25	50,000	1.45	1.85	2.35	2.95	80,000	1.35	1.70	2.15	2.70	100,000	1.30	1.65	2.05	2.60	200,000	1.20	1.45	1.85	2.30	400,000	1.05	1.30	1.60	2.00
Classes A/B	Sq. Ft. Costs																																																																
Excellent	\$2.65																																																																
Good	2.10																																																																
Average	1.65																																																																
Low cost	1.35																																																																
Class C	Sq. Ft. Costs																																																																
Excellent	\$2.65																																																																
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																																													
5,000	\$2.05	\$2.65	\$3.50	\$4.55																																																													
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200,000	1.20	1.45	1.85	2.30																																																													
400,000	1.05	1.30	1.60	2.00																																																													

2

LABORATORY HEATING, COOLING AND AIR CONDITIONING			
<p>The basement costs include low-quality complete H.V.A.C. These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>			
	Sq. Ft.		Sq. Ft.
Classes A/B	Costs	Classes C/D/S	Costs
Excellent	\$44.25	Excellent	\$38.75
Good	33.90	Good	29.70
Average	25.95	Average	22.75
Low cost	19.90	Low cost	17.40

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	.89	20	1.13
10	.92	22	1.18
12	.96	24	1.23
14	1.00 (base)	26	1.28
16	1.04	28	1.33
18	1.09	30	1.38

4

	AVERAGE PERIMETER															
	Average Floor Area Sq. Ft./Story															
5,000	1.08	1.17	1.25	1.34	----	----	----	----	----	----	----	----	----	----	----	5,000
10,000	.95	.99	1.04	1.08	1.17	----	----	----	----	----	----	----	----	----	----	10,000
15,000	----	.93	.96	.99	1.05	1.11	----	----	----	----	----	----	----	----	----	15,000
20,000	----	----	.92	.95	.99	1.04	1.08	----	----	----	----	----	----	----	----	20,000
25,000	----	----	.90	.92	.96	.99	1.03	----	----	----	----	----	----	----	----	25,000
30,000	----	----	----	.90	.93	.96	.99	1.02	----	----	----	----	----	----	----	30,000
40,000	----	----	----	.88	.90	.92	.95	.97	.99	----	----	----	----	----	----	40,000
50,000	----	----	----	.86	.88	.90	.92	.94	.96	----	----	----	----	----	----	50,000
80,000	----	----	----	----	.87	.88	.89	.90	.91	.92	.94	----	----	----	----	80,000
100,000	----	----	----	----	.86	.86	.87	.88	.89	.90	.91	.92	----	----	----	100,000
200,000	----	----	----	----	----	----	.84	.85	.85	.86	.86	.87	.88	----	----	200,000
400,000	----	----	----	----	----	----	----	.83	.83	.84	.84	.84	.85	----	----	400,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LAUNDRIES/DRY CLEANERS



AVERAGE CLASS C/S

OCCUPANCY DESCRIPTION: These structures are designed for full-service laundry cleaning, including typical retail storefront and laundry work space commensurate with the quality level. Better qualities have an area for a small amount of in-house cleaning.

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

NOT INCLUDED IN COSTS: The cost do not reflect the cost of a dry cleaning plant.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$72.70	Brick, stucco on block, best tilt-up, good front	Good store finish, carpet or vinyl, standard unfinished work area	Good lighting and outlets, adequate plumbing	Package A.C.
	Average	54.65	Brick, block, tilt-up, plain front, some ornamentation	Acoustic tile, vinyl composition in sales area, sealed concrete	Adequate store lighting, outlets and plumbing	Evaporative cooling
D	Good	70.75	Good stucco or siding, brick veneer, good front, ornamentation	Good store finish, carpet or vinyl, standard unfinished work area	Good lighting and outlets, adequate plumbing	Package A.C.
	Average	52.60	Stucco or siding, plain front	Finished sales, plain work area	Adequate lighting and plumbing	Evap. cooling
S	Average	48.70	Metal panels, little ornamentation, plain front	Acoustic tile, vinyl composition in sales area, sealed concrete	Adequate store lighting, outlets and plumbing	Evaporative cooling
CDS	Storage basement	23.15	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters

LAUNDRIES/DRY CLEANERS

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>CANOPIES: Large entrance marquees or carport canopies generally cost 1/5 to 2/5 of the final base cost per square foot of the building, or they may be computed from the Segregated costs (Section SEG 3) or Unit-in-Place costs.</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;">\$2.85</td><td style="text-align: right;">\$3.65</td><td style="text-align: right;">\$4.75</td><td style="text-align: right;">\$6.15</td></tr> <tr><td>2,000</td><td style="text-align: right;">2.55</td><td style="text-align: right;">3.25</td><td style="text-align: right;">4.20</td><td style="text-align: right;">5.40</td></tr> <tr><td>3,000</td><td style="text-align: right;">2.40</td><td style="text-align: right;">3.05</td><td style="text-align: right;">3.90</td><td style="text-align: right;">5.00</td></tr> <tr><td>4,000</td><td style="text-align: right;">2.25</td><td style="text-align: right;">2.85</td><td style="text-align: right;">3.70</td><td style="text-align: right;">4.75</td></tr> <tr><td>5,000</td><td style="text-align: right;">2.20</td><td style="text-align: right;">2.80</td><td style="text-align: right;">3.55</td><td style="text-align: right;">4.55</td></tr> <tr><td>10,000</td><td style="text-align: right;">2.00</td><td style="text-align: right;">2.50</td><td style="text-align: right;">3.15</td><td style="text-align: right;">4.00</td></tr> <tr><td>20,000</td><td style="text-align: right;">1.80</td><td style="text-align: right;">2.25</td><td style="text-align: right;">2.80</td><td style="text-align: right;">3.50</td></tr> <tr><td>30,000</td><td style="text-align: right;">1.70</td><td style="text-align: right;">2.10</td><td style="text-align: right;">2.60</td><td style="text-align: right;">3.25</td></tr> <tr><td>50,000</td><td style="text-align: right;">1.55</td><td style="text-align: right;">1.95</td><td style="text-align: right;">2.40</td><td style="text-align: right;">2.95</td></tr> </tbody> </table>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	1,000	\$2.85	\$3.65	\$4.75	\$6.15	2,000	2.55	3.25	4.20	5.40	3,000	2.40	3.05	3.90	5.00	4,000	2.25	2.85	3.70	4.75	5,000	2.20	2.80	3.55	4.55	10,000	2.00	2.50	3.15	4.00	20,000	1.80	2.25	2.80	3.50	30,000	1.70	2.10	2.60	3.25	50,000	1.55	1.95	2.40	2.95
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																															
1,000	\$2.85	\$3.65	\$4.75	\$6.15																																															
2,000	2.55	3.25	4.20	5.40																																															
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5,000	2.20	2.80	3.55	4.55																																															
10,000	2.00	2.50	3.15	4.00																																															
20,000	1.80	2.25	2.80	3.50																																															
30,000	1.70	2.10	2.60	3.25																																															
50,000	1.55	1.95	2.40	2.95																																															

2

HEATING AND COOLING					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
	Sq. Ft.		Sq. Ft.		Sq. Ft.
HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
Electric cable or baseboard . . .	\$3.15	Package A.C. (short ductwork)	\$ 6.40	Central refrigeration (zoned)	\$5.85
Electric wall heaters	1.40	Warm and cool air (zoned)	8.75	package (short ductwork)	3.90
Forced air furnace	3.35	Hot/chilled water (zoned)	14.10	Central evaporative	2.70
Hot water, baseboard/convactor	6.10	Heat pump system	7.35	Pkg. refrig. . \$1,050 to \$1,375 per ton capacity	
radiant floor/ceiling	6.25			Evap. coolers . \$135 to \$210 per MCFM capacity	
Space heaters, with fan	1.55				
radiant	1.80				
Steam (including boiler)	5.20				
without boiler	4.35	Small indiv. heat pumps cost \$1,100 to \$1,525		VENTILATION ONLY	
Wall or floor furnace	1.50	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.02

3

HEIGHT REFINEMENTS			
<p>MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.92	14	1.04
10	.96	15	1.06
11	.98	16	1.09
12	1.00 (base)	18	1.13
13	1.02	20	1.17

4

Average Floor Area	AVERAGE PERIMETER														Average Floor Area	
	Sq.Ft./Story	75	100	120	140	160	180	200	225	250	275	300	350	400		500
500	1.38	1.57	1.76	----	----	----	----	----	----	----	----	----	----	----	----	500
1,000	----	1.18	1.28	1.38	1.47	1.57	1.67	----	----	----	----	----	----	----	----	1,000
1,500	----	1.04	1.11	1.18	1.25	1.32	1.38	1.45	1.51	1.57	----	----	----	----	----	1,500
2,000	----	----	1.03	1.08	1.13	1.18	1.23	1.28	1.33	1.38	1.47	----	----	----	----	2,000
2,500	----	----	----	1.01	1.05	1.10	1.14	1.18	1.22	1.27	1.35	1.42	----	----	----	2,500
3,000	----	----	----	----	1.01	1.04	1.08	1.12	1.15	1.18	1.25	1.32	1.38	----	----	3,000
3,500	----	----	----	----	----	1.00	1.03	1.06	1.09	1.12	1.18	1.24	1.30	----	----	3,500
4,000	----	----	----	----	----	.97	1.00	1.03	1.06	1.08	1.13	1.18	1.23	1.28	----	4,000
5,000	----	----	----	----	----	.92	.95	.97	.99	1.01	1.05	1.10	1.14	1.18	----	5,000
6,000	----	----	----	----	----	----	----	.93	.95	.97	1.01	1.04	1.08	1.12	----	6,000
7,000	----	----	----	----	----	----	----	.90	.92	.94	.97	1.00	1.03	1.06	----	7,000
8,000	----	----	----	----	----	----	----	.88	.90	.91	.94	.97	1.00	1.03	----	8,000
10,000	----	----	----	----	----	----	----	.85	.87	.88	.90	.93	.95	.97	----	10,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LAUNDROMATS



AVERAGE CLASS D



AVERAGE CLASS S

OCCUPANCY DESCRIPTION: Structures built to hold automatic self-service washers, dryers and dry cleaning machines. Generally, these are large, open buildings with very little interior partitioning and with some countertop area. Floors are commonly resilient tile with ceilings of acoustical tile. Interiors are plain, with either painted plaster or drywall.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Plumbing and electrical facilities to operate washers and dryers.

NOT INCLUDED IN COSTS: Sprinklers, furnishings, laundry or cleaning machinery.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Average	\$56.40	Brick, block, tilt-up, plain storefront	Plaster or drywall, acoustic tile, vinyl composition tile	Adequate lighting, outlets and plumbing	Space heaters
D	Average	53.90	Stucco or siding, plain storefront	Plaster, acoustic tile, little ornamentation, vinyl composition	Necessary electrical and plumbing outlets	Space heaters
DPOLE	Average	49.60	Pole frame, metal panels, lined, plain front, little ornamentation	Acoustic tile, vinyl composition	Necessary electrical and plumbing outlets	Space heaters
S	Average	50.00	Insulated panels, little ornamentation, plain front	Acoustic tile, vinyl composition	Necessary electrical and plumbing outlets	Space heaters
CDS	Storage basement	23.15	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters

LAUNDROMATS

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

For laundry equipment, see UIP 15.	SPRINKLERS: Apply to sprinklered area.				
	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	500	\$3.20	\$4.10	\$5.35	\$7.00
	1,000	2.85	3.65	4.75	6.15
	1,500	2.65	3.40	4.40	5.75
	2,000	2.55	3.25	4.20	5.40
	2,500	2.45	3.10	4.00	5.15
	3,000	2.40	3.05	3.90	5.00
	4,000	2.25	2.85	3.70	4.75
	5,000	2.20	2.80	3.55	4.55
8,000	2.05	2.55	3.25	4.15	

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 . . .	\$3.15	Package A.C. (short ductwork)	\$ 6.40	Central refrigeration (zoned)	\$5.85
Electric wall heaters	1.40	Warm and cool air (zoned)	8.75	package (short ductwork)	3.90
Forced air furnace	3.35	Hot/chilled water (zoned)	14.10	Central evaporative	2.70
Hot water, baseboard/convactor	6.10	Heat pump system	7.35	Pkg. refrig. . \$1,250 to \$1,600 per ton capacity	
radiant floor/ceiling	6.25			Evap. coolers . \$170 to \$295 per MCFM capacity	
Space heaters, with fan	1.55				
radiant	1.80				
Steam (including boiler)	5.20				
without boiler	4.35	Small indiv. heat pumps cost \$1,100 to \$1,525		VENTILATION ONLY	
Wall or floor furnace	1.50	per ton of rated capacity.		Vent. (blowers/ducts)	\$1.02

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	.92	12	1.00 (base)
10	.96	13	1.02
11	.98	14	1.04

4

Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	75	100	125	150	175	200	225	250	275	300	350	400	450	500	
500	1.40	1.59	1.78	----	----	----	----	----	----	----	----	----	----	----	500
1,000	----	1.19	1.29	1.39	1.49	1.59	1.69	----	----	----	----	----	----	----	1,000
1,200	----	----	1.22	1.30	1.30	1.47	1.54	----	----	----	----	----	----	----	1,200
1,400	----	----	1.14	1.21	1.28	1.35	1.41	1.49	1.55	----	----	----	----	----	1,400
1,600	----	----	1.10	1.17	1.24	1.31	1.36	1.43	1.48	----	----	----	----	----	1,600
1,800	----	----	----	----	1.19	1.25	1.31	1.37	1.42	1.47	----	----	----	----	1,800
2,000	----	----	----	----	1.14	1.19	1.24	1.29	1.34	1.39	1.49	----	----	----	2,000
3,000	----	----	----	----	----	1.04	1.08	1.12	1.16	1.19	1.26	1.33	----	----	3,000
4,000	----	----	----	----	----	----	1.00	1.03	1.06	1.08	1.14	1.19	1.24	----	4,000
5,000	----	----	----	----	----	----	----	.97	.99	1.01	1.06	1.11	1.15	1.19	5,000
6,000	----	----	----	----	----	----	----	----	.95	.97	1.01	1.04	1.08	1.12	6,000
8,000	----	----	----	----	----	----	----	----	----	.91	.94	.97	1.00	1.02	8,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LODGES



EXCELLENT CLASS D



GOOD CLASS D

OCCUPANCY DESCRIPTION: Lodges are generally of rustic design with multiple sleeping units and lobby with some additional plumbing and kitchen facilities for the additional number of unrelated guests. The better qualities will include large formal dining and meeting rooms with one or more baths per guest room.

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

NOT INCLUDED IN COSTS: Fireplaces, elevators, balconies or porches, sprinklers, furnishings or service equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$138.75	Best masonry, cut stone, heavy roof structure, shakes, tile, slate	Plaster, ornamental detail, fine carpet, stone, parquet or plank	Some special fixtures, more than one bath per guestroom	Warm and cool air (zoned)
	Very good	117.55	Good masonry, stone, shakes or concrete tile roof on good structure	Very good plaster and detail, good-quality carpet or hardwood	Top quality standard fixtures, electrical and plumbing	Heat pump system
	Good	100.20	Local stone, brick or good block and stucco, shakes or wood shingles	Good plaster or drywall, some ornamentation, carpet or hardwood	Good lighting and outlets, one full bathroom per guestroom	Package A.C.
	Average	71.55	Brick or block, local field stone, wood or good asphalt shingle, elastomeric	Plaster or drywall, hardwood, vinyl composition, average carpet	Adequate lighting/plumbing for each sleeping room	Forced air
	Fair	60.85	Block or brick, standard sash, asphalt shingle or built-up roof	Drywall or tinted plaster, carpet, vinyl composition tile, good softwood	Adequate standard lighting and plumbing	Electric base-board
	Low cost	50.70	Block or brick, asphalt shingle roof, few windows	Drywall, exposed block, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, cheap fixtures	Wall furnace
	Cheap	40.70	Cheap block or brick, composition roof, low-cost sash	Painted block, few partitions, asphalt tile on slab or softwood	Minimum, common baths	Elec. wall heaters
D	Excellent	140.40	Half-timber, stone trim, rustic log, heavy rafters, slate, shakes	Plaster, ornamental detail, fine carpet, stone, parquet or plank	Some special fixtures, more than one bath per guestroom	Warm and cool air (zoned)
	Very good	118.05	Select logs, best siding, brick or stone trim, good shakes	Very good plaster and detail, good quality carpet or hardwood	Top quality standard fixtures, electrical and plumbing	Heat pump system
	Good	99.90	Good siding or log, light shakes or good shingles	Good plaster or drywall, some ornamentation, carpet or hardwood	Good lighting and outlets, one full bath per guestroom	Package A.C.
	Average	70.20	Log, stucco or siding, some trim, wood or good asphalt shingles	Plaster or drywall, hardwood, carpet, vinyl composition	Adequate lighting/plumbing for each sleeping room	Forced air
	Fair	59.25	Stucco or siding, standard sash, asphalt shingles or built-up rock	Drywall or plaster, carpet, vinyl composition tile, good softwood	Adequate standard lighting and plumbing	Electric base-board
	Low cost	48.95	Low-cost log or siding, asphalt-shingle roof, few windows	Drywall/tinted plaster, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, cheap fixtures	Wall furnace
	Cheap	38.90	Box frame or light studs, low-cost boards/siding, windows, comp. roof	Drywall, cheap ceiling or none, softwood or asphalt tile on slab	Minimum, common baths	Elec. wall heaters
CD	Utility basement	18.25	Unfinished	Unfinished interior, few partitions	Minimum lighting and plumbing	None

LODGES

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>FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Lodges with basements, add 40% to extend the foundation to the basement level. Custom oversized units can run 100% to 200% more.</p>		<p>SPRINKLERS: Apply to sprinklered area.</p>				
TYPE	COST RANGE	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
One-story	\$1,875 – \$6,100	3,000	\$2.20	\$2.85	\$3.60	\$4.60
Two-stories	2,375 – 7,325	5,000	2.05	2.60	3.30	4.20
Three-stories	2,900 – 8,525	10,000	1.85	2.30	2.90	3.70
		20,000	1.65	2.10	2.60	3.25
		50,000	1.45	1.80	2.20	2.75
		75,000	1.35	1.70	2.05	2.55
		100,000	1.30	1.60	1.95	2.40
<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. For detailed costs, see Section UIP 8.</p>		<p>BALCONIES: Exterior balconies generally cost 1/4 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>				
<p>ELEVATOR STOPS: For basement stops, add \$4,050 to \$6,475 per stop.</p>						
<p>SWIMMING POOLS: Swimming pools, complete, cost \$37.00 to \$54.50 per square foot. For detailed costs, see Section UIP 16.</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.	HEATING & COOLING		Sq. Ft.
	Costs			Costs	
Electric cable or baseboard	\$2.85		Package A.C. (short ductwork)	\$ 5.55	
Electric wall heaters	1.30		Warm and cool air (zoned)	7.55	
Forced air furnace	3.25		Hot/chilled water (zoned)	11.45	
Gravity furnace	2.90		Heat pump system	6.15	
Hot water, baseboard/convector	5.65		Ind. thru-wall heat pumps	3.15	
radiant floor/ceiling	5.85				
Space heaters, with fan	1.40				
radiant	1.70				
Steam (including boiler)	4.85				
without boiler	4.00		Small indiv. heat pumps cost \$1,020 to \$1,450		
Wall or floor furnace	1.45		per ton of rated capacity.		
					VENTILATION ONLY
					Vent. (blowers/ducts)
					\$.95

3

<p>HEIGHT REFINEMENTS</p> <p>STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
7	.94	11	1.06
8	.97	12	1.09
9	1.00 (base)	13	1.12
10	1.03	14	1.15

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	.99	1.02	1.05	1.08	1.11	1.14	1.17	1.21	----	----	----	----	----	----	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	1.05	1.08	----	----	----	----	8,000
10,000	----	----	.92	.94	.95	.96	.97	.98	1.01	1.03	1.06	1.08	----	----	10,000
12,000	----	----	.91	.92	.93	.94	.95	.96	.98	1.00	1.02	1.04	----	----	12,000
16,000	----	----	----	.90	.91	.91	.92	.93	.94	.96	.97	.99	----	----	16,000
20,000	----	----	----	----	----	.90	.90	.91	.92	.94	.95	.96	.97	----	20,000
24,000	----	----	----	----	----	.89	.89	.90	.91	.92	.93	.94	.95	.96	24,000
28,000	----	----	----	----	----	----	.89	.89	.90	.91	.92	.93	.94	----	28,000
32,000	----	----	----	----	----	----	----	.88	.89	.90	.91	.91	.92	.93	32,000
36,000	----	----	----	----	----	----	----	.88	.89	.89	.90	.91	.91	.92	36,000
40,000	----	----	----	----	----	----	----	----	.88	.89	.89	.90	.90	.91	40,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

LODGES – INNS AND COTTAGES



GOOD CLASS D



AVERAGE CLASS D

OCCUPANCY DESCRIPTION: Bed and breakfast inns are residential-type buildings designed for transient boarding and are more family-style in character than lodges.

Guest cottages or cabins are individual sleeping bungalows without kitchen facilities. The lowest quality are camp facilities without plumbing, while the best resort types will contain luxury bathroom suites.

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

NOT INCLUDED IN COSTS: Fireplaces, built-in appliances, balconies or porches, sprinklers, furnishings or service equipment.

BED AND BREAKFAST INNS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$122.10	Fine masonry and windows, special architecture and trim	Fine interior detail, ceramic tile, carpet, paneling, fine hardwood	Good fixtures, many outlets, one full bath per bedroom	Heat pump system
	Good	91.95	Face brick, stucco, stone trim, good windows and architecture	Plaster or drywall, paneling, carpet or hardwood and sheet vinyl	Individual baths, large kitchen, good electrical fixtures	Package A.C.
	Average	67.55	Brick or block, some trim and entrance ornamentation	Plaster or drywall carpet, hardwood, vinyl composition, good dining area	Adequate lighting/plumbing, one bath per two bedrooms	Forced air
	Low cost	50.75	Concrete block and stucco, very plain, residential sash	Drywall, some carpet, asphalt tile, limited common area	Minimum quantity and quality, small residential kitchen	Electric base-board
D	Excellent	121.70	Face brick or stone veneer, fine windows, special arch.	Fine interior detail, ceramic tile, carpet, paneling, fine hardwood	Good fixtures, many outlets, one full bath per bedroom	Heat pump system
	Good	90.20	Brick veneer, best stucco or siding, good windows & arch.	Plaster or drywall, paneling, carpet or hardwood and sheet vinyl	Individual baths, large kitchen, good electrical fixtures	Package A.C.
	Average	65.25	Brick veneer, good stucco or siding, some trim & entry orn.	Drywall, carpet, hardwood, vinyl composition, good dining area	Adequate lighting/plumbing, one bath per two bedrooms	Forced air
	Low cost	48.25	Stucco or siding, very plain, residential sash	Drywall, some carpet, asphalt tile, limited common area	Minimum quantity and quality, small residential kitchen	Electric base-board

GUEST COTTAGES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$127.90	Face brick, stone, best windows, heavy roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet	Best lighting and plumbing, one bath per sleeping room	Package A.C.
	Good	97.85	Adobe, brick, some trim or good stucco, good roof & fenestration	Plaster or gypsum board, paint, paper, hardwood, vinyl comp., carpet	Good lighting and plumbing, one bath, some extras	Package A.C.
	Average	72.95	Brick, stucco on block, little trim, wood or good comp. shingles	Gypsum board and paint, hardwood, vinyl composition, carpet	Adequate lighting and plumbing, one bath, standard fixtures	Forced air
	Fair	63.40	Block or brick, cheap fieldstone, asphalt shingles or built-up rock	Drywall, carpet, vinyl composition tile, few partitions	Standard bathroom fixtures	Electric base-board
	Low cost	54.05	Block or cheap brick, low-cost roof and sash	Gypsum board and paint, asphalt tile, cheap hardwood	Minimum standard lighting and plumbing, low-cost fixtures	Wall furnace
D	Excellent	125.95	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 sleeping room	Package A.C.
	Good	95.75	Siding, log or brick veneer, some ornamentation, good fenestration	Plaster or gypsum board, paint, paper, hardwood, vinyl composition, carpet	Good lighting and plumbing, one bath, some extras	Package A.C.
	Average	70.85	Stucco or siding, some trim, wood or good comp. shingles	Plaster or drywall, hardwood, carpet, vinyl composition	Adequate lighting and plumbing, one bath, standard fixtures	Forced air
	Fair	61.35	Stucco or siding, standard sash, asphalt shingles or built-up	Drywall, carpet, vinyl composition tile, few partitions	Adequate standard lighting and bathroom fixtures	Electric base-board
	Low cost	52.10	Stucco or siding, asphalt shingle roof, few windows	Drywall, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, low-cost fixtures	Wall furnace
	Cheap	32.95	Box frame or light studs, screening or cheap siding, windows, comp. roof	Drywall, cheap ceiling or none, soft-wood or asphalt tile on slab	Minimum electrical, no plumbing, seasonal use	None

Costs given above are for one-story units. For two-story units, deduct 4%; three-story, deduct 5%.

