

Square Foot Project Size Modifier

One factor that affects the S.F. cost of a particular building is the size. In general, for buildings built to the same specifications in the same locality, the larger building will have the lower S.F. cost. This is due mainly to the decreasing contribution of the exterior walls plus the economy of scale usually achievable in larger buildings. The Area Conversion Scale shown below will give a factor to convert costs for the typical size building to an adjusted cost for the particular project.

The Square Foot Base Size lists the median costs, most typical project size in our accumulated data and the range in size of the projects.

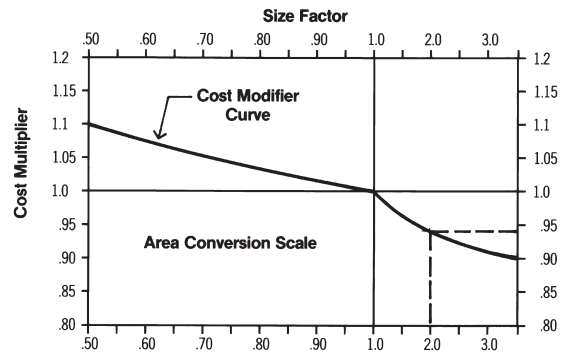
The Size Factor for your project is determined by dividing your project area in S.F. by the typical project size for the particular Building Type. With this factor, enter the Area Conversion Scale at the appropriate Size Factor and determine the appropriate cost multiplier for your building size.

Example: Determine the cost per S.F. for a 152,600 S.F. Multi-family housing.

$$\frac{\text{Proposed building area} = 152,600 \text{ S.F.}}{\text{Typical size from below} = 76,300 \text{ S.F.}} = 2.00$$

Enter Area Conversion scale at 2.0, intersect curve, read horizontally the appropriate cost multiplier of .94. Size adjusted cost becomes $.94 \times \$187.00 = \175.78 based on national average costs.

Note: For Size Factors less than .50, the Cost Multiplier is 1.1
For Size Factors greater than 3.5, the Cost Multiplier is .90



System	Median Cost (Total Project Costs)	Typical Size Gross S.F. (Median of Projects)	Typical Range (Low - High) (Projects)
Auto Sales with Repair	\$171.00	25,300	8,200 - 28,700
Banking Institutions	268.00	26,300	3,300 - 28,700
Detention Centers	283.00	42,000	12,300 - 183,300
Fire Stations	214.00	14,600	6,300 - 29,600
Hospitals	360.00	137,500	54,700 - 410,300
Industrial Buildings	\$93.50	16,900	5,100 - 200,600
Medical Clinics & Offices	212.00	5,500	2,600 - 327,000
Mixed Use	194.00	49,900	14,400 - 49,900
Multi-Family Housing	187.00	76,300	12,500 - 1,161,500
Nursing Home & Assisted Living	125.00	16,200	1,500 - 242,600
Office Buildings	176.00	10,000	1,100 - 930,000
Parking Garage	42.00	174,600	99,900 - 287,000
Parking Garage/Mixed Use	157.00	5,300	5,300 - 318,000
Police Stations	273.00	15,400	15,400 - 31,600
Public Assembly Buildings	253.00	30,500	2,200 - 235,300
Recreational	275.00	2,300	1,500 - 223,800
Restaurants	273.00	6,100	5,500 - 42,000
Retail	102.00	28,700	5,800 - 61,000
Schools	204.00	30,000	5,500 - 410,800
University, College & Private School Classroom & Admin Buildings	261.00	89,200	9,400 - 196,200
University, College & Private School Dormitories	204.00	50,800	1,500 - 126,900
University, College & Private School Science, Eng. & Lab Buildings	262.00	39,800	36,000 - 117,600
Warehouses	113.00	2,100	600 - 303,800