

# 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.

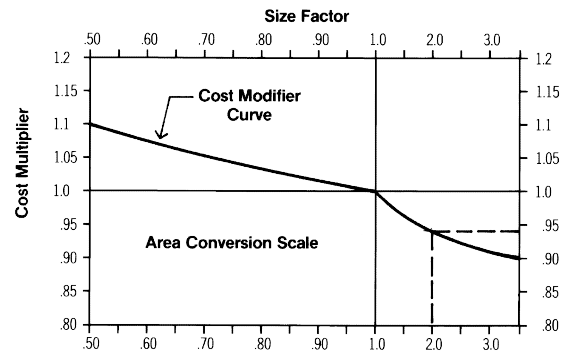
The Size Factor for your project is determined by dividing your project area in S.F. by the typical project size for the particular Building Type. With this factor, enter the Area Conversion Scale at the appropriate Size Factor and determine the appropriate Cost Multiplier for your building size.

**Example:** Determine the cost per S.F. for a 107,200 S.F. Multi-family housing.

$$\frac{\text{Proposed building area} = 107,200 \text{ S.F.}}{\text{Typical size from below} = 49,900 \text{ S.F.}} = 2.15$$

Enter Area Conversion Scale at 2.0, intersect curve, read horizontally the appropriate cost multiplier of .94. Size adjusted cost becomes  $.94 \times \$277.00 = \$260.38$  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	\$243.00	24,900	4,700 - 29,300
Banking Institutions	390.00	9,300	3,300 - 38,100
Courthouse	370.00	56,000	24,700 - 70,500
Data Centers	370.00	14,400	14,400 - 14,400
Detention Centers	415.00	37,800	12,300 - 183,330
Fire Stations	335.00	12,600	6,300 - 49,600
Gymnasium	267.00	52,400	22,800 - 82,000
Hospitals	490.00	63,600	12,700 - 410,300
Industrial Buildings	137.00	20,200	5,100 - 200,600
Medical Clinics & Offices	297.00	23,200	2,300 - 327,000
Mixed Use	440.00	28,500	7,200 - 188,900
Multi-Family Housing	277.00	49,900	2,500 - 1,161,500
Nursing Home & Assisted Living	214.00	38,700	1,500 - 242,600
Office Buildings	284.00	22,000	1,100 - 930,000
Parking Garage	61.50	151,800	99,900 - 287,000
Parking Garage/Mixed Use	229.00	254,200	5,300 - 318,000
Police Stations	400.00	25,200	12,700 - 88,600
Police/Fire	224.00	44,300	8,600 - 50,300
Public Assembly Buildings	320.00	20,800	2,200 - 235,300
Recreational	370.00	28,800	1,000 - 223,800
Restaurants	450.00	5,900	2,100 - 42,000
Retail	223.00	13,500	4,000 - 84,300
Schools	295.00	69,900	1,300 - 410,800
University, College & Private School Classroom & Admin Buildings	420.00	48,500	2,400 - 196,200
University, College & Private School Dormitories	350.00	44,200	1,500 - 134,800
University, College & Private School Science, Eng. & Lab Buildings	410.00	60,000	5,300 - 117,600
University, College & Private School Student Union Buildings	695.00	48,400	23,000 - 82,100
Warehouses	164.00	10,900	600 - 303,800