

THEATERS AND AUDITORIUMS

SECTION SEG 6

(SEGREGATED COST METHOD)

Theaters, auditoriums, bowling alleys and other large recreational buildings are characterized by their large capacity for seating, wide clear spans, high ceilings and relatively few partitions. If any of these buildings is part of a building designed for other purposes, price the church, theater, auditorium, etc., from this section, and the balance of the building from the appropriate section. However, ancillary offices, projection rooms or booths, etc., which are normal to the uses included in this section, are included in the interior construction costs. For descriptions of buildings included in this section, see the Calculator Section.

Foundations for Class A and B auditorium-type structures can be priced quite accurately on a square-foot-of-floor-area basis. However, with light Class C, D and S buildings, a perimeter foundation or footings may carry most or all of the load, and the cost is generally proportional to the perimeter. Such costs may be better computed on the linear-foot-of-bearing-wall basis, with costs of column footings added if interior columns support a roof or floor load above.

Marquees, stepped balconies, galleries and mezzanines should be priced separately from the building shell. Stage costs are listed separately from the other interior costs.

Fixtures which are included in the Interior costs are those permanently attached as part of the real property, including projection rooms, asbestos curtains, fly galleries, etc. Not included are draperies, scenery, movable wings, seating, counters, kitchen/snack bar equipment or the alleys and pinsetters in a bowling alley. Prices of such items may be found in Section UIP 15.

Electrical costs include all houselights, outlets, fixtures and switchboards. Movable lights, spots, border lights and cables are considered equipment and are not included. The normal criterion, again, is whether the item is usually included as part of the general building contract.

Stained-glass windows are not included in the wall costs but should be priced in detail from Section UIP 6

SEGREGATED COSTS

(For explanation of the rating numbers which head the columns, see Introduction to SEG Method.)

EXCAVATION AND SITE PREPARATION

	1	2	3	4
Excavation (per cu. ft.)	\$.22	\$.30	\$.41	\$.56
Fill (per cu. ft. of compacted earth)	.23	.29	.37	.47
Site preparation (per sq. ft. of site)	.19	.24	.31	.40

FOUNDATION – Table I gives complete average costs per square foot of floor area. If a more detailed estimate is desired for Class C, D or S buildings with bearing walls, use Tables II and III as appropriate.

TABLE I. CONCRETE FOUNDATIONS – Apply to total floor area, including basements but excluding mezzanines or balconies.

Concrete foundations for:				
Class A	\$2.64	\$3.41	\$4.41	\$5.70
Class B	2.77	3.55	4.55	5.83
Class C, bearing wall	2.49	3.24	4.22	5.49
nonbearing wall	2.39	3.11	4.05	5.27
Class D, masonry veneer	2.27	2.97	3.89	5.09
siding or stucco	1.98	2.60	3.41	4.47
pole-frame construction	1.85	2.41	3.13	4.07
Class S	1.97	2.60	3.43	4.52
Class C, D and S light perimeter foundation for				
large open shell-type struct. . . . .	.77	1.00	1.30	1.69
Add for perimeter insulation, grnd. flr. area only . . . . .	.07	.11	.18	.29
earth-sheltered structures . . . . .	.10	.17	.28	.43

TABLE II. ALTERNATE METHOD – Apply to linear feet of continuous footings or foundation walls if Table I is not used. See discussion above.

Heavy-grade beam or stem footing				
Class C	\$34.25	\$46.25	\$62.50	\$84.50
Class D, masonry veneer	31.50	42.75	58.00	78.75
siding or stucco	27.75	37.50	50.75	68.75
Class S	27.75	37.75	51.50	70.25
Light, reinforced-grade beam,				
Classes C, D and S	21.25	29.75	41.75	58.50
Add for perimeter insulation	1.55	2.80	4.60	7.35
earth-sheltered structures	2.35	4.10	6.75	10.65
Add for perim. radon control mat.	2.10	2.50	2.95	3.45
Add for perim. raised floor skirting	6.10	7.15	8.35	9.75

TABLE III. CONCRETE COLUMN FOOTINGS – Apply to total number of columns if Table I is not used. Costs apply to one-story buildings. For others, add 20% for each story over one.

	1	2	3	4
Concrete columns	\$78.25	\$127.75	\$201.50	\$313.75
Steel columns	72.25	119.00	189.50	296.00
light pre-engineered frame	42.25	55.50	73.25	96.50
light tubular/pipe frame	33.25	47.25	67.00	95.00
Wood columns	59.00	92.50	142.00	217.00
light pole-frame	35.00	49.00	68.25	95.50
Piers, precast footing	14.75	22.75	35.00	53.75
formed in place	38.00	45.00	53.25	63.00

FOUNDATION ADJUSTMENTS – Apply to base cost used.

Add 2% for each foot over 16' average story height. Deduct 2% for each foot under 16' average story height. Deduct .8% for each story over one, aboveground, for multistory buildings. For one-story buildings with light perimeter-grade beam or foundations and footings formed and poured monolithically with floor slabs, use 60% of the above costs, for that floor only. Add for pilings from Section UIP 1. If foundations are brick or stone instead of concrete, increase costs by 20%. For concrete block, reduce costs by 8%.

FRAME – Apply to total floor area including framed basements, but excluding mezzanines.

Brg. walls, wd./stl. floor sup. only	\$1.24	\$1.45	\$1.71	\$2.01
masonry supports only	1.78	2.09	2.46	2.90
Steel, fireproofed, Class A	12.07	14.69	17.87	21.76
Composite conc.-steel, Class B	11.43	13.59	16.15	19.20
Concrete, reinforced, Class B	11.24	13.56	16.37	19.75
Steel, Classes C and D	4.70	5.88	7.36	9.21
Class S	4.36	5.48	6.89	8.66
light pre-engineered frame	2.80	3.49	4.35	5.42
light tubular/pipe frame	1.73	2.26	2.95	3.86
add for fireproofing . . . . .	.61	.98	1.52	2.33
Steel columns, wood beams	3.03	3.95	5.16	6.73
Wood, A-frame construction	3.82	4.63	5.61	6.79
laminated bents and arches	4.32	5.21	6.28	7.57
light arch-rib construction	2.80	3.41	4.16	5.07
mill-type (hvy. timber) const.	4.52	5.46	6.60	7.98
hvy. timber/log construction, arch.	9.25	11.65	14.70	18.50
post and beam construction	3.16	3.82	4.61	5.56
light pole-type construction	1.85	2.34	2.96	3.74

FRAME ADJUSTMENTS – Apply to base cost used.

Add 4% for each foot of average story height over 16' base height. Deduct 4% for each foot of average story height under 16' base height. For multistory buildings, add 4% for each story over one to apply against the total floor area. For partially framed structures, see Section UIP 1.

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FLOOR STRUCTURE – Apply to area of described floor or mezzanine. For stepped balconies, see table below.

	1	2	3	4
Asphalt on ground, including base	\$2.44	\$2.92	\$3.49	\$4.16
Concrete: on ground (excluding vapor barrier)	2.91	3.50	4.21	5.06
stepped incline	3.86	4.57	5.43	6.43
lift slab	8.15	9.22	10.45	11.83
elevated flat slab and joists	9.22	10.48	11.91	13.53
pan or waffle slab and joists	8.42	9.53	10.79	12.21
precast joists and deck	8.04	9.09	10.29	11.64
precast joists, wood sheathing	6.23	7.04	7.96	9.00
cored plank on bearing walls	6.97	7.93	9.00	10.23
Steel joists: flat slab	10.18	11.71	13.49	15.52
corrugated deck and concrete	8.48	10.07	11.95	14.19
cellular deck and concrete	-----	11.89	14.23	17.03
precast deck	8.82	10.06	11.47	13.08
wood sheathing	4.86	6.18	7.87	10.02
light-gauge truss joists	4.37	5.57	7.10	9.06
Wood, joists and sheathing	4.30	5.47	6.98	8.90
joists and bridging only	3.30	4.34	5.71	7.51
For treated wood, increase costs by 10% to 20%.				

FLOOR EXTRAS – Add to floor structure costs.

Vapor barrier	\$.50	\$.70	\$.98	\$ 1.37
Each inch of slab on grade over 10", add . . . . .	.33	.39	.44	.52
Each in. of sheathing over 1", add . . . . .	.91	1.03	1.17	1.31
Foamed concrete surfacing, 1½" to 2" . . . . .	.71	.88	1.09	1.34
Acoustical floating slab, incl. pads, 3" to 5"	3.89	4.16	4.44	4.72
Floor insulation, add . . . . .	.63	.73	.85	.98
cold storage (ice rink)	1.08	1.35	1.70	2.14
for each inch over 2", add . . . . .	.21	.31	.44	.65

STAGES AND PERMANENT STAGE FIXTURES – Apply to stage area.

Live performance	\$38.75	\$46.25	\$55.00	\$65.50
Motion picture only	19.50	24.50	31.00	39.25
Speaker's platform	12.00	15.00	18.75	23.75

STEPPED BALCONY STRUCTURES – Apply to horizontal area of balcony. Add for soffit finish, floor covering and electrical for complete balcony cost.

Wood	\$12.50	\$15.00	\$17.75	\$21.25
Concrete	16.25	19.25	22.25	25.75
Structural steel and concrete	18.25	21.25	24.75	28.75
Structural steel and wood	14.75	17.25	20.00	23.25
Add for stadium support structure	6.75	9.25	12.75	17.50

BALCONIES (INTERIOR CONSTRUCTION) – Apply to open balcony or mezzanine area. (Cost of miscellaneous items such as rail, stairs, etc.)

	\$2.15	\$2.55	\$3.05	\$3.65
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CATWALKS – Apply to linear footage of walkway.

Catwalks, steel	\$70.50	\$81.50	\$94.25	\$109.25
wood	30.25	35.75	42.50	50.50
Ladders, steel	11.00	14.75	19.75	26.00
wood	9.75	13.00	17.50	23.25

MISCELLANEOUS – Apply to total square footage of surface area. These costs vary greatly, and the following typical cost ranges should be used with caution. Built-in equipment which is normally included under the general contract is included in the interior construction costs.

Swimming pools, recreational	\$35.00	\$47.50	\$ 64.50	\$ 87.50
competition, Olympic	76.50	93.75	115.25	141.00
Ice skating rinks, complete (incl. refrigeration)	29.25	32.50	36.25	40.75

FLOOR COVER – Apply to area of described floor.

	1	2	3	4
Access (computer) floor, on stanchions	\$13.50	\$16.00	\$19.25	\$22.50
Asphalt tile	1.55	1.85	2.10	2.50
Bamboo, laminated plank	7.60	9.10	10.90	13.05
Brick pavers, in concrete	7.20	8.65	10.40	12.50
Carpet and pad	2.00	3.10	4.85	7.50
custom carpet and pad	7.00	11.75	18.50	28.75
indoor/outdoor	1.45	1.95	2.55	3.45
Color, concrete . . . . .	.72	.92	1.17	1.50
Cork	4.05	4.65	5.40	6.15
Diatomaceous earth, magnesite, etc.	5.20	6.10	7.20	8.45
Flagstone, random local stone, in concrete	9.70	11.55	13.75	16.35
Hardener and sealer, concrete heavy duty . . . . .	.60	.85	1.15	1.55
aggregate topping, 1/2" to 1"	1.35	1.65	2.10	2.60
*Hardwood	3.65	4.85	6.45	8.50
sports – gym floors on resilient sleepers	6.20	8.15	10.65	14.00
Linoleum	2.60	3.15	3.75	4.55
Marble or granite cast tile	18.00	25.25	35.00	48.75
Melamine laminated tile	10.80	12.75	15.00	17.75
deluxe	2.45	3.30	4.50	6.10
Plastic tile, interlocking	5.55	6.50	7.60	8.85
Rubber fabric tile	5.00	5.60	6.25	7.05
Rubber tile or sheet	6.95	8.10	9.50	11.10
Seamless plastic, epoxy, urethane, neoprene, 1/32" – 1/16" thincoat	3.05	4.15	5.75	7.90
1/8" – 3/8"	2.85	3.50	4.40	5.45
add for colored chips or glitter	4.50	5.65	7.10	8.90
Slate, grouted	1.20	1.50	1.85	2.30
Softwood	11.10	13.05	15.55	18.30
Synthetic sports surfacing	4.70	5.65	6.75	8.15
Terrazzo (exclusive of base slab) tile	5.55	6.90	8.55	10.60
Tile, ceramic or quarry	7.90	9.70	12.05	14.85
custom tile	14.45	16.60	19.10	21.90
*Wood over concrete, hardwood parquet block, prefin., in mastic softwood	7.90	9.95	12.55	15.80
Vinyl composition tile or sheet	17.75	21.35	25.80	31.10
Vinyl sheet	7.15	9.20	11.90	15.25
*Add for custom wood floors	7.00	9.65	13.25	18.30
For pictorial artwork, add	5.45	6.50	7.70	9.15
For pool decking, see Section UIP 16.	1.50	1.95	2.50	3.25
	2.50	3.45	4.70	6.50
	2.65	3.90	5.65	8.20
	4.65	9.45	16.95	27.75
	7.20	10.25	14.45	20.25

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CEILING – Apply to area of described ceiling. To convert costs to floor area for high-pitched ceilings, use the roof slope multipliers on Page 8.

	1	2	3	4
Acoustical ceilings, tile or panels: metal panels,				
incl. pads and susp. sys.	\$ 5.20	\$ 6.50	\$ 8.05	\$10.00
min. fiber, fiberglass, panels only	1.22	1.72	2.41	3.39
organic fiber, wood or cane,				
panels only	1.44	1.70	1.99	2.33
Embossed metal	4.38	5.88	7.94	10.71
Fiber sports-court panel				
with suspension system	4.16	5.05	6.16	7.49
Gypsum board, taped and painted	1.42	1.59	1.78	1.99
spray-on texture	1.37	1.50	1.65	1.82
Mirror-faced panels	14.05	15.60	17.25	19.15
Paint or stain, bottom of roof/floor	.50	.65	.84	1.10
Plaster on lath: acoustical	2.92	3.30	3.73	4.22
spray-on, thincoat with texture				
on lath or drywall	2.08	2.31	2.56	2.85
standard, add 20% for Keene's	2.54	2.89	3.27	3.71
add for metal lath . . . . .	.36	.42	.50	.60
Plaster on masonry soffit: acous.	2.48	2.80	3.16	3.59
spray-on, thincoat with texture	1.63	1.81	2.00	2.22
standard, add 24% for Keene's	2.10	2.39	2.71	3.07
Plaster panels, dec., panels only	9.70	10.75	12.00	13.30
Plastic panels, with susp. system,				
but excl. lighting (in elec. cost)	4.90	5.90	7.05	8.45
Plywood (softwood)				
or hardboard panels	2.40	2.80	3.15	3.65
hardwood	3.45	4.10	4.95	5.95
coffered/vaulted panel w/ mold.	7.20	9.90	13.55	18.60
custom woods, site-built	18.25	21.75	25.25	29.75
Polylaminated panels (FRP)	2.35	2.60	2.90	3.20
insulated panels	3.45	3.90	4.40	5.00
Wood, boards or T&G, softwood	2.30	2.65	3.10	3.65
hardwood	3.70	4.35	5.10	5.95
carved, decorative	6.75	9.75	14.25	20.50
CEILING EXTRAS – Add to ceiling costs. For special ornamentation, see Section UIP 2.				
Ceramic tile, add	\$ 9.80	\$12.55	\$16.05	\$20.55
custom tile, decorative	20.25	24.75	30.00	36.25
Cust. papers, stenciling, staff, add	9.55	13.00	17.70	24.10
border or coving only	2.40	3.05	3.95	5.05
Extensive decor., custom plaster,				
terra cotta, add	27.00	34.25	43.50	55.50
Wood furring . . . . .	.71	.88	1.08	1.32
Metal furring	1.05	1.34	1.70	2.16
If ceiling structure is required which is not part				
of the roof or floor structure, add	1.10	1.39	1.74	2.20
Suspended ceiling, metal				
(suspension sys.), add	1.01	1.28	1.62	2.04
fiberglass, (FRP)	1.63	1.94	2.33	2.78
hardwood, decorative	2.85	3.95	5.45	7.50
Ceiling insulation, add . . . . .	.64	.82	1.04	1.32
vinyl faced, exposed . . . . .	.71	.83	.97	1.13
add for underdeck supporting				
bands . . . . .	.23	.28	.33	.39
rigid board, faced	1.00	1.33	1.78	2.38

For ceiling domes, see stained glass, Page 7.

INTERIOR CONSTRUCTION – Apply to total floor area. Costs do not include seating, organs, pulpits or interior equipment, or other decoration which is not normally included in the general contract. See Section UIP 15 for theater and bowling equipment costs, etc. Icemaking equipment and bleachers can be found in Section UIP 17. See Section UIP 2 for special interior decorating. Add for pools from Section UIP 16.

Add or deduct 5% for each foot of variation from 16' average story height.

FRAME INTERIOR PARTITIONS:	1	2	3	4
Arcade buildings	\$ 3.87	\$ 5.29	\$ 7.23	\$ 9.87
Auditoriums	12.19	16.11	21.30	28.15
Bowling centers (excluding alleys and equip.)	3.05	4.46	6.54	9.56
Casinos	14.40	19.29	25.86	34.67
Community recreation centers (excl. pools/rinks)	16.79	19.64	22.95	26.84
Convention centers	17.92	20.87	24.31	28.32
Fitness centers (excl. pools)	5.06	8.57	13.79	21.56
Fraternal buildings	14.27	18.20	23.21	29.60
Handball-racquetball clubs	10.36	14.76	21.06	30.01
Indoor tennis clubs	2.56	3.61	5.08	7.15
Museums	15.68	20.42	26.58	34.62
Skating rinks, ice (excluding icemaking equip.)	6.34	9.68	14.71	22.26
roller	5.24	7.74	11.42	16.87
Theaters, live-stage presentation	10.96	15.52	21.99	31.15
cinema	10.22	13.26	17.22	22.33
Visitor centers	8.98	10.94	13.34	16.26
Finished basements, theaters	7.67	9.17	10.97	13.12

MASONRY INTERIOR PARTITIONS:				
Arcade buildings	\$ 4.47	\$ 5.99	\$ 8.04	\$10.78
Auditoriums	13.19	17.22	22.49	29.36
Bowling centers (excluding alleys and equip.)	3.57	5.12	7.31	10.46
Casinos	15.45	20.48	27.13	35.95
Community recreation centers (excl. pools/rinks)	17.88	20.78	24.13	28.04
Convention centers	19.03	22.03	25.51	29.54
Fitness centers (excluding pools)	5.79	9.39	14.74	22.70
Fraternal buildings	15.33	19.36	24.43	30.85
Handball-racquetball clubs	11.30	15.86	22.27	31.25
Indoor tennis clubs	3.05	4.21	5.78	7.97
Museums	16.76	21.60	27.85	35.90
Skating rinks, ice (excluding icemaking equipment)	7.13	10.59	15.75	23.41
roller	5.98	8.64	12.45	17.96
Theaters, live-stage presentation	11.92	16.64	23.21	32.39
cinema	11.17	14.31	18.34	23.50
Visitor centers	9.86	11.90	14.37	17.35
Finished basements, theaters	8.51	10.08	11.94	14.14

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PLUMBING – Apply to total floor area or use Section UIP 3 for cost per fixture. Balcony plumbing is included in the building costs. The following costs represent typical ranges only.

	1	2	3	4
Arcade buildings	\$1.32	\$2.78	\$4.93	\$ 8.14
Auditoriums	2.73	4.83	7.96	12.62
Bowling centers	1.62	2.01	2.49	3.07
Casinos	3.72	5.17	7.20	10.02
Community recreation centers	3.56	4.93	6.80	9.41
Convention centers	3.05	4.20	5.77	7.94
Fitness centers	2.36	3.27	4.54	6.29
Fraternal buildings	2.63	4.41	7.07	11.02
Handball-racquetball clubs	2.32	2.95	3.77	4.81
Indoor tennis clubs	1.57	2.09	2.78	3.69
Museums	2.28	3.40	5.06	7.55
Skating rinks, ice roller	2.44	3.16	4.11	5.32
	1.80	2.36	3.10	4.07
Theaters, live-stage presentation	4.70	5.94	7.50	9.49
cinema	2.50	3.40	4.61	6.26
Visitor centers	4.86	6.28	8.13	10.50

ELECTRICAL AND LIGHTING – Apply to total floor area. Live stage presentation theaters and convention centers are listed by occupancy but are not included in the general tables.

Few Outlets:

Nonmetallic	\$3.27	\$4.04	\$4.97	\$6.13
Armored cable (BX)	3.91	4.78	5.85	7.15
Flexible conduit	4.66	5.66	6.87	8.35
Rigid conduit	5.56	6.70	8.08	9.73

Average Number of Outlets:

Nonmetallic	\$4.54	\$5.54	\$ 6.76	\$ 8.26
Armored cable (BX)	5.47	6.66	8.10	9.86
Flexible conduit	6.60	8.00	9.70	11.75
Rigid conduit	7.97	9.62	11.62	14.03

Many Outlets:

Nonmetallic	\$ 6.29	\$ 7.61	\$ 9.20	\$11.12
Armored cable (BX)	7.68	9.29	11.23	13.58
Flexible conduit	9.37	11.33	13.70	16.56
Rigid conduit	11.42	13.82	16.71	20.21

Unfinished Areas:

Nonmetallic	\$1.24	\$1.48	\$1.75	\$2.09
Armored cable (BX)	1.48	1.75	2.08	2.45
Flexible conduit	1.74	2.06	2.43	2.87
Rigid conduit	2.06	2.43	2.86	3.37

Typical costs for selected occupancies.

Arcade buildings	\$3.30	\$ 6.35	\$10.92	\$17.79
Auditoriums	4.12	7.09	11.51	18.07
Bowling centers	4.55	5.85	7.53	9.67
Casinos	9.60	13.97	20.34	29.60
Community recreation centers	5.01	7.08	10.02	14.17
Convention centers	4.98	9.05	15.10	24.11
Fitness centers	3.79	5.41	7.71	11.02
Fraternal buildings	3.36	5.59	8.94	13.94
Handball-racquetball clubs	3.39	4.63	6.33	8.66
Indoor tennis clubs	3.30	4.52	6.19	8.49
Museums	8.07	11.06	15.16	20.78
Skating rinks, ice roller	3.55	4.58	5.92	7.63
	3.23	4.20	5.45	7.08
Theaters, live-stage presentation	8.24	11.91	17.23	24.91
cinema	5.82	8.28	11.79	16.78
Visitor centers	6.17	8.41	11.46	15.62

SPRINKLERS – Apply to sprinklered area. Costs include all piping and connections to main for light-hazard occupancies but do not include tanks. For double sprinkler systems with heads both above and below a ceiling, use sprinklered area and 1.6 times the listed cost.

	1	2	3	4
3,000 square feet	\$2.49	\$3.16	\$4.02	\$5.11
5,000	2.30	2.90	3.66	4.63
10,000	2.06	2.59	3.24	4.06
15,000	1.94	2.42	3.02	3.76
20,000	1.85	2.31	2.86	3.56
30,000	1.74	2.15	2.66	3.30
40,000	1.68	2.06	2.53	3.12
60,000	1.58	1.93	2.36	2.90
80,000	1.50	1.83	2.24	2.74
100,000	1.45	1.78	2.16	2.63
125,000	1.41	1.71	2.08	2.52
150,000	1.37	1.65	2.01	2.43
200,000	1.31	1.59	1.91	2.31
250,000	1.27	1.52	1.83	2.21
300,000	1.23	1.48	1.78	2.13
400,000	1.18	1.41	1.69	2.02
500,000	1.13	1.35	1.62	1.93

HEATING, COOLING AND VENTILATING – Apply to total floor area.

Add or deduct 3% for each foot of variation from 16' average story height. For high-arched ceilings, as in churches, use wall height plus 1/2 the height from eaves to ridge to determine effective height.

For ice rink refrigeration, see Section UIP 17. Costs are given for gas-fired heating surfaces. Add or deduct as follows for other fuels.

Oil-fired +7% Coal, stoker +7% Coal, hand-fired -2%

Heating Only

Electric, cable or baseboard ..	\$3.40	\$4.30	\$ 5.40	\$ 6.85
radiant panels	2.80	3.25	3.75	4.35
Electric wall heaters (incl. FWA)	1.50	1.75	2.00	2.35
Forced-air furnace	3.90	5.30	7.15	9.70
Hot water, baseboard/convectors	6.35	8.00	10.05	12.65
radiant floor or ceiling	6.30	8.20	10.70	13.90
Radiant heat, gas, suspended	1.60	2.05	2.60	3.35
Space heaters, gas, with fan ..	1.30	1.70	2.25	2.95
Steam radiator, with boiler ...	5.85	7.30	9.15	11.40
without boiler	5.00	6.40	8.15	10.45
Wall or floor furnace	1.60	1.90	2.25	2.65

Heating and Cooling

Zoned A.C., hot and chilled water (zoned)	\$15.25	\$19.00	\$23.70	\$29.55
warm and cooled air (zoned)	9.80	13.00	17.20	22.75
Package heating and cooling,				
short ducts	6.50	8.60	11.40	15.10
Heat pump system	7.60	10.35	14.10	19.25
add for ground-loop heat source	1.15	1.80	2.60	3.85
Individual thru-wall heat pumps	2.90	3.75	4.85	6.25

Cooling Only

Evaporative coolers	\$2.60	\$2.95	\$3.40	\$ 3.85
Refrigerated air conditioning only,				
zoned system	5.50	6.80	8.40	10.40
package unit, short ducts ..	3.95	4.85	5.90	7.20
Ventilation only, w/ ducts & blowers	1.20	1.50	1.90	2.35

THEATERS AND AUDITORIUMS

SECTION SEG 6

(SEGREGATED COST METHOD)

EXTERIOR WALL – Apply to total wall area. Costs do not include stained glass. For tower costs, see Note on Page 7.

Concrete or Masonry Walls	1	2	3	4
Adobe or hollow clay block, 6"	\$15.37	\$17.06	\$18.93	\$21.00
8"	16.57	18.46	20.57	22.91
12"	18.84	20.95	23.30	25.91
14"	20.82	23.18	25.79	28.69
Adobe block, grouted or cavity				
22" – 24"	24.01	26.77	29.85	33.28
30" – 32"	25.94	28.84	32.07	35.65
Block, concrete, 6"	13.48	14.92	16.53	18.30
8"	14.45	16.02	17.76	19.68
12"	16.45	18.24	20.21	22.41
16"	18.47	20.47	22.69	25.15
for each add'l 4" of block, add	2.00	2.20	2.45	2.70
Block, grouted or cavity, 10" – 12"	15.56	17.22	19.05	21.07
*Add for ornamented face block	1.00	1.50	2.20	3.35
Brick, block backup, 8"	17.37	19.28	21.39	23.73
12"	19.39	21.53	23.91	26.54
16"	21.49	23.84	26.46	29.37
Brick, common, 8"	19.49	21.59	23.91	26.48
12"	23.42	25.93	28.72	31.80
16"	27.37	30.30	33.54	37.13
for each add'l 4" of brick, add	3.95	4.40	4.85	5.35
Brick, grouted/cavity, reinf., 9" – 10"	21.27	23.58	26.13	28.96
block backup, 9" – 10"	19.26	21.33	23.62	26.16
block backup, 12" – 14"	21.23	23.53	26.06	28.88
Brick, 6" (SCR) modular	14.82	16.55	18.48	20.65
8"	16.42	18.24	20.26	22.51
*Add for face brick	2.15	2.40	2.60	2.90
Concrete, reinforced, formed, 4"	15.28	16.93	18.74	20.75
6"	16.37	18.14	20.08	22.24
8"	17.53	19.38	21.43	23.70
12"	19.80	21.87	24.15	26.67
for each add'l 4" of concrete, add	2.30	2.50	2.70	3.00
precast panels, 2"	12.59	13.96	15.50	17.19
4"	13.45	14.90	16.48	18.25
6"	14.73	16.29	18.03	19.95
8"	16.26	17.93	19.77	21.80
12"	18.99	20.82	22.83	25.03
tilt-up panels, 4"	12.69	14.16	15.83	17.67
6"	13.61	15.23	17.05	19.09
8"	14.66	16.44	18.41	20.65
10"	15.83	17.76	19.91	22.34
add for insulated sandwich	1.15	1.45	1.80	2.20
Glass block, white or aqua	33.25	35.25	37.50	39.75
colors or reflective	44.00	46.50	49.00	52.00
Local stone, block backup,				
ashlar veneer, 12"	30.50	34.50	39.25	44.00
rubble or rustic, veneer, 12"	24.50	28.25	32.75	37.75
for each 4" variation in thickness	2.00	2.20	2.45	2.70
Local fieldstone, in mortar, 12"	22.50	25.25	28.00	31.25
for each 4" variation in thickness	1.90	2.15	2.55	2.95
Local stone, rough cut, solid, 12"	32.50	39.50	48.00	58.50
granite	34.50	43.50	55.00	69.50
limestone	36.75	44.50	53.50	65.00
for each 6" variation in thickness	14.75	17.50	20.75	25.00
Rammed earth, soil cement, 24"	16.45	18.85	21.70	25.00
pneumatic build-up,				
formed one side	25.75	28.75	32.50	36.25
for each 6" variation in thickness	.95	1.10	1.30	1.50
Tile, structural clay, 6"	14.37	16.10	18.03	20.18
10"	16.84	18.81	21.02	23.49

EXTERIOR WALL (Continued)

Concrete or Masonry Wall Extras	1	2	3	4
Concrete or Masonry Wall Extras				
Add for stay-in-place forming	\$.83	\$1.09	\$ 1.41	\$ 1.83
Add for glazed block or tile,				
each side	4.50	5.00	5.61	6.22
Add for pilasters .....	.85	1.03	1.25	1.51
Add for bond beams .....	.89	1.07	1.28	1.53
Add for synthetic plaster on				
rigid insulation (EIFS)	3.50	4.25	5.25	6.50
deluxe textured or aggregate	5.70	6.85	8.20	9.80
Add for thin masonry on				
rigid insulation	8.95	9.95	11.05	12.25
Add for clay tile backup				
in lieu of block	1.50	1.80	2.05	2.45
Add for earth-sheltered waterproof.	.67	1.02	1.54	2.33
Add for insulation .....	.56	.79	1.11	1.58
earth-sheltered structures .....	.90	1.30	1.90	2.80
For special stonework, see Section UIP 6.				

Buttresses – Apply to cubic foot of buttress wall area.

Concrete	\$17.00	\$18.75	\$21.25	\$23.75
Masonry	19.75	21.75	23.75	26.25
Local stone, ashlar veneer	36.75	40.50	45.00	49.75
rubble or rustic veneer	26.75	30.25	34.75	39.50
Rough cut, solid, local stone ..	30.75	36.75	43.50	51.50
granite	32.50	40.50	50.50	63.00
limestone	33.75	40.25	48.00	57.25

Curtain Walls

Brick or tile panels	\$17.75	\$21.00	\$25.25	\$30.25
Concrete & glass panels, precast	21.25	24.75	28.75	33.25
glass fiber reinforced, molded	18.25	22.50	27.75	34.50
Metal and glass panels (ordinary)	24.25	28.50	33.50	39.75
Stainless steel or bronze & glass	34.75	40.25	46.50	53.75
Stone panels, local stone	31.00	34.50	38.00	42.00
granite	34.25	38.75	44.00	50.00
limestone or slate	32.00	35.25	38.75	43.00
marble	32.25	37.00	42.00	48.00
composite or aggregate panels	22.25	27.50	34.25	42.50
Structural glazed atrium				
(including supports)	55.00	73.75	98.75	132.75
Steel studs and stucco	12.50	14.75	17.35	20.55
synthetic plaster on				
rigid insulation (EIFS)	14.70	17.60	21.10	25.25
deluxe textured or aggregate	16.95	20.15	24.00	28.60
wood/aggregate board siding	12.75	15.70	19.35	23.85
Add for insul., insulated area only	.70	1.05	1.55	2.20

Pre-engineered Walls

Sandwich panels, alum. or steel,				
both sides	\$13.90	\$15.95	\$18.30	\$21.10
cement fiber/shotcrete, 2 sides	10.80	12.90	15.35	18.30
fiberglass panels, two sides	13.90	16.30	19.15	22.50
glass exterior, metal interior	15.80	18.10	20.65	23.60
add for stainless steel or				
textured (Galbestos)	2.30	2.70	3.25	3.90
add for polyam. (FRP) interior	.55	.70	.90	1.10
deduct for gypsum or				
hardboard interior	1.00	1.05	1.15	1.20

***NOTE:** The additional cost on this page for ornamented face block or face brick is the difference between the cost of the face block or brick and standard block or common brick in place as part of a wall. For the cost of ornamented block veneer or face brick veneer, see Wall Ornamentation on Page 7.

THEATERS AND AUDITORIUMS

SECTION SEG 6

(SEGREGATED COST METHOD)

EXTERIOR WALL (Continued)

Single Wall Construction	1	2	3	4
Aluminum or steel, on steel frame	\$ 5.25	\$ 6.39	\$ 7.78	\$ 9.48
on wood frame	4.74	5.82	7.13	8.74
add for porcelain enamel finish	2.00	2.40	2.85	3.40
add for stainless steel or textured (Galbestos)	2.30	2.70	3.25	3.90
Cement fiber (transite), on steel frame	5.89	7.22	8.84	10.82
sheet siding on wood frame	5.38	6.64	8.18	10.08
siding or shingles on wood frame	5.81	7.08	8.65	10.56
Fiberglass panels, on steel frame	5.21	6.47	8.05	10.00
on wood frame	4.70	5.88	7.38	9.26
Glass panels	15.55	19.80	25.25	32.20
projected greenhouse	33.00	37.00	41.25	46.00
Log, up to 10" diameter	13.05	16.95	22.00	28.60
deluxe, hand-hewn or oversized	19.45	24.00	29.65	36.65
Plywood, boards or siding, on steel frame	5.32	6.38	7.66	9.19
on wood frame	4.81	5.81	7.00	8.45
Stucco on baled straw	10.80	13.05	15.65	18.85
Stucco on wood frame	5.36	6.26	7.29	8.51
Syn. plaster on rigid insul. (EIFS), on steel frame	7.66	9.06	10.70	12.65
on wood frame	5.66	6.64	7.78	9.11
Wood shingles on wood frame	.82	.93	1.07	1.21
Add for exterior sheathing, /layer	1.41	1.67	1.96	2.32
polylaminated panel (FRP)	1.95	2.30	2.70	3.20
Add for stud wall backing	.52	.63	.75	.91
Add for insulation	.50	.60	.72	.88
vinyl faced, exposed	.65	.73	.81	.91
rigid board faced	.85	1.11	1.45	1.90
Add for air infiltration wrap	.14	.19	.23	.30

EXTERIOR WALL (Continued)

Wood or Steel Stud Walls	1	2	3	4
Aluminum or steel siding, horiz. sheet panels	\$11.61	\$13.46	\$15.63	\$18.13
Asphalt siding	10.51	12.31	14.42	16.89
Cement fiber siding or shingles, horizontal	10.11	11.67	13.44	15.51
sheet, embossed	11.10	12.78	14.71	16.94
Hardboard siding or shingles, horizontal	10.58	12.17	13.99	16.08
sheet, embossed	11.00	12.64	14.53	16.69
Plywood, textured	10.48	12.02	13.79	15.82
deluxe, redwood, cedar, etc.	10.35	11.89	13.65	15.68
Shingles or shakes, wood	11.57	13.32	15.33	17.65
Stucco	11.72	13.62	15.82	18.37
Synthetic plaster on rigid insulation (EIFS)	11.51	13.36	15.52	18.02
deluxe, textured or aggregate	13.53	15.76	18.36	21.39
Vinyl siding or shingles	15.93	18.58	21.67	25.27
Wood siding	11.49	13.32	15.44	17.89
deluxe redwood, cedar, etc.	11.20	12.88	14.82	17.04
log veneer siding	12.32	14.33	16.66	19.38
deluxe, half round, full corners	13.65	16.45	19.75	23.80
Ven., face block or concrete brick	19.30	21.65	24.25	27.20
common brick	14.30	16.50	19.00	21.80
face brick	14.60	16.80	19.45	22.40
mortarless brick	16.60	19.05	21.85	25.15
stone, ashlar veneer	16.70	19.05	21.70	24.70
rubble or rustic	25.55	29.55	34.20	39.50
synthetic veneer or panel	20.50	23.80	27.70	32.20
thin veneer on rigid insulation	15.00	18.05	21.70	26.15
Add for sheathing	17.65	20.25	23.20	26.60
Add for insulation	.68	.82	.99	1.20
Add for air infiltration wrap	.50	.60	.72	.87
Add for double-stud walls	.17	.21	.26	.32
Add for wood stresskin sandwich panel	1.08	1.29	1.54	1.84

BASEMENT WALLS – Apply to basement wall area.

Concrete block, reinforced, 6"	\$ 7.55	\$ 8.60	\$ 9.90	\$11.25
8"	8.55	9.75	11.15	12.70
12"	10.55	12.00	13.60	15.45
for each add'l 4" of block, add	2.00	2.20	2.45	2.70
Concrete, reinforced, 6"	9.10	10.40	11.90	13.55
8"	10.30	11.75	13.40	15.20
12"	12.55	14.20	16.05	18.15
16"	14.80	16.70	18.75	21.15
for each add'l 4" of concrete, add	2.30	2.50	2.70	3.00
Masonry, brick, 8"	12.75	14.50	16.50	18.70
stone, 12"	17.75	20.85	24.55	28.85
for each 4" in thickness	3.95	4.40	4.95	5.50
Wood, treated	7.20	9.00	11.20	13.95
Add for stay-in-place forming	.47	.69	1.01	1.50
Add for waterproofing	.72	.90	1.12	1.39
earth-sheltered structures	.89	1.31	1.95	2.89
Add for insulation	.54	.78	1.12	1.61
earth-sheltered structures	.87	1.28	1.89	2.78

For specific earth-sheltered waterproofing, see Section UIP 1.

THEATERS AND AUDITORIUMS

SECTION SEG 6

(SEGREGATED COST METHOD)

WALL ORNAMENTATION – Apply to ornamented area.

	1	2	3	4
Brick, split face, Roman or Norman	\$ 7.70	\$ 8.80	\$ 10.15	\$ 11.65
face, standard size	8.45	9.70	11.20	12.95
mortarless	9.05	10.20	11.55	13.05
select common	7.55	8.65	9.95	11.40
used	8.20	9.40	10.75	12.30
simulated veneer or panel, 1/4" – 3/8"	6.75	8.10	9.75	11.70
thin veneer on rigid insulation	8.95	9.95	11.05	12.25
add for pictorial carved artwork	107.75	122.00	138.25	156.75
Cement fiber siding	2.20	2.60	3.05	3.60
Concrete, ornamental cast stone	17.50	20.50	24.50	28.75
Concrete block, imitation flagstone	6.85	7.95	9.20	10.65
solar screen	7.40	8.60	10.00	11.60
ornamented face, slump, fluted, split or ground	7.35	8.40	9.65	11.05
glazed one side, add	4.50	5.00	5.60	6.20
Cut stone, carved	70.00	101.25	146.50	212.00
Glass block, white or aqua	27.75	30.25	33.25	36.25
colors or solar reflective	38.00	41.25	45.00	48.75
Granite, ashlar or panel	35.50	40.75	46.50	53.50
Limestone, ashlar or panel	26.25	30.50	35.50	41.25
Local stone, ashlar veneer or panel	23.00	26.75	30.75	35.50
rubble or rustic	17.00	20.00	23.50	28.00
imitation precast stone	7.85	9.80	12.40	15.55
Marble, panels	29.25	33.75	39.50	45.75
Metal panels, screens, louvers	12.75	16.50	21.25	27.45
preformed wall panels	2.50	4.40	7.20	11.50
add for curved panels	.70	1.00	1.40	1.95
Ornamental doorways	48.25	90.25	153.75	249.75
Slate, panels	25.00	28.50	32.75	37.50
Stucco	2.70	3.05	3.45	3.85
on masonry	2.15	2.45	2.80	3.15
add for synthetic on rigid insulation (EIFS)	1.85	2.35	2.90	3.65
*built-up (EIFS) panel relief	3.75	4.85	6.10	7.75
Terra cotta	20.00	23.50	27.75	32.50
Tile, ceramic	9.80	11.15	12.70	14.50
*mosaics	14.75	17.50	21.00	25.25
hand-painted tiles	78.25	108.00	148.75	205.25
Vinyl siding	2.45	2.85	3.35	3.90
*For pictorial artwork, add	7.75	10.75	15.00	20.75
Vitrolite (structural glass)	16.25	18.75	22.00	25.25
Wood, plywood	1.95	2.40	3.00	3.70
shingles	2.65	3.10	3.65	4.35
siding	2.45	3.00	3.65	4.45
ornamented molding or trim	7.00	9.75	13.70	19.15
add for treated wood	.36	.43	.53	.65

STAINED GLASS – Apply to art glass for window, dome or skylight area. These costs vary greatly and the following typical cost ranges should be used with caution. See Section UIP 6 for complete description and detailed costs. For residential straight seams or simple bevel, deduct 50% from the Low Cost. For ceiling domes, use low-cost range for plastic, average for stock glass and high-cost for custom stained glass.

	1	2	3	4
Low cost, plain, min. work, detailed bevel-etched	\$ 49.75	\$ 67.75	\$ 92.50	\$126.00
Average, simple figures and scenes	127.00	179.25	252.75	356.50
High cost, highly detailed work (including domes)	321.00	457.25	651.25	927.50

EXTERIOR, BASEMENT AND TOWER STAIRS – Per riser.

Concrete	\$136.50	\$187.25	\$257.25	\$353.00
Steel pans or prefab. concrete on steel	151.00	202.75	272.50	366.25
Steel or aluminum grating	173.25	227.25	298.50	391.75
Wood	52.25	80.25	123.50	189.75

For fire escapes, see Section UIP 5.

EXTERIOR BALCONIES – Apply to balcony area.

Concrete	\$14.50	\$18.50	\$23.75	\$30.75
Steel	13.50	18.25	25.25	34.25
Wood	12.00	16.00	21.25	25.50
Add for ornate finishes, balustrades	12.50	15.50	19.25	23.50

ROOF STRUCTURE – Apply to roof area.

Concrete joists, slab	\$ 8.38	\$ 9.58	\$10.94	\$12.51
lift slab	7.54	8.55	9.68	10.98
pan or waffle slab and joists	7.69	8.74	9.92	11.28
precast joists and deck	7.31	8.31	9.46	10.76
precast joists, wood deck	5.78	6.55	7.41	8.39
cored plank on bearing walls	6.47	7.34	8.33	9.44
thin shell	12.75	15.45	18.60	22.50
Concrete dome, cast-in-place	26.75	29.75	33.00	37.00
thin shell	17.75	20.25	23.25	26.75
Fabric roof, air supported	28.25	30.75	33.50	36.75
tension supported	31.75	35.50	40.00	45.00
add for thermal liner	2.65	3.25	4.00	4.95
Steel joists, concrete slab	9.39	10.78	12.38	14.21
gypsum on formboard	4.94	6.24	7.87	9.93
precast deck	8.14	9.28	10.59	12.08
steel deck	5.24	6.75	8.68	11.18
steel deck, gypsum or concrete	6.74	8.42	10.53	13.18
wood or composition deck	4.34	5.58	7.17	9.21
light-gauge truss joists	3.73	4.84	6.29	8.17
Open-steel system for corrugated metal	2.15	3.17	4.66	6.87
light purlin supports only	1.00	1.31	1.71	2.24
Steel space frame and sheathing (three dimen.)	15.50	20.00	26.00	33.50
architectural (exclusive of glazing)	24.25	36.25	55.25	83.25
Metal dome and cover	21.00	24.75	29.25	34.50
glazed or translucent panels	47.75	58.50	71.50	87.75

THEATERS AND AUDITORIUMS

SECTION SEG 6 (SEGREGATED COST METHOD)

ROOF STRUCTURE (Continued)

	1	2	3	4
Wood joists, wood or comp. deck exposed rafters,	\$ 3.65	\$ 4.74	\$ 6.16	\$ 8.00
2" T&G sheathing	5.31	6.63	8.26	10.31
prefab. panels (excl. of girders) stresskin sandwich panels (exclusive of purlins)	1.45	1.78	2.16	2.66
add for snow roof, furred sheathing layer	5.55	6.95	8.65	10.80
1.50	1.64	1.80	1.96	
Open-wood system for corrugated metal	1.29	2.30	3.82	6.13
light purlin supports only for metal, wood or fiberglass	.62	.81	1.05	1.37
Lamella	9.70	11.55	13.75	16.35
Wood dome and deck	15.00	18.25	22.50	27.50
Add for monitor roof	60%	50%	40%	40%
Add for sawtooth roof	40%	35%	35%	25%
Add for complex roof, turrets, ornate trim	70%	55%	45%	35%

For treated wood, increase costs by 10% to 20%.

ROOF COVER – Apply to roof area.

Aluminum or steel, corrugated, crimped or tile panels,				
preformed light, to 26 gauge	\$ 1.42	\$ 1.83	\$ 2.39	\$ 3.11
heavy, under 26 gauge	2.90	3.35	3.90	4.50
formed seam, flat or standing batten seam	3.70	4.65	5.90	7.40
4.40	5.45	6.70	8.35	
sandwich panels, pre-eng. shingles	6.00	7.65	9.70	12.40
2.85	3.45	4.20	5.15	
thatch	12.15	13.30	14.65	16.10
add for interior liner, metal plastic	1.35	1.50	1.70	2.00
1.15	1.40	1.60	1.90	
add for porcelain enamel finish add for stainless steel or textured (Galbestos)	2.00	2.40	2.85	3.40
2.30	2.70	3.25	3.90	
Asphalt, corrugated	1.10	1.35	1.55	1.85
Atrium skylight, frame and glazing	23.25	31.75	43.00	58.25
Built-up composition	1.37	1.73	2.19	2.78
Cement fiber, shingles corrugated or sheet (Transite)	2.95	3.65	4.60	5.70
2.70	3.90	5.55	7.90	
Composition, roll, mineral surface	.71	.87	1.05	1.28
Composition shingles,				
light, to 235#	1.20	1.37	1.55	1.78
heavy, over 235#	1.55	2.00	2.60	3.35
Copper, flat or standing seam	7.70	9.15	10.80	12.80
batten seam	8.40	9.90	11.65	13.75
shingles	7.75	8.50	9.25	10.10
Elastomeric or modified bitumen, single-ply	2.20	3.00	4.00	5.40
reinforced sheet or spray-fluid coat	3.95	4.65	5.45	6.45
Fiberglass, corrugated/sheet, light sandwich panels	1.40	1.65	1.95	2.35
2.40	2.70	3.15	3.60	
heavy, (FRP), over 8 oz.	2.65	3.45	4.40	5.65
5.50	6.60	7.90	9.45	
Slate	10.50	12.65	15.20	18.30
red				
7.60	8.95	10.50	12.30	
Terne, flat or standing seam				
batten seam	8.25	9.65	11.30	13.25
Tile, clay	5.00	6.45	8.25	10.60
concrete	3.60	4.20	4.95	5.85
plastic or rubber	3.15	3.65	4.25	5.00
add for custom coloring/glazing	.90	1.10	1.45	1.85

ROOF STRUCTURE (Continued)

	1	2	3	4
Wood, shakes	\$2.55	\$3.00	\$ 3.50	\$4.05
shingles	2.40	2.80	3.25	3.85
fiber shingles	1.55	1.90	2.30	2.80
add for fire-resistant finish	.36	.43	.53	.65
Add for roof insulation	.63	1.01	1.58	2.44
earth-sheltered structures	1.04	1.62	25.31	3.94
Add for earth-sheltered waterproof	.93	1.40	2.11	3.16

NOTE: For underroof insulation and supporting structures, see Ceiling Extras on Page 3. For specific earth-sheltered waterproofing, see Section UIP 1. For earthen roof cover, see Fill costs on Page 1. See Section UIP 16 for top dressing, sod and/or sprinklers.

ROOF MODIFIERS – Use the following multipliers for sloping roofs to convert the unit costs to cost per square foot of horizontal roofed area.

	Rise	:	Run	Mult.	Rise	:	Run	Mult.
Less than	3'	:	12'	1.00	6'	:	12'	1.12
	3'	:	12'	1.03	8'	:	12'	1.20
	4'	:	12'	1.06	12'	:	12'	1.42
	5'	:	12'	1.08	15'	:	12'	1.60
					18'	:	12'	1.80

TRUSSES AND GIRDERS – Apply to area supported.

Steel trusses or longspan girders	\$1.85	\$2.38	\$3.04	\$3.90
Timber trusses	2.03	2.61	3.36	4.33
Glued, laminated trusses or girders	1.89	2.39	3.02	3.83

MARQUEES OR CANOPIES – Apply to horizontal area. For light false mansard structures, deduct 50% to 60%. For greater detail, see Section UIP 4 or 6.

Wood frame	\$17.50	\$21.75	\$27.00	\$33.25
Steel frame	21.25	27.00	34.25	43.25

MISCELLANEOUS

Bells, chimes and carillons	Section UIP 15
Built-in appliances, fireplaces	Section SEG 1
Elevators and escalators	Section UIP 8
Kitchen, snack bar equipment	Section UIP 15
Orchestra lifts	\$75,000 – \$144,250
Ornamental columns	Section UIP 6
Specialized interior ornament	Section UIP 2
Stained glass	Section UIP 6
Theater and auditorium seating	Section UIP 15

BELL/CLOCK TOWERS

Towers frequently start at ground level and extend above the roofline. They may be an integral part of the building, merely attached, or entirely separate. When the base of the tower is large enough to be used as a room, perhaps a foyer or an office, and is finished inside, that portion should be priced with the rest of the building on a square foot of floor and wall area basis, while a tower cost would only apply to the unfinished portion above the roofline. If all of the tower from the ground up is unfinished inside, it should all be priced as a tower. Towers are priced on a square foot of vertical surface, adding 15% to 20% to the appropriate Exterior Wall cost.

THEATERS AND AUDITORIUMS

SECTION SEG 6

(SEGREGATED COST METHOD)

NUMBER OF STORIES MULTIPLIER

To allow for the cost of hoisting materials, increased labor costs, and miscellaneous costs due to high-rise construction, multiply the total Segregated Costs of aboveground portions of the building by 100% plus .25% for each story over three.

Example: Seven-story building: Multiplier = 1.010

SPECIAL HEIGHT MULTIPLIER – TALL BUILDINGS

To allow for the cost of hoisting materials, increased labor costs, and other increased costs due to great wall heights on major theaters or other tall single-story buildings, multiply the total Segregated Cost of these buildings by 100% plus .25% for each foot over 30 feet of wall height.

Example: Story height = 50 feet: Multiplier = 1.050

COMPLETION OF BUILDING VALUATION

Contractors' overhead and profit, sales taxes, permit fees and insurance during construction are included in the above costs. Interest on interim construction financing is also included, but not financing costs, real estate taxes or brokers' commissions.

Architects' fees are not included and should be added from Appendix C.

Depreciation suggestions are given in Appendix A.

County Multipliers, which bring the basic costs up to date for each locality, are found in Appendix D.

