

## MAINTENANCE (STORAGE) BUILDING

**OCCUPANCY DESCRIPTION:** This weatherproof storage structure is designed for closed storage and light maintenance of miscellaneous school ground equipment. The masonry buildings have brick or block with heavy roof framing and windows at the better qualities. The frame structures are constructed with either wood or steel framed walls. The exterior covers are typically stucco, wood siding or metal siding. Floors at the lower qualities may be unfinished while the better qualities have sealed floors and walls with some finished shop area and cabinets.

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

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

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$51.50	Decorative concrete block, brick, wood rafters, overhead doors	Sealed walls, concrete floor, some shop area and cabinets	Good lighting and outlets, water service	Space heaters
	Average	35.65	Concrete block, composition shingles, barred windows	Unfinished, concrete or asphalt floor	Adequate electrical and outlets	None
D	Good	46.90	Heavy wood frame, siding or stucco, overhead doors	Wainscot, concrete floor, some shop area and cabinets	Good lighting and outlets, water service	Space heaters
	Average	30.65	Open wood frame, exposed siding, barred windows	Some wainscot, concrete or asphalt floor	Adequate electrical and outlets	None
DPOLE	Good	41.10	Good pole frame, colored siding, overhead doors	Wainscot, concrete floor, some shop area and cabinets	Good lighting and outlets, water service	Space heaters
	Average	26.25	Pre-engineered pole frame, metal siding, barred windows	Some wainscot, concrete or asphalt floor	Adequate electrical and outlets	None
S	Good	42.70	Good frame, colored siding, overhead doors	Wainscot, concrete floor, some shop area and cabinets	Good lighting and outlets, water service	Space heaters
	Average	27.95	Pre-engineered frame, metal siding, barred windows	Some wainscot, concrete or asphalt floor	Adequate electrical and outlets	None

# MAINTENANCE (STORAGE) BUILDING

**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**

<b>SPRINKLERS:</b> Apply to sprinklered area.					
	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
	50,000	1.70	2.15	2.65	3.25
	80,000	1.60	1.95	2.40	3.00

**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. Costs		Sq. Ft. Costs		Sq. Ft. Costs
<b>HEATING ONLY</b>		<b>HEATING &amp; COOLING</b>		<b>COOLING ONLY</b>	
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				
without boiler . . . . .	7.70	Small indiv. heat pumps cost \$1,100 to per		<b>VENTILATION ONLY</b>	
Wall or floor furnace . . . . .	2.10	\$1,475 ton of rated capacity.		Vent. (blowers/ducts) . . . . .	\$1.65

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

**4**

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	
<b>1,000</b>	1.17	1.24	1.30	1.36	1.49	1.62	1.88	---	---	---	---	---	---	---	<b>1,000</b>
<b>2,000</b>	1.01	1.04	1.07	1.11	1.17	1.24	1.36	---	---	---	---	---	---	---	<b>2,000</b>
<b>3,000</b>	---	.98	1.00	1.02	1.06	1.11	1.19	---	---	---	---	---	---	---	<b>3,000</b>
<b>4,000</b>	---	---	.96	.98	1.01	1.04	1.11	1.17	---	---	---	---	---	---	<b>4,000</b>
<b>5,000</b>	---	---	.94	.95	.98	1.00	1.05	1.11	1.16	---	---	---	---	---	<b>5,000</b>
<b>6,000</b>	---	---	---	.93	.95	.98	1.02	1.06	1.11	---	---	---	---	---	<b>6,000</b>
<b>8,000</b>	---	---	---	---	.93	.94	.98	1.01	1.04	1.11	---	---	---	---	<b>8,000</b>
<b>10,000</b>	---	---	---	---	.91	.92	.95	.98	1.00	1.05	1.11	1.16	---	---	<b>10,000</b>
<b>12,000</b>	---	---	---	---	---	.91	.93	.95	.98	1.02	1.06	1.11	1.15	---	<b>12,000</b>
<b>16,000</b>	---	---	---	---	---	---	.91	.93	.94	.98	1.01	1.04	1.08	1.11	<b>16,000</b>
<b>18,000</b>	---	---	---	---	---	---	.90	.92	.93	.96	.99	1.02	1.05	1.08	<b>18,000</b>
<b>20,000</b>	---	---	---	---	---	---	---	.91	.92	.95	.98	1.00	1.03	1.05	<b>20,000</b>

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## MARKETS



AVERAGE CLASS S



GOOD CLASS C

**OCCUPANCY DESCRIPTION:** Retail food stores that often handle limited lines of other merchandise. Items which are generally classed as real property are included in the costs, i.e., built-in refrigerators, cold rooms and ancillary cooling equipment. Other items found in this occupancy, which are classed as personal property or trade fixtures, are not included in the costs. In this occupancy, 75 to 80 percent of the total store is devoted to space for display, with the remainder of the floor space being utilized for storage, prepackaging areas and coolers.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Built-in refrigerators and freezers, cold rooms and cooling equipment.

**NOT INCLUDED IN COSTS:** Elevators, sprinklers, display cases, freezers and coolers, furnishings or other trade fixtures.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$77.80	Brick, concrete, metal and glass, small front	Plaster or drywall, acoustic tile, few partitions, vinyl composition	Adequate market lighting and plumbing	Warm and cool air (zoned)
A-B	Storage basement	38.70	Painted interior	Painted floor and ceiling	Exposed lighting, restrooms	Space heaters
	Parking basement	41.40	Unfinished interior	Unfinished (service booth)	Exposed lighting, drains	Ventilation
	Storage mezzanine	20.90	(in store cost)	Painted soffit, unfinished floor	Minimum, exposed lighting	(in store cost)
C	Excellent	96.70	Individual design, heavy frame, ornamental front	Plaster, good acoustic tile, good terrazzo, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)
	Good	79.55	Brick, good tilt-up, heavy steel or glulam frame	Plaster, acoustic tile, rubber or vinyl composition, terrazzo	Good lighting, plumbing for butchers, snack bar, etc.	Warm and cool air (zoned)
	Average	63.20	Brick, block, tilt-up, glulam, medium steel, or pilasters	Plaster or drywall, acoustic tile, few partitions, vinyl composition	Adequate lighting and plumbing, few extra services	Package A.C.
	Low cost	48.80	Cheap brick, block, tilt-up, pilasters or light frame	Painted walls, part acoustic tile, exposed rafters, minimum partitions	Minimum food store lighting and plumbing	Forced air
D	Excellent	94.05	Best veneer or siding, highly ornamental front	Plaster, good acoustic tile, good terrazzo, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)
	Good	77.15	Brick veneer or good siding, good frame and front	Plaster, acoustic tile, rubber or vinyl composition, terrazzo	Good lighting, plumbing for butchers, snack bar, etc.	Warm and cool air (zoned)
	Average	61.05	Good stucco or siding, some trim, metal and glass front	Plaster or drywall, acoustic tile, vinyl composition, small office	Adequate market lighting and outlets, small restrooms	Package A.C.
	Low cost	46.90	Siding or stucco, small front	Some finish, very few partitions	Minimum lighting and plumbing	Forced air
DPOLE	Average	57.60	Pole frame, good metal panels, finished inside, little trim	Plaster or drywall, acoustic tile, few partitions, vinyl composition	Adequate lighting and plumbing, few extra services	Package A.C.
	Low cost	43.60	Pole frame, metal siding, small front	Painted walls, part acoustic tile, exposed rafters, minimum partitions	Minimum food store lighting and plumbing	Forced air
S	Good	73.85	Insulated sandwich panels, pre-eng. frame, good front	Plaster, acoustic tile, rubber or vinyl composition, terrazzo	Good lighting, plumbing for butchers, snack bar, etc.	Warm and cool air (zoned)
	Average	57.40	Sandwich panels, some trim	Few partitions, acoustic, vinyl tile	Adequate lighting and plumbing	Package A.C.
	Low cost	43.15	Metal panels, small front	Some finish, very few partitions	Minimum lighting and plumbing	Forced air
CDS	Storage basement	25.10	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters
	Storage mezzanine	15.80	(in store cost)	Drywall soffit, wood floor, light storage	Minimum lighting, no and plumbing	(in store cost)

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

# MARKETS

**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.

<b>1</b>	<b>ELEVATORS:</b> A small 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.  For loading docks, see Page CAL 244.	<b>SPRINKLERS:</b> Apply to sprinklered area.				
		<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
		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
		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
80,000	1.45	1.75	2.15	2.65		

<b>2</b>	<b>HEATING AND COOLING</b>					
	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.					
	<b>HEATING ONLY</b>		<b>Sq. Ft.</b>	<b>HEATING &amp; COOLING</b>		<b>Sq. Ft.</b>
	<b>Costs</b>			<b>Costs</b>		
	Electric cable or baseboard . . .	\$3.40	Package A.C. (short ductwork) . . . .	\$ 6.95	<b>COOLING ONLY</b>	<b>Sq. Ft.</b>
	Electric wall heaters . . . . .	1.50	Warm and cool air (zoned) . . . . .	9.50	Central refrigeration (zoned) . . . .	\$6.35
	Forced air furnace . . . . .	3.65	Hot/chilled water (zoned) . . . . .	15.30	package (short ductwork) . . . . .	4.25
	Hot water, baseboard/convactor	6.60	Heat pump system . . . . .	7.95	Central evaporative . . . . .	2.95
	radiant floor/ceiling . . . . .	6.80			Pkg. refriger. . \$1,250 to \$1,600 per ton capacity	
	Space heaters, with fan . . . . .	1.70			Evap. coolers . \$170 to \$295 per MCFM capacity	
radiant . . . . .	1.95					
Steam (including boiler) . . . . .	5.65			<b>VENTILATION ONLY</b>		
without boiler . . . . .	4.70	Small indiv. heat pumps cost \$1,100 to \$1,525		Vent. (blowers/ducts) . . . . .	\$1.10	
Wall or floor furnace . . . . .	1.65	per ton of rated capacity.				

<b>3</b>	<b>HEIGHT REFINEMENTS</b>			
	<b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.			
	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
	10	.88	16	1.00 (base)
	12	.92	18	1.04
	13	.94	20	1.07
	14	.95	22	1.11
	15	.97	24	1.16

<b>4</b>	<b>Average Floor Area</b>	<b>AVERAGE PERIMETER</b>														<b>Average Floor Area</b>
	<b>Sq. Ft./Story</b>	<b>100</b>	<b>125</b>	<b>175</b>	<b>200</b>	<b>250</b>	<b>350</b>	<b>400</b>	<b>500</b>	<b>700</b>	<b>500</b>	<b>900</b>	<b>1000</b>	<b>1200</b>	<b>1500</b>	<b>Sq. Ft./Story</b>
	<b>1,000</b>	1.20	1.31	1.54	1.65	1.85	2.35	2.60	----	----	----	----	----	----	----	<b>1,000</b>
	<b>2,000</b>	----	1.03	1.15	1.20	1.31	1.54	1.65	1.85	2.35	2.60	----	----	----	----	<b>2,000</b>
	<b>3,000</b>	----	----	1.01	1.05	1.13	1.27	1.35	1.50	1.78	1.92	----	----	----	----	<b>3,000</b>
	<b>5,000</b>	----	----	----	.91	.96	1.06	1.11	1.20	1.38	1.47	1.57	----	----	----	<b>5,000</b>
	<b>7,000</b>	----	----	----	----	.89	.96	1.00	1.07	1.20	1.26	1.32	1.36	1.52	----	<b>7,000</b>
	<b>10,000</b>	----	----	----	----	----	.89	.91	.96	1.06	1.11	1.16	1.20	1.29	----	<b>10,000</b>
	<b>15,000</b>	----	----	----	----	----	----	.86	.89	.95	.98	1.01	1.05	1.11	1.20	<b>15,000</b>
	<b>20,000</b>	----	----	----	----	----	----	----	.84	.89	.91	.94	.96	1.01	1.07	<b>20,000</b>
	<b>30,000</b>	----	----	----	----	----	----	----	----	.84	.85	.87	.88	.92	.96	<b>30,000</b>
	<b>50,000</b>	----	----	----	----	----	----	----	----	----	.79	.81	.82	.84	.87	<b>50,000</b>
	<b>60,000</b>	----	----	----	----	----	----	----	----	----	.78	.79	.80	.82	.84	<b>60,000</b>
	<b>80,000</b>	----	----	----	----	----	----	----	----	----	----	----	.77	.79	.81	<b>80,000</b>

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## MARKETS – CONVENIENCE



AVERAGE CLASS C



AVERAGE/GOOD CLASS D

**OCCUPANCY DESCRIPTION:** These are small food stores with limited interior facilities. They are designed for the quick purchase of standard staple items in small quantities. They have extensive shelving but few facilities. The storage area is relatively small. The better qualities include small specialty or gourmet food shops.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Built-in refrigerators and freezers, cold rooms and cooling equipment.

**NOT INCLUDED IN COSTS:** Sprinklers, display cases, freezers and coolers or other trade fixtures.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	\$73.00	Brick or concrete, usually part of a building	Typical chain store, acoustic tile, vinyl composition	Adequate lighting outlets, adequate plumbing	Warm and cool air (zoned)
	Storage basement	35.70	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters
C	Excellent	88.85	Individual design, highly ornamental exterior	Plaster, acoustic tile, terrazzo, carpet or vinyl, good trim	Special lighting, good fixtures and plumbing	Package A.C.
	Good	74.55	Brick, best block, stucco, good store front and ornamentation	Typically better chain stores, good acoustic, vinyl tile & carpet	Good lighting and outlets, restrooms, standard fixtures	Package A.C.
	Average	59.70	Brick or block, some mansard, parapet ornamentation	Typical chain store, acoustic tile, vinyl comp., some snack prep. area	Adequate lighting and outlets, small employees' restroom	Forced air
	Low cost	48.10	Minimum block or cheap brick finish	Painted exterior walls, minimum finish	Minimum code throughout	Space heaters
D	Excellent	87.35	Individual design, highly ornamental exterior	Plaster, acoustic tile, terrazzo, carpet or vinyl, good trim	Special lighting, good fixtures and plumbing	Package A.C.
	Good	73.05	Brick veneer or good siding, good frame and front	Typically better chain stores, good acoustic, vinyl tile & carpet	Good lighting and outlets, restrooms, standard fixtures	Package A.C.
	Average	58.25	Stucco or siding, some mansard, parapet ornamentation	Typical chain store, acoustic tile, vinyl comp., some snack prep. area	Adequate lighting and outlets, small employees' restroom	Forced air
	Low cost	46.75	Stucco or siding, small front	Drywall, few partitions	Minimum code throughout	Space heaters
DPOLE	Low cost	43.75	Pole frame, metal, lined, small low-cost front	Minimum finish and partitions	Minimum code throughout, minimum display wiring	Space heaters
S	Excellent	84.40	Best metal panels, trim, good entrance	Drywall or plaster, acoustic tile, good finishes and trim	Special lighting, good fixtures and plumbing	Package A.C.
	Good	69.80	Insulated sandwich panels, good front & ornamentation	Typically better chain stores, good acoustic, vinyl tile and carpet	Good lighting and outlets, restrooms, standard fixtures	Package A.C.
	Average	54.95	Good panels, small front, mansard, some ornamentation	Typical chain store, acoustic tile, vinyl comp., some snack prep. area	Adequate lighting and outlets, small employees' restroom	Forced air
	Low cost	43.50	Steel siding, partly finished interior	Minimum finish and partitions	Minimum code throughout	Space heaters
CDS	Storage basement	23.15	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters

# MARKETS – CONVENIENCE

**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 gasoline pumps and canopies, see UIP 14.	<b>SPRINKLERS:</b> Apply to sprinklered area.				
	<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
	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**

<b>HEATING AND COOLING</b>					
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.					
	<b>Sq. Ft.</b>		<b>Sq. Ft.</b>		<b>Sq. Ft.</b>
<b>HEATING ONLY</b>	<b>Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Costs</b>	<b>COOLING ONLY</b>	<b>Costs</b>
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/convector	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		<b>VENTILATION ONLY</b>	
Wall or floor furnace . . . . .	1.50	per ton of rated capacity.		Vent. (blowers/ducts) . . . . .	\$1.02

**3**

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

**4**

<b>Average Floor Area Sq. Ft./Story</b>	<b>AVERAGE PERIMETER</b>														<b>Average Floor Area Sq. Ft./Story</b>
	75	100	125	150	175	200	225	250	275	300	350	400	450	500	
500	1.39	1.59	1.78	----	----	----	----	----	----	----	----	----	----	----	500
1,000	----	1.18	1.28	1.39	1.49	1.59	1.69	----	----	----	----	----	----	----	1,000
1,500	----	1.04	1.11	1.18	1.25	1.32	1.39	1.46	1.52	1.59	----	----	----	----	1,500
2,000	----	----	1.03	1.08	1.13	1.18	1.23	1.28	1.33	1.39	1.49	----	----	----	2,000
2,500	----	----	----	1.01	1.05	1.10	1.14	1.18	1.22	1.27	1.35	1.43	----	----	2,500
3,000	----	----	----	----	1.01	1.04	1.07	1.11	1.14	1.18	1.25	1.32	1.39	----	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	1.02	1.05	1.07	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	1.00	1.04	1.07	1.11	6,000
7,000	----	----	----	----	----	----	----	.90	.93	.95	.97	1.00	1.03	1.06	7,000
8,000	----	----	----	----	----	----	----	.88	.90	.92	.94	.97	1.00	1.02	8,000

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## MARKETS – MINI-MARTS



AVERAGE/GOOD CLASS S CONVENIENCE



AVERAGE CLASS S DAIRY SALES

**OCCUPANCY DESCRIPTION:** Mini-mart food stores are small convenience outlets that cater primarily to a transient trade for self-service snack foods and beverages. The better stores will have public restrooms and limited hot or deli food preparation and service areas. Lower qualities are minimum code throughout.

Dairy sales buildings are drive-up store buildings designed for sale and limited storage of dairy products. The cost for the built-in refrigerators is included, while the fixtures and special equipment which might be needed for operation are not included. They may have

storefront entrances with plaster walls, acoustic tile ceilings and a resilient floor finish. They also have typical store lighting and restrooms, and generally have high-capacity electrical service.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Built-in refrigerators.

**NOT INCLUDED IN COSTS:** Sprinklers, free-standing refrigerators, display cases, special fixtures or equipment, fronts, freezers, coolers and other trade fixtures.

### MINI-MART CONVENIENCE STORES

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$136.25	Decorative block, brick, good glass entrance	Good drywall, acoustic tile, good pavers, limited food prep. area	Good lighting, good fixtures and plumbing, tiled restrooms	Package A.C.
	Good	116.15	Brick, best block, stucco, good front and ornamentation	Good acoustic, ceramic tile, security partitioning, some snack prep. area	Good lighting & outlets, public restrooms, standard fixtures	Package A.C.
	Average	99.15	Brick or block, some mansard, parapet ornamentation	Typical food booth, acoustic tile, vinyl composition, adequate support	Adequate lighting and outlets, small employees' restroom	Package A.C.
	Low cost	84.80	Minimum block, small front	Minimum finish and partitions	Minimum code throughout	Package A.C.
D	Good	115.95	Brick veneer or good siding, good frame and front	Good acoustic, ceramic tile, security partitioning, some snack prep. area	Good lighting & outlets, public restrooms, standard fixtures	Package A.C.
	Average	99.00	Stucco or siding, some mansard, parapet ornamentation	Typical food booth, acoustic tile, vinyl composition, adequate support	Adequate lighting and outlets, small employees' restroom	Package A.C.
	Low cost	84.65	Stucco or siding, small front	Minimum finish and partitions	Minimum code throughout	Package A.C.
DPOLE	Low cost	82.30	Pole frame, metal, lined, low-cost sash and fascia	Minimum finish and partitions, acoustic tile, vinyl composition	Minimum code, display wiring and plumbing	Package A.C.
S <sup>†</sup>	Excellent	133.40	Best metal panels, trim, good glass entrance	Good drywall, acoustic tile, good pavers, limited food prep. area	Good lighting, good fixtures and plumbing, tiled restrooms	Package A.C.
	Good	115.35	Good enameled prefinished steel, good front, masonry trim	Good acoustic, ceramic tile, security partitioning, some snack prep. area	Good lighting & outlets, public restrooms, standard fixtures	Package A.C.
	Average	99.85	Good panels, small front, some trim or mansard	Typical food booth, acoustic tile, vinyl composition, adequate support	Adequate lighting and outlets, small employees' restroom	Package A.C.
	Low cost	86.55	Metal panels, glass, lined interior	Minimum booth finish and partitions	Minimum code throughout	Package A.C.

<sup>†</sup>NOTE: For complete prefabricated food booths, see Garages – Service Stations, Page CAL 64.

### MINI-MART DAIRY SALES

CLASS	TYPE	COST/SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Average	\$63.05	Brick, concrete block, store or drive-up front	Plaster, acoustic tile, asphalt tile, built-in refrigerated storage	Store lighting and plumbing, restroom	Package A.C.
D	Average	61.10	Stucco or siding, store or drive-up front	Plaster, acoustic tile, asphalt tile, built-in refrigerated storage	Store lighting and plumbing, restroom	Package A.C.
S	Average	57.60	Good colored steel panels, drive-up front	Acoustic tile, vinyl composition, built-in refrigerated storage	Store lighting and plumbing, restroom	Package A.C.

## MARKETS – MINI-MARTS

**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>For gasoline pumps, canopies and cashier booths, see UIP 14.</p> <p><b>CANOPIES:</b> The basic mini-market cost includes normal overhangs commensurate with the quality, but not large carports or canopies. Patio or carport canopies generally cost 1/5 to 1/3 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 style="text-align: center;"><b>SPRINKLERS:</b> Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sq. Ft.</th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">500</td><td style="text-align: center;">\$3.20</td><td style="text-align: center;">\$4.10</td><td style="text-align: center;">\$5.35</td><td style="text-align: center;">\$7.00</td></tr> <tr><td style="text-align: center;">1,000</td><td style="text-align: center;">2.85</td><td style="text-align: center;">3.65</td><td style="text-align: center;">4.75</td><td style="text-align: center;">6.15</td></tr> <tr><td style="text-align: center;">1,500</td><td style="text-align: center;">2.65</td><td style="text-align: center;">3.40</td><td style="text-align: center;">4.40</td><td style="text-align: center;">5.75</td></tr> <tr><td style="text-align: center;">2,000</td><td style="text-align: center;">2.55</td><td style="text-align: center;">3.25</td><td style="text-align: center;">4.20</td><td style="text-align: center;">5.40</td></tr> <tr><td style="text-align: center;">2,500</td><td style="text-align: center;">2.45</td><td style="text-align: center;">3.10</td><td style="text-align: center;">4.00</td><td style="text-align: center;">5.15</td></tr> <tr><td style="text-align: center;">3,000</td><td style="text-align: center;">2.40</td><td style="text-align: center;">3.05</td><td style="text-align: center;">3.90</td><td style="text-align: center;">5.00</td></tr> <tr><td style="text-align: center;">4,000</td><td style="text-align: center;">2.25</td><td style="text-align: center;">2.85</td><td style="text-align: center;">3.70</td><td style="text-align: center;">4.75</td></tr> <tr><td style="text-align: center;">5,000</td><td style="text-align: center;">2.20</td><td style="text-align: center;">2.80</td><td style="text-align: center;">3.55</td><td style="text-align: center;">4.55</td></tr> </tbody> </table>	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
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																																										

**2**

<b>HEATING AND COOLING</b>					
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 . . .	\$3.15	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		<b>VENTILATION ONLY</b>	
Wall or floor furnace . . . . .	1.50	per ton of rated capacity.		Vent. (blowers/ducts) . . . . .	\$1.02

**3**

<b>HEIGHT REFINEMENTS</b>			
<b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs.			
<b>STORY HEIGHT MULTIPLIERS:</b> 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	120	140	160	180	200	225	250	275	300	350	400	500	
500	1.37	1.58	1.74	1.90	----	----	----	----	----	----	----	----	----	----	500
1,000	----	1.18	1.25	1.33	1.42	1.50	1.58	1.68	----	----	----	----	----	----	1,000
1,200	----	----	1.18	1.24	1.31	1.37	1.44	1.53	1.61	----	----	----	----	----	1,200
1,500	----	----	1.09	1.15	1.20	1.25	1.31	1.37	1.44	1.51	----	----	----	----	1,500
1,800	----	----	----	1.08	1.13	1.18	1.22	1.27	1.33	1.39	1.44	----	----	----	1,800
2,000	----	----	----	1.05	1.09	1.13	1.18	1.22	1.27	1.32	1.37	1.48	----	----	2,000
2,500	----	----	----	----	1.03	1.06	1.09	1.13	1.18	1.21	1.25	1.33	1.42	----	2,500
3,000	----	----	----	----	----	1.01	1.04	1.07	1.11	1.14	1.18	1.24	1.31	----	3,000
3,500	----	----	----	----	----	----	1.00	1.03	1.06	1.09	1.12	1.18	1.23	1.35	3,500
4,000	----	----	----	----	----	----	----	1.00	1.02	1.05	1.07	1.12	1.18	1.27	4,000
4,500	----	----	----	----	----	----	----	----	.97	.99	1.02	1.04	1.08	1.13	4,500
5,000	----	----	----	----	----	----	----	----	.97	.99	1.01	1.05	1.09	1.18	5,000

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**



## MARKETS – ROADSIDE



**GOOD CLASS D**



**AVERAGE CLASS D**

**OCCUPANCY DESCRIPTION:** Roadside or farmers' markets are typically rural structures from the open stand to the enclosed, full retail market barn with refrigerated storage. They are designed for the quick purchase of fresh produce and a few standard staple items in small quantities. They have little display and storage space. The better qualities will have separate storage and office areas that are relatively small. These better qualities include suitable plumbing, electrical and built-in cooler storage.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Built-in coolers in the better qualities.

**NOT INCLUDED IN COSTS:** Sprinklers, free-standing refrigerators, display cases, fronts, freezers, coolers and other trade fixtures.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>C</b>	Excellent	\$64.00	Decorative block concrete, good roof and roll-up doors	Open sales, good preparation, storage and office	Adequate market lighting, restroom and cold storage	Package A.C.
	Good	39.95	Concrete block, tilt-up, large doorways	Open sales, sealed slab, small storage and cold box	Minimum store lighting and plumbing	Space heaters
	Average	25.70	Low-cost block, tilt-up, gated front, very plain	Open sales area, concrete slab, some partitions, dry storage	Minimum electrical and plumbing	Space heaters
<b>D</b>	Excellent	61.30	Heavy frame, arch or gambrel roof, roll-up doors	Open sales, good preparation, storage and office	Adequate market lighting, restroom and cold storage	Package A.C.
	Good	37.25	Exposed frame, good board siding, trim, large doorways	Open sales, sealed slab, small storage and cold box	Minimum store lighting and plumbing	Space heaters
	Average	23.25	Wood frame, board and batten, gated front, some trim	Open sales area, concrete slab, some partitions, dry storage	Minimum electrical and plumbing	Space heaters
	Low cost	13.65	Plywood or siding, open framing, some trim	Open interior, some slab or wood, gravel	Minimum electrical, hose bib	None
	Cheap	8.50	Box frame, plywood or boards, shed roof, very plain	Open interior, unfinished, seasonal use only	None	None
<b>DPOLE</b>	Excellent	57.30	Heavy pole frame and truss, good siding and roll-up doors	Open sales, good preparation, storage and office	Adequate market lighting, restroom and cold storage	Package A.C.
	Good	33.95	Exposed pole frame, metal siding, large doorways	Open sales, sealed slab, small storage and cold box	Minimum store lighting and plumbing	Space heaters
	Average	20.75	Pole frame, metal utility building, gated front	Open sales area, concrete slab, some partitions, dry storage	Minimum electrical and plumbing	Space heaters
	Low cost	11.80	Pole frame, metal siding, open front, shutter doors	Open interior, some slab or wood, gravel	Minimum electrical, hose bib	None
	Cheap	7.20	Light pole frame, metal siding, shed roof, open front	Open interior, unfinished, seasonal use only	None	None
<b>S</b>	Excellent	57.60	Metal sandwich panels, open frame, good roll-up doors	Open sales, good preparation, storage and office	Adequate market lighting, restroom and cold storage	Package A.C.
	Good	34.85	Exposed steel frame, metal siding, large doorways	Open sales, sealed slab, small storage and cold box	Minimum store lighting and plumbing	Space heaters
	Average	21.75	Steel frame, metal utility building, gated front	Open sales area, concrete slab, some partitions, dry storage	Minimum electrical and plumbing	Space heaters
	Low cost	12.70	Steel frame, metal siding, open front, shutter doors	Open interior, some slab or wood, gravel	Minimum electrical, hose bib	None
<b>CDS</b>	Storage basement	23.15	Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters

## MARKETS – ROADSIDE

**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><b>DOCK-HEIGHT FLOORS:</b> add the cost per square foot to the base cost of the first floor.                  Elevated on compacted fill: \$2.50 to \$4.90 per square foot. For cut and balance, use proportional cost.                  Elevated on posts and piers with cross bracing, beams and skirting: \$6.85 to \$9.30 per square foot.                  Loading platforms cost \$9.55 to \$12.55 per square foot; add \$245 for steps.</p>	<p><b>SPRINKLERS:</b> 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>500</td><td>\$3.20</td><td>\$4.10</td><td>\$5.35</td><td>\$7.00</td></tr> <tr><td>1,000</td><td>2.85</td><td>3.65</td><td>4.75</td><td>6.15</td></tr> <tr><td>1,500</td><td>2.65</td><td>3.40</td><td>4.40</td><td>5.75</td></tr> <tr><td>2,000</td><td>2.55</td><td>3.25</td><td>4.20</td><td>5.40</td></tr> <tr><td>2,500</td><td>2.45</td><td>3.10</td><td>4.00</td><td>5.15</td></tr> <tr><td>3,000</td><td>2.40</td><td>3.05</td><td>3.90</td><td>5.00</td></tr> <tr><td>4,000</td><td>2.25</td><td>2.85</td><td>3.70</td><td>4.75</td></tr> <tr><td>5,000</td><td>2.20</td><td>2.80</td><td>3.55</td><td>4.55</td></tr> <tr><td>8,000</td><td>2.05</td><td>2.55</td><td>3.25</td><td>4.15</td></tr> </tbody> </table>	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
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																															
500	\$3.20	\$4.10	\$5.35	\$7.00																																															
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5,000	2.20	2.80	3.55	4.55																																															
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**2**

<b>HEATING AND COOLING</b>					
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.					
	<b>Sq. Ft.</b>		<b>Sq. Ft.</b>		<b>Sq. Ft.</b>
<b>HEATING ONLY</b>	<b>Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Costs</b>	<b>COOLING ONLY</b>	<b>Costs</b>
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/convector	6.10	Heat pump system . . . . .	7.35	Pkg. refrig. . \$1,275 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 \$1525		<b>VENTILATION ONLY</b>	
Wall or floor furnace . . . . .	1.50	per ton of rated capacity.		Vent. (blowers/ducts) . . . . .	\$1.02

**3**

<b>HEIGHT REFINEMENTS</b>			
<b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.			
<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
8	.92	12	1.00 (base)
10	.96	13	1.02
11	.98	14	1.04
12	1.00 (base)	16	1.09

**4**

<b>Average Floor Area Sq.Ft./Story</b>	<b>AVERAGE PERIMETER</b>														<b>Average Floor Area Sq. Ft./Story</b>
	<b>75</b>	<b>100</b>	<b>125</b>	<b>150</b>	<b>175</b>	<b>200</b>	<b>225</b>	<b>250</b>	<b>275</b>	<b>300</b>	<b>350</b>	<b>400</b>	<b>450</b>	<b>500</b>	
<b>500</b>	1.38	1.59	1.78	----	----	----	----	----	----	----	----	----	----	----	<b>500</b>
<b>1,000</b>	----	1.18	1.28	1.38	1.49	1.59	1.69	----	----	----	----	----	----	----	<b>1,000</b>
<b>1,500</b>	----	1.04	1.11	1.18	1.25	1.32	1.38	1.46	1.52	1.59	----	----	----	----	<b>1,500</b>
<b>2,000</b>	----	----	1.03	1.08	1.13	1.18	1.23	1.28	1.33	1.38	1.49	----	----	----	<b>2,000</b>
<b>2,500</b>	----	----	----	1.01	1.05	1.10	1.14	1.18	1.22	1.27	1.35	1.43	----	----	<b>2,500</b>
<b>3,000</b>	----	----	----	----	1.01	1.04	1.07	1.11	1.14	1.18	1.25	1.32	1.38	----	<b>3,000</b>
<b>3,500</b>	----	----	----	----	----	1.00	1.03	1.06	1.09	1.12	1.18	1.24	1.30	----	<b>3,500</b>
<b>4,000</b>	----	----	----	----	----	.97	1.00	1.02	1.05	1.07	1.13	1.18	1.23	1.28	<b>4,000</b>
<b>5,000</b>	----	----	----	----	----	.92	.95	.97	.99	1.01	1.05	1.10	1.14	1.18	<b>5,000</b>
<b>6,000</b>	----	----	----	----	----	----	----	.93	.95	.97	1.00	1.04	1.07	1.11	<b>6,000</b>
<b>7,000</b>	----	----	----	----	----	----	----	.90	.93	.95	.97	1.00	1.03	1.06	<b>7,000</b>
<b>8,000</b>	----	----	----	----	----	----	----	.88	.90	.92	.94	.97	1.00	1.02	<b>8,000</b>

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## MEDICAL – DENTAL CLINICS



AVERAGE CLASS C

**OCCUPANCY DESCRIPTION:** These are small stand-alone medical clinic buildings designed for dental services, with examination and outpatient treatment. They include a reception/lobby area as well as individual rooms.

Floor finishes are carpet or resilient flooring. Ceilings are acoustic tile and may be on a suspended system. Most utilize high-intensity fluorescent lighting, with the better qualities also having X-ray capabilities and built-in cabinetry.

Individual treatment rooms have plumbing and sinks. Restrooms are adequate to service the number of personnel working in the building.

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

**NOT INCLUDED IN COSTS:** Dental chairs, X-ray equipment, auto-claves, office equipment, permanent examination lights and other dental equipment.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$164.35	Face brick, glass panels, stone, top quality	Best plaster, paneling, carpet and vinyl tile, high-cost waiting areas	Luminous ceilings, power and X-ray outlets, best plumbing	Warm and cool air (zoned)
	Good	127.20	Face brick, concrete or metal panels, ornamentation	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	Good fluorescent lighting, X-ray, lab, dark rooms, good plumbing	Heat pump system
	Average	98.15	Brick, block, concrete panels, some trim	Plaster, drywall partitions, acoustic tile, vinyl composition, carpet	Adequate lighting, power and plumbing, X-ray, air piping	Package A.C.
	Low cost	75.50	Brick or block, tilt-up, no trim	Paint, cheap partitions, acoustic tile, asphalt tile, small lobby	Minimum lighting and outlets, adequate plumbing, few extras	Forced air
D	Excellent	160.35	Face brick veneer, best siding, good ornamentation	Best plaster, paneling, carpet and vinyl tile, high-cost waiting areas	Luminous ceilings, power and X-ray outlets, best plumbing	Warm and cool air (zoned)
	Good	123.95	Brick veneer, good stucco or siding with good trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	Good fluorescent lighting, X-ray, lab, dark rooms, good plumbing	Heat pump system
	Average	95.55	Brick veneer, stucco or siding, little trim	Plaster, drywall partitions, acoustic tile, vinyl composition, carpet	Adequate lighting, power and plumbing, X-ray, air piping	Package A.C.
	Low cost	73.45	Stucco or siding, very plain	Paint, cheap partitions, acoustic tile, asphalt tile, small lobby	Minimum lighting and outlets, adequate plumbing, few extras	Forced air
DPOLE	Average	87.40	Pole frame, insulated metal panels, some ornamentation	Drywall partitions, acoustic tile, vinyl composition, carpet	Adequate lighting, power and plumbing, X-ray, air piping	Package A.C.
	Low cost	65.70	Pole frame, finished interior, insulation, little trim	Paint, cheap partitions, acoustic tile, asphalt tile, small lobby	Minimum lighting and outlets, adequate plumbing, few extras	Forced air
S	Good	115.60	Pre-engineered, good sandwich panels, some brick or stone trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	Good fluorescent lighting, X-ray, lab, dark rooms, good plumbing	Heat pump system
	Average	87.45	Pre-engineered, sandwich panels, some ornamentation	Drywall partitions, acoustic tile, vinyl composition, carpet	Adequate lighting, power and plumbing, X-ray, air piping	Package A.C.
	Low cost	65.90	Pre-engineered, finished interior, insulation, little trim	Paint, cheap partitions, acoustic tile, asphalt tile, small lobby	Minimum lighting and outlets, adequate plumbing, few extras	Forced air
CDS	Finished basement	62.90	Plaster or drywall interior	Adequate dental office finish, acoustic tile, vinyl composition	Adequate medical office lighting and plumbing	Forced air
	Util. bsmt.	23.35	Painted interior	Paint only, few partitions	Minimum lighting, drains	None

# MEDICAL – DENTAL CLINICS

**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><b>ELEVATORS:</b> 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><b>SPRINKLERS:</b> Apply to sprinklered area.</p>				
	<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
	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
	30,000	1.85	2.30	2.90	3.60
	50,000	1.70	2.15	2.65	3.25
75,000	1.60	2.00	2.45	3.05	
100,000	1.55	1.90	2.35	2.90	
<p><b>BALCONIES:</b> 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>					

**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.

<b>HEATING ONLY</b>		<b>HEATING &amp; COOLING</b>		<b>COOLING ONLY</b>	
	<b>Sq. Ft. Costs</b>		<b>Sq. Ft. Costs</b>		<b>Sq. Ft. Costs</b>
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. . \$1,380 to \$1,770 per ton capacity	
Space heaters, with fan . . . . .	1.95			Evap. coolers . \$205 to \$340 per MCFM capacity	
radiant . . . . .	2.30				
Steam (including boiler) . . . . .	8.75				
without boiler . . . . .	7.70	Small indiv. heat pumps cost \$1,190 to \$1,650		<b>VENTILATION ONLY</b>	
Wall or floor furnace . . . . .	2.10	per ton of rated capacity.		Vent. (blowers/ducts) . . . . .	\$1.65

**3**

**HEIGHT REFINEMENTS**

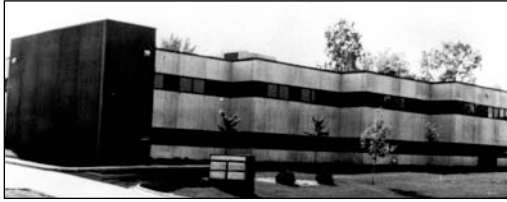
**STORY HEIGHT MULTIPLIERS:** Multiply base cost by following multipliers for any variation in average story height.

<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
8	.90	13	1.02
9	.93	14	1.05
10	.95	15	1.07
11	.98	16	1.09
12	1.00 (base)		

**4**

<b>Average Floor Area Sq. Ft./Story</b>	<b>AVERAGE PERIMETER</b>														<b>Average Floor Area Sq. Ft./Story</b>
	125	150	175	200	250	300	350	400	500	600	800	1000	1200	1500	
1,000	1.17	1.24	1.30	1.36	1.49	----	----	----	----	----	----	----	----	----	1,000
2,000	----	1.04	1.07	1.11	1.17	1.24	1.30	----	----	----	----	----	----	----	2,000
4,000	----	----	.96	.98	1.01	1.04	1.08	1.11	1.17	----	----	----	----	----	4,000
5,000	----	----	.94	.95	.98	1.00	1.03	1.05	1.11	1.16	----	----	----	----	5,000
8,000	----	----	----	----	.93	.94	.95	.98	1.01	1.04	1.11	----	----	----	8,000
10,000	----	----	----	----	.91	.92	.93	.95	.98	1.00	1.05	----	----	----	10,000
15,000	----	----	----	----	----	.90	.91	.92	.93	.94	.98	1.02	----	----	15,000
20,000	----	----	----	----	----	----	----	----	.91	.92	.94	.98	1.00	----	20,000
30,000	----	----	----	----	----	----	----	----	----	.90	.92	.93	.95	.97	30,000
50,000	----	----	----	----	----	----	----	----	----	.87	.89	.90	.91	.92	50,000
60,000	----	----	----	----	----	----	----	----	----	----	.87	.88	.90	.91	60,000
80,000	----	----	----	----	----	----	----	----	----	----	----	.87	.88	.90	80,000

## MEDICAL – OFFICE BUILDING



**AVERAGE/GOOD CLASS D**



**LOW-COST/AVERAGE CLASS D**

**OCCUPANCY DESCRIPTION:** These are buildings designed for medical and/or dental services with examination and outpatient treatment. They include a reception/lobby area as well as individual rooms.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead

and profit, X-ray rooms, and built-in cabinetry. Elevators are included where designated with an asterisk (\*).

**NOT INCLUDED IN COSTS:** Sprinklers, X-ray equipment, auto-claves, permanent examination lights or other medical equipment.

**SQUARE FOOT COST TABLE**

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>A</b>	Excellent	\$194.85	Best metal, brick or block backup, solar glass	Acoustic plaster, good veneers, vinyl wall coverings, carpet, vinyl	*Luminous ceilings, power and X-ray outlets, best plumbing	Hot and chilled water (zoned)
	Good	157.85	Good metal and solar glass, face brick, concrete and glass	Good plaster or drywall, acoustic tile, carpeting, vinyl composition	*High-intensity lighting, X-ray outlets, good plumbing, lab	Hot and chilled water (zoned)
	Average	122.10	Metal and glass, brick or concrete panels	Plaster or dry wall, acoustic tile, vinyl composition floors	*Adequate lighting, power, and plumbing, X-ray rooms	Warm and cool air (zoned)
	Low cost	93.95	Brick, concrete block, very plain, small lobby	Low-cost finishes and partitions, acoustic tile, asphalt tile	*Minimum lighting and plumbing, few extras	Package A.C.
<b>B</b>	Excellent	188.40	Best metal, brick or block backup, solar glass	Acoustic plaster, good veneers, vinyl wall coverings, carpet, vinyl	*Luminous ceilings, power and X-ray outlets, best plumbing	Hot and chilled water (zoned)
	Good	152.15	Good metal and glass, good brick, concrete panels	Good plaster or drywall, acoustic tile, carpeting and vinyl composition	*High-intensity lighting, X-ray outlets, good plumbing, lab	Hot and chilled water (zoned)
	Average	117.10	Metal and glass, brick or concrete panels	Drywall or plaster, acoustic tile, vinyl composition floors	*Adequate lighting, power, and plumbing, X-ray rooms	Warm and cool air (zoned)
	Low cost	89.65	Brick, concrete block, lift slab, very plain, small lobby	Low-cost finishes and partitions, acoustic tile, asphalt tile	*Minimum lighting and plumbing, few extras	Package A.C.
<b>A-B</b>	Finished basement	92.45	Plaster interior	Average medical office finish, acoustic tile, vinyl composition	Adequate medical office lighting and plumbing	Warm and cool air (zoned)
	Stor. bsmt.	37.95	Painted interior	Partitions for storage and heating	Minimum lighting/plumbing	Space heaters
	Pkg. bsmt.	41.15	Unfinished interior	Unfinished, small service area	Minimum lighting/plumbing	Ventilation
	Office mezzanine	55.15	Not included	Enclosed, medical office finish, plaster soffit	Average medical office lighting and plumbing	In building cost
	Open mezzanine	31.20	Not included	Carpet and vinyl composition, plaster soffit	Average lighting and plumbing	In building cost
<b>C</b>	Excellent	162.60	Steel frame, masonry & glass, ornamentation, top quality	Acoustic plaster, paneling, carpet and vinyl tile, many soundproof rooms	*Fluorescent panels, air piping, X-ray rooms, good plumbing	Hot and chilled water (zoned)
	Good	125.05	Steel frame, masonry, best concrete panels, ornament.	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, X-ray rooms, good plumbing, lab	Warm and cool air (zoned)
	Average	95.75	Steel or concrete frame or bearing walls, some trim	Plaster, drywall partitions, acoustic tile, vinyl composition	*Adequate lighting and outlets, adequate plumbing, lab	Package A.C.
	Low cost	73.80	Masonry bearing walls, light rafters, very plain	Paint, cheap partitions, acoustic tile, asphalt tile	Minimum lighting and outlets, adequate plumbing	Forced air
<b>D</b>	Excellent	151.70	Studs/steel columns, bar/web joists, brick or stone ven. EIFS	Best plaster, paneling, carpet and vinyl tile, many soundproof rooms	*Fluorescent panels, air piping, X-ray rooms, good plumbing	Warm and cool air (zoned)
	Good	121.70	Best stucco on good frame, good brick or stone trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, X-ray rooms, good plumbing, lab	Warm and cool air (zoned)
	Average	93.00	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	*Adequate lighting and outlets, adequate plumbing	Package A.C.
	Low cost	71.55	Light stucco or siding on wood or steel studs, very plain	Drywall, cheap partitions, acoustic tile, asphalt tile	Minimum lighting and outlets, adequate plumbing	Forced air
<b>DPOLE</b>	Low cost	64.05	Pole frame, good metal panels, finished inside, little trim	Low-cost finishes and partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing, few extras	Forced air
<b>S</b>	Good	113.85	Good sandwich panels & fenestration, some brick or stone	Good plaster or drywall, acoustic tile, carpeting and vinyl	*High-intensity lighting, X-ray outlets, good plumbing, lab	Warm and cool air (zoned)
	Average	83.40	Insulated wall or sandwich panels, adequate fenestration	Drywall or plaster, acoustic tile, vinyl composition floors	Adequate lighting, power, and plumbing, X-ray rooms	Package A.C.
	Low cost	64.10	Steel or aluminum on light frame, fin. interior, some insul.	Low-cost finishes and partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing, few extras	Forced air
<b>CDS</b> <sup>†</sup>	Finished basement	62.90	Plaster or drywall interior	Average medical office finish, acoustic tile, vinyl composition	Adequate medical office lighting and plumbing	Forced air
	Stor. bsmt.	23.35	Painted interior	Paint only, few partitions	Minimum lighting, drains	None
	Pkg. bsmt.	28.25	Unfinished interior	Finished ceiling, concrete floor	Minimum lighting, drains	Ventilation
	Office mezzanine	41.90	Not included	Enclosed, medical office finish, acoustic tile soffit	Average medical office lighting and plumbing	In building cost
	Open mezz.	23.10	Not included	Open, finished floors and soffit	Average lighting, no plumbing	In building cost

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

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

# MEDICAL – OFFICE BUILDING

**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><b>ELEVATORS:</b> 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><b>SPRINKLERS:</b> Apply to sprinklered area.</p>						
<b>Classes A/B</b>	<b>Sq. Ft. Costs</b>	<b>Classes C/D</b>	<b>Sq. Ft. Costs</b>	<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>		
Excellent	\$8.20	Excellent	\$4.20	1,000	\$2.95	\$3.75	\$4.95	\$6.35		
Good	5.65	Good	2.60	2,000	2.85	3.65	4.70	6.05		
Average	3.85	Average	1.60	5,000	2.45	3.15	4.00	5.05		
Low cost	2.65			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		
				30,000	1.85	2.30	2.90	3.60		
				50,000	1.70	2.15	2.65	3.25		
				75,000	1.60	2.00	2.45	3.05		
				100,000	1.55	1.90	2.35	2.90		

**ELEVATOR STOPS:** For basement or mezzanine elevator stops, add \$4,325 to \$6,525 per stop.

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.

**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.

<b>HEATING ONLY</b>	<b>Sq. Ft. Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Sq. Ft. Costs</b>	<b>COOLING ONLY</b>	<b>Sq. Ft. Costs</b>
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. . \$1,380 to \$1,770 per ton capacity	
Space heaters, with fan	1.95			Evap. coolers . \$205 to \$340 per MCFM capacity	
radiant	2.30				
Steam (including boiler)	8.75				
without boiler	7.70	Small indiv. heat pumps cost \$1,190 to \$1,650 per ton of rated capacity.		<b>VENTILATION ONLY</b>	
Wall or floor furnace	2.10			Vent. (blowers/ducts)	\$1.65

**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.

<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
8	.90	13	1.02
9	.93	14	1.05
10	.95	15	1.07
11	.98	16	1.09
12	1.00 (base)		

**4**

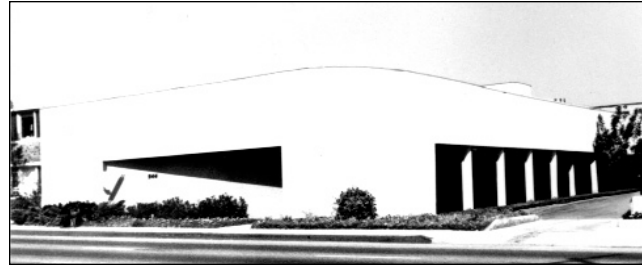
<b>Average Floor Area Sq.Ft./Story</b>	<b>AVERAGE PERIMETER</b>														<b>Average Floor Area Sq. Ft./Story</b>
	125	150	175	200	250	300	350	400	500	600	800	1000	1200	1500	
1,000	1.18	1.25	1.31	1.37	1.50	----	----	----	----	----	----	----	----	----	1,000
2,000	----	1.04	1.08	1.11	1.18	1.25	1.31	----	----	----	----	----	----	----	2,000
4,000	----	----	.96	.98	1.01	1.04	1.08	1.11	1.18	----	----	----	----	----	4,000
5,000	----	----	.94	.95	.99	1.00	1.03	1.05	1.11	1.17	----	----	----	----	5,000
8,000	----	----	----	----	.93	.94	.95	.98	1.01	1.04	1.11	----	----	----	8,000
10,000	----	----	----	----	.91	.92	.93	.95	.98	1.00	1.05	----	----	----	10,000
15,000	----	----	----	----	----	.90	.91	.92	.93	.94	.98	1.02	----	----	15,000
20,000	----	----	----	----	----	----	----	----	.91	.92	.94	.98	1.00	----	20,000
30,000	----	----	----	----	----	----	----	----	----	.90	.92	.93	.95	.97	30,000
50,000	----	----	----	----	----	----	----	----	----	.87	.89	.90	.91	.92	50,000
60,000	----	----	----	----	----	----	----	----	----	----	.87	.88	.90	.91	60,000
80,000	----	----	----	----	----	----	----	----	----	----	----	.87	.88	.90	80,000

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## MEDICAL – URGENT CARE – DISPENSARIES



**AVERAGE CLASS C**



**GOOD CLASS D**

**OCCUPANCY DESCRIPTION:** These are buildings designed for urgent care emergency first aid and medical treatment. Typically, they do not have facilities for surgery, although the better qualities may have some small surgical capabilities. Floor coverings are either ceramic tile or some type of resilient floor finish throughout the structure. Lighting and plumbing are adequate for emergency first aid use.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit, and office space suitable for this type of occupancy.

**NOT INCLUDED IN COSTS:** Elevators, sprinklers, medical equipment, surgery facilities and emergency power facilities.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$113.80	Brick, metal and glass, some ornamentation	Plaster or drywall, good enamel or, vinyl walls, ceramic, vinyl, rubber tile,	Good lighting and plumbing, first aid and overnight care	Package A.C.
	Average	93.85	Brick, precast panels, metal and glass, little trim	Drywall or plaster, acoustic tile, vinyl composition, some ceramic pavers	Adequate lighting and plumbing for emergency first aid and care	Warm and cool air (zoned)
A-B	Storage basement	37.95	Painted interior	Partitions for storage and heating	Minimum lighting/plumbing	Space heaters
C	Good	93.15	Brick or block, good fenestration, some trim	Drywall or plaster, acoustic tile, vinyl composition, some ceramic pavers	Good lighting and plumbing, first aid and overnight care	Package A.C.
	Average	72.65	Brick, block, tilt-up, very plain finish	Drywall or plaster, acoustic tile, vinyl composition tile	Adequate lighting and plumbing for emergency first aid	Forced air
D	Good	89.60	Brick veneer, or best stucco or siding	Drywall or plaster, acoustic tile, ceramic tile, vinyl composition	Good lighting and plumbing, first aid and overnight care	Package A.C.
	Average	69.70	Stucco or siding, very plain	Drywall, acoustic tile, vinyl composition	Adequate lighting and plumbing	Forced air
S	Average	64.15	Metal siding, finished interior	Drywall, acoustic tile, vinyl composition tile	Adequate lighting and plumbing for emergency first aid	Forced air
CDS	Storage basement	23.35	Painted interior	Paint only, few partitions	Minimum lighting, drains	None

## MEDICAL – URGENT CARE – DISPENSARIES

**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><b>ELEVATORS:</b> 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>For elevators over three stories and service elevators see UIP 8.</p>	<p><b>SPRINKLERS:</b> 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>1,000</td><td>\$2.95</td><td>\$3.75</td><td>\$4.95</td><td>\$6.35</td></tr> <tr><td>2,000</td><td>2.85</td><td>3.65</td><td>4.70</td><td>6.05</td></tr> <tr><td>5,000</td><td>2.45</td><td>3.15</td><td>4.00</td><td>5.05</td></tr> <tr><td>10,000</td><td>2.20</td><td>2.80</td><td>3.50</td><td>4.45</td></tr> <tr><td>15,000</td><td>2.05</td><td>2.26</td><td>3.25</td><td>4.10</td></tr> <tr><td>20,000</td><td>2.00</td><td>2.50</td><td>3.10</td><td>3.90</td></tr> <tr><td>30,000</td><td>1.85</td><td>2.30</td><td>2.90</td><td>3.60</td></tr> </tbody> </table>	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	2.26	3.25	4.10	20,000	2.00	2.50	3.10	3.90	30,000	1.85	2.30	2.90	3.60
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																					
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**2**

<b>HEATING AND COOLING</b>					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard . . .	\$5.35	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. . \$1,380 to \$1,770 per ton capacity	
Space heaters, with fan . . . . .	1.95			Evap. coolers . \$205 to \$340 per MCFM capacity	
radiant . . . . .	2.30				
Steam (including boiler) . . . . .	8.75				
without boiler . . . . .	7.70	Small indiv. heat pumps cost \$1,190 to \$1,650		<b>VENTILATION ONLY</b>	
Wall or floor furnace . . . . .	2.10	per ton of rated capacity.		Vent. (blowers/ducts) . . . . .	\$1.65

**3**

<b>HEIGHT REFINEMENTS</b>			
<b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs.			
<b>STORY HEIGHT MULTIPLIERS:</b> 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	.90	13	1.02
9	.93	14	1.05
10	.95	15	1.07
11	.98	16	1.09
12	1.00 (base)		

**4**

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story	
	125	150	200	250	300	350	400	450	500	600	700	800	1000	1200		
<b>1,000</b>	1.18	1.25	1.38	----	----	----	----	----	----	----	----	----	----	----	----	<b>1,000</b>
<b>2,000</b>	----	1.05	1.12	1.19	1.25	1.32	----	----	----	----	----	----	----	----	----	<b>2,000</b>
<b>5,000</b>	----	----	.96	.99	1.01	1.04	1.06	1.09	1.12	----	----	----	----	----	----	<b>5,000</b>
<b>6,000</b>	----	----	----	.96	.99	1.01	1.03	1.05	1.07	----	----	----	----	----	----	<b>6,000</b>
<b>8,000</b>	----	----	----	.94	.95	.96	.99	1.01	1.02	1.05	1.08	1.12	----	----	----	<b>8,000</b>
<b>10,000</b>	----	----	----	.91	.93	.94	.96	.97	.99	1.01	1.04	1.06	----	----	----	<b>10,000</b>
<b>12,000</b>	----	----	----	----	.91	.93	.94	.95	.96	.99	1.01	1.03	----	----	----	<b>12,000</b>
<b>15,000</b>	----	----	----	----	----	----	.92	.93	.94	.96	.98	.99	1.03	1.06	----	<b>15,000</b>
<b>18,000</b>	----	----	----	----	----	----	----	.91	.92	.94	.95	.97	1.00	1.03	----	<b>18,000</b>
<b>20,000</b>	----	----	----	----	----	----	----	----	.91	.93	.94	.96	.99	1.01	----	<b>20,000</b>
<b>25,000</b>	----	----	----	----	----	----	----	----	.90	.91	.92	.93	.96	.98	----	<b>25,000</b>
<b>30,000</b>	----	----	----	----	----	----	----	----	----	.90	.91	.92	.94	.96	----	<b>30,000</b>

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**