

PRE-COMPUTED COMMERCIAL SCHEDULE

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PRE-COMPUTED SCHEDULE PREFACE

These schedules are not meant to replace or supersede the analyzed unit cost section nor the commercial short form.

In computing these schedules it is necessary to assume certain norms in finish, partitions, utilities, etc. in each type of construction, however, the specifications have deliberately eluded a commitment of specifics and deals mostly in generalities. The purpose being to discourage the assessor/appraiser from making numerous additions and deductions of minor items. If a building has one or two more or less plumbing fixtures than normal, it is going to make very little difference in the replacement cost, however, if there appears to be an accumulation of "extras", the assessor/appraiser should consider adjusting the grade accordingly.

To save the assessor/appraiser the tedious task of referring to the analyzed unit cost section when using the pre-computed schedule an attempt has been made to furnish all normal adjustments for each type of property on the same page or in close proximity.

The pre-computed schedule refers to two construction items. (1) Exterior walls. (2) Framing. Example "C. Blk. or Tile Steel" refers to a concrete block or tile building with steel structural framing. Therefore, the assessor/appraiser must determine the type of exterior walls and the type of framing. Following the Exterior Walls and Framing lines to the right until the proper "square feet of area" column is reached will produce the square foot rate. If there are upper floors involved, the square foot rate for each additional floor is found immediately under the main floor rate. Basement adjustments are found at the end of each table.

Items found under "main area adjustments" are identified with a (+) or (-). The plus symbol denotes the item is not in the base price above and, if present, should be added for. The minus symbol denotes the item is included in the base price and if not present should be subtracted for.

The base prices found in the pre-computed cost table assume typical or average cost. Specific items which can influence cost, such as quality of construction, floor thickness, fire rated finishes, etc. are to be considered as grade adjustments. The grade adjustment schedules, found in the grading section, are to be used to adjust the base cost. Each grade is accompanied with a grade multiplier which should be multiplied by the base cost, adjustments, and building extras to arrive at the structure's actual replacement cost per square foot. The replacement cost per square foot should then be multiplied by the square foot rate to determine the structure's actual replacement cost.

Care should be exercised in determining the proper grade. Whenever actual cost can be ascertained the assessor/appraiser should check the accuracy of his/her grade. Periodic testing should also be done to assure that the proper grade adjustment level is being utilized.



3 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



3 + 10 GRADE
EIFS – WOOD FRAME



3 + 5 GRADE
BRICK – REINFORCED CONCRETE FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME

SPECIFICATIONS – AVERAGE QUALITY SMALL RETAIL STORE BUILDING

These small store buildings are referred to as the median in both quality and design. They are the typical strip commercial or downtown store.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. ("Average Quality" Store Front) 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. First floor - floor covering is asphalt tile or equivalent. Uppers is carpet & vinyl sheet or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions of drywall separating sales area, restrooms, and office area.

Heating & Air Conditioning: Adequate forced hot air heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Tiling: None or minimal wainscot ceramic tile in restrooms.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average quality apartment space with drywall interior or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, forced air heat and air conditioning. Apply open finished upper adjustment if upper is used as retail sales area or equivalent.

SMALL RETAIL STORE BUILDINGS



1 GRADE
EIFS – STEEL FRAME



2 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



3 GRADE
BRICK VENEER – STEEL FRAME



4 – 5 GRADE
CONCRETE BLOCK – STEEL FRAME



5 GRADE
SOLID BRICK – WOOD FRAME

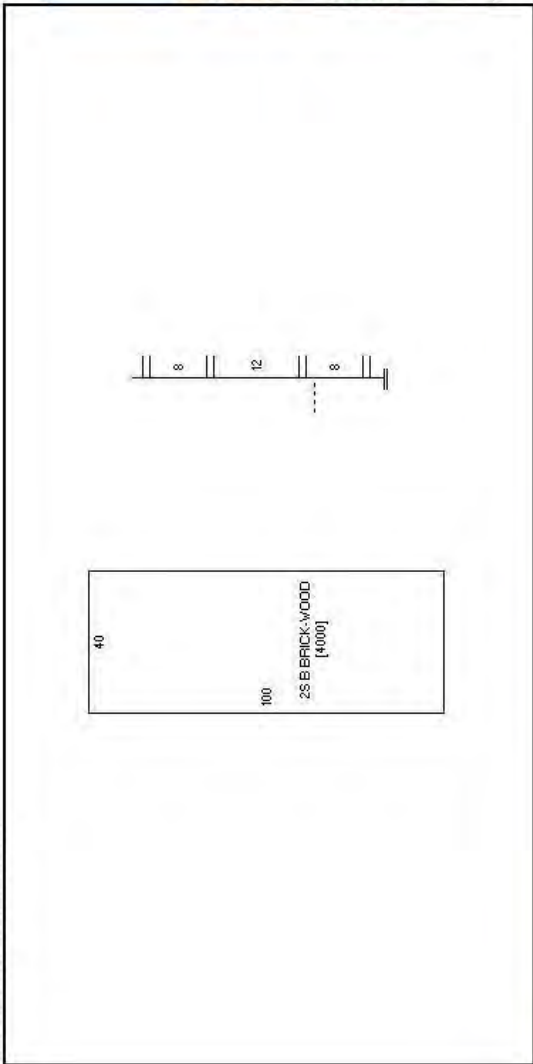


5 – 10 GRADE
WOOD FRAME

SAMPLE SMALL RETAIL STORE BUILDING PRICING (Continued)

PDF+PIN: 001+0400000000000

Bldg / Adj	Description (RCN \$664.416)	Units	Price	Base Value	Scope Multi	Year	Physic	Fob%	Exels	Others	Depreciated Total (End nearest Cent)	Map	Adjusted Value (End nearest \$10)
Bldg	O 201 - Store - Retail Small												
Pre	P 201 - Store - Retail Small	4,000	\$120.30	\$481,200									
	Basement Adjustment	4,000	\$19.50	\$78,000									
	Uppers Adjustment	4,000	\$95.90	\$383,600									
V	Ftr & Fdn												
	Brick or Stone w/ Bsmt - 8"												
V	Exterior Wall												
	Solid Brick - 12" - 0												
V	Interior Wall												
	Plaster Direct - 0												
V	Windows												
	Wood/Vinyl Casement - 2	2											
V	Fronts/Doors												
	Low Cost Front												
H	Basement												
	Incl. w / Base	4,000											
H	Roof												
	4-Ply Compo/Wood Deck	4,000											
H	Ceiling												
	Plaster and Lath - 1	4,000											
H	Struct. Floor												
	Wd Deck on Wood Joist - 2	2											
H	Floor Cover												
	Carpet - 1	1											
	Vinyl Sheet - 1	1											
H	Partitions												
	Plaster and Lath - 1	4,000											
H	Framing												
	Wood - Average - 2	4,000											
H	HVAC												
	Combination FHA - AC - 1	4,000											
	Forced Hot Air - 1	1											
H	Lighting												
	Incandescent - 1	4,000											
Pmb	Toilet Room - Base	2											
Pmb	3-Fixture Bathroom - Base	4											
Pmb	Sink-Kitchen - Base	4											
	Plumbing Sub Total			\$0									
Adj	AVC - no upper - AVG	4,000	(\$5.00)	(\$20,000)									
	Adjustments Sub Total			(\$20,000)									
	Building Sub Total			\$922,800	0.720	1890	70	25	40	0	\$89,696	1.000	\$89,700
	Commercial Building TOTAL Value												\$89,700



PDF+PIN: 001+040000000000

Count

1

Notes

EXTERIOR: SOLID BRICK WALLS

BASEMENT: MOISTURE IN BASMENT. NOT USED

INTERIOR: FIRST FLOOR: TRUSTWORTHY HARDWARE. SECOND FLOOR: THREE - 2 BEDROOM APARTMENT, ONE - 1 BEDROOM APARTMENT

SMALL RETAIL STORE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500 to 10,000	Add for Bsmt
Frame	Wood	\$150.70	\$119.30	\$112.80	\$108.80	\$103.60	\$97.20	\$92.80	\$87.50	\$84.20	\$82.10	\$79.90	\$19.50
	Uppers	114.90	97.00	93.20	91.00	88.00	83.60	80.60	76.90	74.70	73.30	71.80	
C Block or Tile	Wood	162.60	128.50	121.50	117.20	111.50	103.80	98.60	92.10	88.20	85.60	83.00	19.50
	Uppers	119.60	100.60	96.60	94.20	91.10	86.20	82.90	78.80	76.30	74.70	73.00	
C Block or Tile	Steel	169.00	135.00	127.90	123.60	118.00	110.20	105.00	98.50	94.70	92.10	89.50	29.25
	Uppers	137.30	114.20	109.40	106.50	102.60	97.30	93.70	89.20	86.60	84.80	83.00	
Brick Veneer	Wood	179.00	141.30	133.50	128.80	122.50	112.90	106.50	98.50	93.70	90.50	87.30	19.50
	Uppers	133.40	111.30	106.70	104.00	100.30	93.80	89.50	84.10	80.90	78.70	76.60	
Brick Veneer	Steel	197.10	156.80	148.40	143.40	136.70	125.80	118.50	109.50	104.00	100.40	96.70	29.25
	Uppers	153.10	126.40	120.90	117.60	113.10	106.00	101.30	95.40	91.80	89.50	87.10	
Brick on Block	Wood	202.60	159.60	150.60	145.30	138.20	126.00	117.80	107.60	101.50	97.50	93.40	19.50
	Uppers	142.60	118.50	113.40	110.50	106.40	99.00	94.00	87.70	84.00	81.50	79.00	
Brick on Block	Steel	209.00	166.10	157.10	151.80	144.60	132.40	124.30	114.10	108.00	103.90	99.80	29.25
	Uppers	160.40	132.10	126.20	122.70	118.00	110.10	104.80	98.20	94.30	91.60	89.00	
Brick on Block	R' Conc.	212.90	170.00	161.00	155.70	148.50	136.30	128.20	118.00	111.90	107.80	103.70	34.25
	Uppers	163.70	136.30	130.60	127.20	122.70	114.80	109.60	103.10	99.20	96.60	94.00	
Solid Brick	Wood	235.20	185.00	174.40	168.30	159.90	144.10	133.50	120.30	112.40	107.10	101.80	19.50
	Uppers	163.70	134.90	128.80	125.30	120.50	110.70	104.10	95.90	91.00	87.70	84.40	
Solid Brick	Steel	241.60	191.50	180.90	174.80	166.40	150.60	140.00	126.80	118.90	113.60	108.30	29.25
	Uppers	181.40	148.50	141.50	137.50	132.00	121.80	114.90	106.40	101.30	97.90	94.40	
Solid Brick	R' Conc.	245.50	195.40	184.80	178.70	170.30	154.50	143.90	130.70	122.80	117.50	112.20	34.25
	Uppers	184.70	152.70	146.00	142.00	136.70	126.50	119.80	111.30	106.20	102.90	99.50	
Conc. Tilt-Up	Steel	199.70	158.90	150.30	145.20	138.40	127.30	119.80	110.50	104.90	101.20	97.40	29.25
	Uppers	157.10	129.60	123.80	120.40	115.80	108.30	103.20	96.90	93.20	90.70	88.10	
Conc. Tilt-Up	R' Conc.	203.60	162.80	154.20	149.10	142.30	131.20	123.70	114.40	108.80	105.10	101.30	34.25
	Uppers	160.40	133.80	128.20	124.90	120.50	113.00	108.10	101.90	98.10	95.70	93.20	
Dec. C Block	Wood	166.20	131.40	124.10	119.70	113.90	105.80	100.30	93.50	89.40	86.70	84.00	19.50
	Uppers	121.90	102.40	98.30	95.90	92.60	87.50	84.00	79.70	77.10	75.30	73.60	
Dec. C Block	Steel	172.60	137.80	130.60	126.20	120.40	112.20	106.80	99.90	95.90	93.10	90.40	29.25
	Uppers	139.70	116.00	111.10	108.10	104.20	98.60	94.80	90.20	87.40	85.50	83.60	
EIFS	Wood	173.50	137.10	129.50	124.90	118.80	109.90	103.90	96.40	91.90	88.90	85.90	19.50
	Uppers	126.40	105.90	101.60	99.00	95.60	89.90	86.10	81.40	78.50	76.70	74.80	
EIFS	Steel	181.00	144.30	136.60	132.10	125.90	116.80	110.80	103.20	98.60	95.60	92.60	29.25
	Uppers	144.70	119.90	114.80	111.70	107.50	101.40	97.30	92.10	89.00	87.00	84.90	

Note: Many retail store buildings such as pharmacy structures exhibit superior materials and workmanship. The assessor / appraiser should reflect this in the building classification / grade.

MAIN AREA ADJUSTMENTS

	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500 to 10,000
No Plumbing (P.S.F.) (-)	\$21.45	\$10.73	\$8.60	\$7.15	\$5.40	\$4.25	\$3.55	\$2.70	\$2.10	\$1.80	\$1.40
No Heat	(-) P.S.F.										\$5.00
No Air Conditioning	(-) P.S.F.										8.00
No Upper Air Conditioning	(-) P.S.F.										5.00
Geo-Thermal Heat Source	(+) P.S.F.										2.00
Sprinkler System	(+) P.S.F.										3.00
Open Finished Upper	(-) P.S.F.										31.50
Open Unfinished Upper	(-) P.S.F.										48.50
Basement Finish	(+) P.S.F.								\$30.00	-	44.00
Finished Mezzanine	(+) P.S.F.								41.50	-	61.50
Storage Mezzanine	(+) P.S.F.								23.00	-	34.00
No Ceiling Finish	(-) P.S.F.										2.50

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.								\$16.00	-	\$23.00
Loading Docks	(+) P.S.F.								16.00	-	25.00
Paving & Yard Lighting											

See "Commercial and Industrial Schedule Short Form" — Page 5 - 4



3 GRADE
BRICK ON BLOCK – STEEL FRAME



3 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME



5 GRADE
METAL – STEEL FRAME

SPECIFICATIONS – AVERAGE QUALITY LARGE RETAIL OR DISCOUNT CHAIN STORE BUILDING

This large store building is referred to as the median in both quality and design. It generally houses a nationally or regionally known chain. It is designed for relatively large quantity traffic and is usually departmentalized without the use of partitioning in the sales areas.

Foundation: Reinforced concrete.

Basement: No basement is base. Use schedule adjustments if structure has basement.

Exterior Walls: Use proper schedule, 18' high first floor and 18' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof decking varies with type of structure.)

Floors: Reinforced concrete floor with asphalt tile, vinyl asbestos tile, or equivalent in sales area.

Interior Finish: Part drywall or sheetrock and part unfinished. Ceilings are suspended acoustic with T-bars. May be dropped in some areas. Minimal amount of drywall partitions. Assumes 10% of building is unfinished storage area.

Heating & Air Conditioning: Rooftop package units or forced hot air. Air conditioning throughout.

Plumbing: Adequate porcelain or enamel fixtures.

Wiring: Adequate conduit wiring with commercial quality fluorescent fixtures in sales area.

Structural: Use proper schedule.

Store Fronts: Typically large expanse of plate glass in aluminum frames. Remainder of front is average quality brick or stone.



3 GRADE
BRICK ON BLOCK – STEEL FRAME



3 GRADE
CONCRETE TILT-UP – STEEL FRAME

LARGE RETAIL STORE BUILDINGS

		Square Feet of Area									
Exterior Walls	Framing	10,000	15,000	20,000	30,000	40,000	50,000	75,000	100,000	150,000 or Larger	Add for Bsmt
Conc. Block or Tile	Steel	\$84.10	\$79.90	\$78.20	\$75.60	\$74.20	\$73.30	\$72.20	\$71.00	\$70.10	\$29.25
Uppers		62.60	60.70	60.20	58.70	57.90	57.30	56.40	56.10	55.40	
Conc. Tilt-Up	Steel	92.60	87.00	84.30	80.60	78.50	77.20	75.40	73.70	72.30	29.25
Uppers		70.50	67.30	65.90	63.40	61.80	60.80	59.30	58.60	57.50	
Conc. Tilt-Up	R' Conc.	96.50	90.90	88.20	84.50	82.40	81.10	79.30	77.60	76.20	34.25
Uppers		75.50	72.40	70.90	68.50	67.00	66.00	64.40	63.70	62.60	
Brick on Block	Steel	93.10	87.70	84.70	81.00	78.90	77.50	75.50	73.90	72.50	29.25
Uppers		71.80	68.40	66.80	64.10	62.50	61.40	59.80	59.00	57.80	
Brick on Block	R' Conc.	97.00	91.60	88.60	84.90	82.80	81.40	79.40	77.80	76.40	34.25
Uppers		76.80	73.50	71.80	69.20	67.60	66.50	64.90	64.10	63.00	
EIFS	Steel	88.20	83.70	81.20	78.20	76.40	75.30	73.70	72.40	71.20	29.25
Uppers		68.40	65.60	64.40	62.10	60.80	59.90	58.50	57.90	56.90	
Dec. Conc. Block	Steel	83.10	79.30	77.60	75.20	73.80	72.90	71.80	70.70	69.80	29.25
Uppers		63.50	61.50	60.90	59.30	58.30	57.70	56.80	56.40	55.70	
Metal	Steel	75.90	71.60	69.80	67.10	65.70	64.80	63.60	62.40	61.50	29.25
Uppers		55.70	53.60	52.80	51.10	50.00	49.30	48.30	47.90	47.10	

Note: Many franchise retail store buildings such as pharmacy structures exhibit superior materials and workmanship. The appraiser/assessor should reflect this in the building classification/grade.

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.	\$5.70
Geo-Thermal Heat Source	(+)	P.S.F.	2.00
Basement Finish	(+)	P.S.F.	\$30.00 - 44.00
Office Mezzanine	(+)	P.S.F.	41.50 - 61.50
Storage Mezzanine	(+)	P.S.F.	23.00 - 34.00
Sprinkler System	(+)	P.S.F.	2.75
No Ceiling Finish	(-)	P.S.F.	2.25
No Floor Covering (Polished Conc.)	(-)	P.S.F.	0.35
Elevators			See "Analyzed Unit Cost" — Page 4 – 27
Moving Stairs			See "Analyzed Unit Cost" — Page 4 – 28

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 - \$23.00
Loading Docks	(+)	P.S.F.	16.00 - 25.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



2 GRADE
BRICK VENEER – STEEL FRAME



4 GRADE
BRICK ON BLOCK – WOOD FRAME



4 - 5 GRADE
CONCRETE BLOCK – WOOD FRAME



5 GRADE
SOLID BRICK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY RESTAURANT BUILDING

This restaurant building is referred to as the median in both quality and design. This structure houses an average restaurant establishment with adequate kitchen facilities.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. ("Average Quality" Store Front) 14' high first floor, 10' high uppers.

Roof: Rubber membrane built-up roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. Floor covering is asphalt tile or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions separating dining area, kitchen, and restroom areas.

Heating & Air Conditioning: Adequate heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures. Stainless steel kitchen fixtures.

Tiling: None or minimal wainscot ceramic tile in restrooms.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average quality apartment space with drywall interior or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, forced air heat and air conditioning. Apply open finished upper adjustment if upper is used as dining area or equivalent.

RESTAURANTS



1 GRADE
EIFS – WOOD FRAME



2 GRADE
BRICK VENEER – WOOD FRAME



3 GRADE
EIFS – WOOD FRAME



4 GRADE
WOOD FRAME



4 GRADE
METAL – WOOD FRAME



5 GRADE
WOOD FRAME

RESTAURANTS

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	Add for Bsmt
Frame	Wood	\$183.00	\$148.30	\$141.20	\$136.80	\$131.00	\$124.50	\$120.20	\$114.80	\$111.50	\$109.40	\$107.20	\$19.50
	Uppers	114.90	97.00	93.20	91.00	88.00	83.60	80.60	76.90	74.70	73.30	71.80	
Conc. Block or Tile	Wood	194.90	157.60	149.90	145.10	138.90	131.10	125.90	119.40	115.50	112.90	110.30	19.50
	Uppers	119.60	100.60	96.60	94.20	91.10	86.20	82.90	78.80	76.30	74.70	73.00	
Conc. Block or Tile	Steel	201.40	164.00	156.30	151.60	145.40	137.60	132.40	125.80	121.90	119.30	116.70	29.25
	Uppers	137.30	114.20	109.40	106.50	102.60	97.30	93.70	89.20	86.60	84.80	83.00	
Brick Veneer	Wood	211.40	170.40	161.90	156.70	149.90	140.30	133.80	125.80	121.00	117.80	114.50	19.50
	Uppers	133.40	111.30	106.70	104.00	100.30	93.80	89.50	84.10	80.90	78.70	76.60	
Brick Veneer	Steel	229.40	185.90	176.80	171.30	164.10	153.20	145.90	136.80	131.30	127.60	124.00	29.25
	Uppers	153.10	126.40	120.90	117.60	113.10	106.00	101.30	95.40	91.80	89.50	87.10	
Brick on Block	Wood	234.90	188.70	179.00	173.30	165.60	153.30	145.20	134.90	128.80	124.70	120.60	19.50
	Uppers	142.60	118.50	113.40	110.50	106.40	99.00	94.00	87.70	84.00	81.50	79.00	
Brick on Block	Steel	241.40	195.10	185.50	179.70	172.00	159.80	151.60	141.40	135.30	131.20	127.10	29.25
	Uppers	160.40	132.10	126.20	122.70	118.00	110.10	104.80	98.20	94.30	91.60	89.00	
Brick on Block	R' Conc.	245.30	199.00	189.40	183.60	175.90	163.70	155.50	145.30	139.20	135.10	131.00	34.25
	Uppers	163.70	136.30	130.60	127.20	122.70	114.80	109.60	103.10	99.20	96.60	94.00	
Solid Brick	Wood	267.50	214.10	202.80	196.30	187.30	171.50	160.90	147.60	139.70	134.40	129.10	19.50
	Uppers	163.70	134.90	128.80	125.30	120.50	110.70	104.10	95.90	91.00	87.70	84.40	
Solid Brick	Steel	274.00	220.50	209.20	202.70	193.80	177.90	167.30	154.10	146.10	140.80	135.60	29.25
	Uppers	181.40	148.50	141.50	137.50	132.00	121.80	114.90	106.40	101.30	97.90	94.40	
Solid Brick	R' Conc.	277.90	224.40	213.10	206.60	197.70	181.80	171.20	158.00	150.00	144.70	139.50	34.25
	Uppers	184.70	152.70	146.00	142.00	136.70	126.50	119.80	111.30	106.20	102.90	99.50	
Conc. Tilt-Up	Steel	232.10	187.90	178.70	173.20	165.80	154.60	147.10	137.80	132.20	128.40	124.70	29.25
	Uppers	157.10	129.60	123.80	120.40	115.80	108.30	103.20	96.90	93.20	90.70	88.10	
Conc. Tilt-Up	R' Conc.	236.00	191.80	182.60	177.10	169.70	158.50	151.00	141.70	136.10	132.30	128.60	34.25
	Uppers	160.40	133.80	128.20	124.90	120.50	113.00	108.10	101.90	98.10	95.70	93.20	
Dec. Conc. Block	Wood	198.50	160.40	152.50	147.70	141.30	133.10	127.60	120.80	116.70	114.00	111.20	19.50
	Uppers	121.90	102.40	98.30	95.90	92.60	87.50	84.00	79.70	77.10	75.30	73.60	
Dec. Conc. Block	Steel	205.00	166.90	158.90	154.10	147.80	139.60	134.10	127.20	123.10	120.40	117.70	29.25
	Uppers	139.70	116.00	111.10	108.10	104.20	98.60	94.80	90.20	87.40	85.50	83.60	
EIFS	Wood	205.90	166.10	157.90	152.90	146.20	137.20	131.20	123.70	119.10	116.10	113.10	19.50
	Uppers	126.40	105.90	101.60	99.00	95.60	89.90	86.10	81.40	78.50	76.70	74.80	
EIFS	Steel	213.30	173.30	165.00	160.00	153.30	144.20	138.10	130.50	125.90	122.90	119.80	29.25
	Uppers	144.70	119.90	114.80	111.70	107.50	101.40	97.30	92.10	89.00	87.00	84.90	
Metal	Wood	161.90	128.80	122.00	117.80	112.30	106.60	103.30	98.50	96.20	94.30	92.30	19.50
	Uppers	100.00	80.00	75.00	72.00	68.00	64.00	60.00	56.00	53.00	51.00	49.00	
Metal	Steel	183.00	146.30	138.70	134.10	128.00	120.50	114.40	108.20	105.00	102.50	100.10	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-) P.S.F.												\$13.25
No Upper Air Conditioning	(-) P.S.F.												5.00
Geo-Thermal Heat Source	(+) P.S.F.												2.00
Sprinkler System	(+) P.S.F.												3.00
Open Finished Upper	(-) P.S.F.												31.50
Open Unfinished Upper	(-) P.S.F.												48.50
Basement Finish	(+) P.S.F.									\$30.00	-		44.00
Finished Mezzanine	(+) P.S.F.										41.50	-	61.50
Storage Mezzanine	(+) P.S.F.										23.00	-	34.00
No Ceiling Finish	(-) P.S.F.												2.50

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.									\$16.00	-	\$23.00	
Loading Docks	(+) P.S.F.										16.00	-	25.00
Paving & Yard Lighting													See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



2 GRADE
EIFS – WOOD FRAME



2 GRADE
EIFS – WOOD FRAME



2 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME

SPECIFICATIONS – AVERAGE QUALITY FAST FOOD RESTAURANT BUILDING

This fast food restaurant building is referred to as the median in both quality and design. Fast food restaurant buildings are unique as a group, in that typically each is a replica of many others.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high walls. ("Average Quality" Store Front)

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. Floor covering is quarry tile or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical (Tegular) ceilings. Minimal partitions separating dining area, kitchen, and restroom areas. Adequate kitchen facilities with ceramic tile finish or equivalent.

Heating & Air Conditioning: Adequate heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures. Stainless steel kitchen fixtures.

Tiling: None or minimal wainscot ceramic tile in restrooms.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

FAST FOOD RESTAURANTS



1 GRADE
BRICK VENEER – WOOD FRAME



2 GRADE
BRICK VENEER – WOOD FRAME



3 GRADE
BRICK VENEER – WOOD FRAME



3 GRADE
BRICK VENEER – STEEL FRAME



4 GRADE
BRICK VENEER – STEEL FRAME



4 GRADE
BRICK VENEER – WOOD FRAME



4 – 10 GRADE
WOOD FRAME



5 GRADE
BRICK ON CONCRETE BLOCK – WOOD FRAME

FAST FOOD RESTAURANTS

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	Add for Bsmr
Frame	Wood	\$231.50	\$192.50	\$186.00	\$181.60	\$157.30	\$154.20	\$144.50	\$139.70	\$136.80	\$133.40	\$129.90	\$19.50
Conc. Block or Tile	Wood	244.20	201.80	194.70	190.00	163.70	160.10	149.40	144.00	140.80	136.90	133.00	19.50
Conc. Block or Tile	Steel	250.70	208.20	201.20	196.40	170.10	166.60	155.80	150.50	147.20	143.30	139.40	29.25
Brick Veneer	Wood	261.90	214.60	206.80	201.60	172.50	168.40	156.10	150.00	146.30	141.80	137.20	19.50
Brick Veneer	Steel	280.80	230.10	221.70	216.20	185.20	180.60	167.30	160.60	156.60	151.60	146.70	29.25
Brick on Block	Wood	287.20	232.90	224.00	218.10	185.10	180.10	165.70	158.50	154.10	148.70	143.30	19.50
Brick on Block	Steel	293.60	239.30	230.50	224.60	191.60	186.60	172.10	164.90	160.60	155.20	149.80	29.25
Brick on Block	R' Conc.	297.50	243.20	234.40	228.50	195.50	190.50	176.00	168.80	164.50	159.10	153.70	34.25
Solid Brick	Wood	322.20	258.30	248.00	241.10	202.70	196.40	179.00	170.20	165.00	158.40	151.80	19.50
Solid Brick	Steel	328.70	264.70	254.40	247.60	209.10	202.90	185.40	176.70	171.50	164.80	158.20	29.25
Solid Brick	R' Conc.	332.60	268.60	258.30	251.50	213.00	206.80	189.30	180.60	175.40	168.70	162.10	34.25
Conc. Tilt-Up	Steel	283.60	232.10	223.70	218.00	186.60	181.90	168.30	161.60	157.50	152.40	147.40	29.25
Conc. Tilt-Up	R' Conc.	287.50	236.00	227.60	221.90	190.50	185.80	172.20	165.50	161.40	156.30	151.30	34.25
Dec. Conc. Block	Wood	248.10	204.60	197.40	192.60	165.60	161.90	150.90	145.30	142.00	137.90	133.90	19.50
Dec. Conc. Block	Steel	254.60	211.10	203.80	199.00	172.10	168.40	157.30	151.80	148.50	144.40	140.30	29.25
EIFS	Wood	256.00	210.30	202.80	197.70	169.60	165.60	153.90	148.00	144.50	140.10	135.80	19.50
EIFS	Steel	263.50	217.50	209.90	204.90	176.50	172.60	160.70	154.80	151.20	146.90	142.50	29.25
Metal	Wood	209.70	173.00	166.80	162.70	139.60	136.70	128.20	123.70	121.50	118.30	115.00	19.50
Metal	Steel	232.10	190.50	183.50	178.90	153.10	149.60	138.20	133.00	130.30	126.50	122.70	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.		\$13.25
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Sprinkler System	(+)	P.S.F.		3.00
Basement Finish	(+)	P.S.F.	\$30.00	- 44.00
Finished Mezzanine	(+)	P.S.F.	41.50	- 61.50
Storage Mezzanine	(+)	P.S.F.	23.00	- 34.00
No Ceiling Finish	(-)	P.S.F.		2.50

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	- \$23.00
Loading Docks	(+)	P.S.F.	16.00	- 25.00
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14			



3 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
WOOD FRAME



5 GRADE
CONCRETE BLOCK – WOOD FRAME



6 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY DRIVE-THRU KIOSK BUILDING

This drive-thru building is referred to as the median in both quality and design. Drive-thru kiosk buildings are unique as a group, in that typically each is a replica of others. Similar to fast food restaurants, but lack the interior dining area.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high walls.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Quarry and ceramic tile on 4" concrete equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical (Tegular) ceilings. Minimal partitions separating restroom area. Little or no interior dining area.

Heating & Air Conditioning: Adequate heat and air condition system.

Plumbing: Adequate porcelain enamel fixtures. Stainless steel kitchen fixtures, restroom facilities.

Tiling: None or minimal wainscot tile in restroom.

Wiring: Adequate wiring with commercial quality fluorescent fixtures, or equivalent.

Structural: Use proper schedule.

DRIVE-THRU KIOSKS

Square Feet of Area

Exterior Walls	Framing	100	150	200	250	300	350	400	450	500	750	1,000	1,250	Add for Bsmt
Frame	Wood	\$531.80	\$425.30	\$369.80	\$337.40	\$313.50	\$297.50	\$285.50	\$276.20	\$268.80	\$246.40	\$229.90	\$222.70	\$24.50
Conc. Block or Tile	Wood	558.90	447.30	388.60	354.50	328.90	312.00	299.30	289.40	281.50	257.80	239.10	231.50	24.50
Conc. Block or Tile	Steel	565.30	453.80	395.00	361.00	335.30	318.40	305.70	295.90	288.00	264.30	245.60	237.90	34.00
Brick Veneer	Wood	596.40	477.80	414.70	378.30	350.20	332.00	318.30	307.70	299.20	273.70	252.00	243.50	24.50
Brick Veneer	Steel	629.20	505.70	439.50	401.50	371.70	352.60	338.20	327.00	318.10	291.30	267.40	258.50	34.00
Brick on Block	Wood	650.00	521.40	451.90	412.30	380.70	360.60	345.60	333.80	324.50	296.30	270.20	260.80	24.50
Brick on Block	Steel	656.40	527.80	458.30	418.70	387.20	367.10	352.00	340.30	330.90	302.80	276.70	267.20	34.00
Brick on Block	R' Conc.	660.30	531.70	462.20	422.60	391.10	371.00	355.90	344.20	334.80	306.70	280.60	271.10	39.00
Solid Brick	Wood	724.30	581.80	503.60	459.40	423.00	400.40	383.30	370.10	359.50	327.80	295.60	284.70	24.50
Solid Brick	Steel	730.80	588.30	510.00	465.90	429.50	406.80	389.80	376.60	366.00	334.20	302.10	291.20	34.00
Solid Brick	R' Conc.	734.70	592.20	513.90	469.80	433.40	410.70	393.70	380.50	369.90	338.10	306.00	295.10	39.00
Conc. Tilt-Up	Steel	635.20	510.60	443.60	405.30	375.10	355.80	341.20	330.00	320.90	293.80	269.50	260.40	34.00
Conc. Tilt-Up	R' Conc.	639.10	514.50	447.50	409.20	379.00	359.70	345.10	333.90	324.80	297.70	273.40	264.30	39.00
Dec. Conc. Block	Wood	567.10	454.00	394.30	359.80	333.60	316.40	303.50	293.40	285.40	261.30	242.00	234.10	24.50
Dec. Conc. Block	Steel	573.60	460.50	400.80	366.20	340.00	322.80	309.90	299.90	291.90	267.80	248.40	240.60	34.00
EIFS	Wood	583.90	467.60	406.00	370.40	343.10	325.30	312.00	301.60	293.30	268.40	247.70	239.50	24.50
EIFS	Steel	592.60	475.90	414.00	378.20	350.80	333.00	319.60	309.10	300.80	275.80	254.90	246.70	34.00
Metal	Wood	501.10	397.80	344.20	312.90	290.10	274.70	263.20	254.20	247.00	225.50	210.40	191.50	24.50
Metal	Steel	543.30	432.90	375.00	341.30	316.10	299.40	286.90	277.20	269.40	246.00	227.90	199.60	34.00

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.												\$13.25
Geo-Thermal Heat Source	(+)	P.S.F.												2.00
Sprinkler System	(+)	P.S.F.												3.00
Basement Finish	(+)	P.S.F.								\$30.00	-			44.00
Finished Mezzanine	(+)	P.S.F.								41.50	-			61.50
Storage Mezzanine	(+)	P.S.F.								23.00	-			34.00
No Ceiling Finish	(-)	P.S.F.												2.50

OTHER AREA ADJUSTMENTS

					Price Range	Typical
Canopy	(+)	P.S.F.			\$16.00 - \$23.00	\$19.50
Loading Docks	(+)	P.S.F.			16.00 - 25.00	20.50
Paving & Yard Lighting					See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



4 GRADE
BRICK ON BLOCK – STEEL FRAME



4 GRADE
CONCRETE BLOCK – WOOD FRAME



5 + 10 GRADE
WOOD FRAME



5 GRADE
BRICK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY BAR/LOUNGE BUILDING

This bar/lounge building is referred to as the median in both quality and design.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. ("Average Quality" Store Front) 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. Floor covering is asphalt tile, commercial carpet or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions separating lounge area, restrooms, and office area.

Heating & Air Conditioning: Adequate heat and air conditioning system with good air circulation.

Plumbing: Adequate porcelain enamel fixtures.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average quality apartment space with drywall interior or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, forced air heat and air conditioning. Apply open finished area adjustment if upper is used as open seating area or equivalent.

NOTE: It is recommended that bars/lounges with substantial kitchen facilities be priced from the restaurant schedule.

BARS AND LOUNGES

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	Add for Bsmt
Frame	Wood	\$174.00	\$139.30	\$132.20	\$127.80	\$122.00	\$115.50	\$111.20	\$105.80	\$102.50	\$100.40	\$98.20	\$19.50
	Uppers	114.90	97.00	93.20	91.00	88.00	83.60	80.60	76.90	74.70	73.30	71.80	
Conc. Block or Tile	Wood	185.90	148.60	140.90	136.10	129.90	122.10	116.90	110.40	106.50	103.90	101.30	19.50
	Uppers	119.60	100.60	96.60	94.20	91.10	86.20	82.90	78.80	76.30	74.70	73.00	
Conc. Block or Tile	Steel	192.40	155.00	147.30	142.60	136.40	128.60	123.40	116.80	112.90	110.30	107.70	29.25
	Uppers	137.30	114.20	109.40	106.50	102.60	97.30	93.70	89.20	86.60	84.80	83.00	
Brick Veneer	Wood	202.40	161.40	152.90	147.70	140.90	131.30	124.80	116.80	112.00	108.80	105.50	19.50
	Uppers	133.40	111.30	106.70	104.00	100.30	93.80	89.50	84.10	80.90	78.70	76.60	
Brick Veneer	Steel	220.40	176.90	167.80	162.30	155.10	144.20	136.90	127.80	122.30	118.60	115.00	29.25
	Uppers	153.10	126.40	120.90	117.60	113.10	106.00	101.30	95.40	91.80	89.50	87.10	
Brick on Block	Wood	225.90	179.70	170.00	164.30	156.60	144.30	136.20	125.90	119.80	115.70	111.60	19.50
	Uppers	142.60	118.50	113.40	110.50	106.40	99.00	94.00	87.70	84.00	81.50	79.00	
Brick on Block	Steel	232.40	186.10	176.50	170.70	163.00	150.80	142.60	132.40	126.30	122.20	118.10	29.25
	Uppers	160.40	132.10	126.20	122.70	118.00	110.10	104.80	98.20	94.30	91.60	89.00	
Brick on Block	R' Conc.	236.30	190.00	180.40	174.60	166.90	154.70	146.50	136.30	130.20	126.10	122.00	34.25
	Uppers	163.70	136.30	130.60	127.20	122.70	114.80	109.60	103.10	99.20	96.60	94.00	
Solid Brick	Wood	258.50	205.10	193.80	187.30	178.30	162.50	151.90	138.60	130.70	125.40	120.10	19.50
	Uppers	163.70	134.90	128.80	125.30	120.50	110.70	104.10	95.90	91.00	87.70	84.40	
Solid Brick	Steel	265.00	211.50	200.20	193.70	184.80	168.90	158.30	145.10	137.10	131.80	126.60	29.25
	Uppers	181.40	148.50	141.50	137.50	132.00	121.80	114.90	106.40	101.30	97.90	94.40	
Solid Brick	R' Conc.	268.90	215.40	204.10	197.60	188.70	172.80	162.20	149.00	141.00	135.70	130.50	34.25
	Uppers	184.70	152.70	146.00	142.00	136.70	126.50	119.80	111.30	106.20	102.90	99.50	
Conc. Tilt-Up	Steel	223.10	178.90	169.70	164.20	156.80	145.60	138.10	128.80	123.20	119.40	115.70	29.25
	Uppers	157.10	129.60	123.80	120.40	115.80	108.30	103.20	96.90	93.20	90.70	88.10	
Conc. Tilt-Up	R' Conc.	227.00	182.80	173.60	168.10	160.70	149.50	142.00	132.70	127.10	123.30	119.60	34.25
	Uppers	160.40	133.80	128.20	124.90	120.50	113.00	108.10	101.90	98.10	95.70	93.20	
Dec. Conc. Block	Wood	189.50	151.40	143.50	138.70	132.30	124.10	118.60	111.80	107.70	105.00	102.20	19.50
	Uppers	121.90	102.40	98.30	95.90	92.60	87.50	84.00	79.70	77.10	75.30	73.60	
Dec. Conc. Block	Steel	196.00	157.90	149.90	145.10	138.80	130.60	125.10	118.20	114.10	111.40	108.70	29.25
	Uppers	139.70	116.00	111.10	108.10	104.20	98.60	94.80	90.20	87.40	85.50	83.60	
EIFS	Wood	196.90	157.10	148.90	143.90	137.20	128.20	122.20	114.70	110.10	107.10	104.10	19.50
	Uppers	126.40	105.90	101.60	99.00	95.60	89.90	86.10	81.40	78.50	76.70	74.80	
EIFS	Steel	204.30	164.30	156.00	151.00	144.30	135.20	129.10	121.50	116.90	113.90	110.80	29.25
	Uppers	144.70	119.90	114.80	111.70	107.50	101.40	97.30	92.10	89.00	87.00	84.90	
Metal	Wood	152.90	119.80	113.00	108.80	103.30	97.60	94.30	89.50	87.20	85.30	83.30	19.50
Metal	Steel	174.00	137.30	129.70	125.10	119.00	111.50	105.40	99.20	96.00	93.50	91.10	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.		\$13.00
No Upper Air Conditioning	(-)	P.S.F.		5.00
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Sprinkler System	(+)	P.S.F.		3.00
Open Finished Upper	(-)	P.S.F.		31.50
Open Unfinished Upper	(-)	P.S.F.		48.50
Basement Finish	(+)	P.S.F.	\$30.00	- 44.00
Finished Mezzanine	(+)	P.S.F.	41.50	- 61.50
Storage Mezzanine	(+)	P.S.F.	23.00	- 34.00
No Ceiling Finish	(-)	P.S.F.		2.50

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	- \$23.00
Loading Docks	(+)	P.S.F.	16.00	- 25.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



2 GRADE
BRICK VENEER – WOOD FRAME



3 GRADE
WOOD FRAME



4 GRADE
WOOD FRAME



5 GRADE
WOOD FRAME

SPECIFICATIONS – CLUBHOUSE BUILDING

This clubhouse is referred to as the median in both quality and design. The clubhouse schedule may also apply to event centers.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' to 14' high first floor, 10' high uppers.

Roof: Flat roof buildings with rubber membrane or equivalent. Pitched roofs with architectural shingles or equivalent. Roof deck varies with type of structure.

Floors: Reinforced concrete main floor, uppers vary with schedule used. Floor covering tile or commercial grade carpet or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustic tile ceilings. Partitioning separating areas such as sales, dining, restrooms/lockers, etc.

Heating & Air Conditioning: Good quality heating and air condition system.

Plumbing: Adequate porcelain enameled fixtures.

Wiring: Adequate lighting with commercial quality fluorescent and/or incandescent light fixtures.

Structural: Use proper schedule.

CLUBHOUSE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	20,000 or Larger	Add for Bsmt
Frame	Wood	\$157.80	\$134.40	\$129.50	\$126.60	\$122.70	\$116.30	\$112.00	\$106.60	\$103.40	\$99.90	\$99.10	\$97.30	\$94.80	\$93.80	\$19.50
Uppers		117.00	94.80	90.20	87.40	83.70	79.30	77.30	73.40	71.00	69.50	69.10	67.40	65.30	64.60	
Conc. Block or Tile	Wood	169.70	143.60	138.20	135.00	130.60	122.90	117.70	111.30	107.40	103.40	102.20	100.00	97.00	95.80	19.50
Uppers		121.60	98.40	93.60	90.70	86.80	81.90	79.50	75.20	72.60	70.80	70.30	68.40	66.20	65.30	
Conc. Block or Tile	Steel	176.10	150.10	144.60	141.40	137.10	129.30	124.20	117.70	113.80	109.90	108.70	106.40	103.50	102.20	29.25
Uppers		139.40	112.00	106.40	102.90	98.40	93.00	91.70	86.70	83.70	81.70	80.80	78.70	76.20	75.40	
Brick Veneer	Wood	186.10	156.50	150.20	146.60	141.60	132.00	125.70	117.70	112.90	108.30	106.50	103.70	100.10	98.50	19.50
Uppers		135.40	109.20	103.70	100.40	96.00	89.60	86.20	80.50	77.20	74.90	73.80	71.60	68.80	67.60	
Brick Veneer	Steel	204.20	171.90	165.10	161.20	155.80	144.90	137.70	128.60	123.20	118.20	115.90	112.80	108.70	106.90	29.25
Uppers		155.10	124.30	117.90	114.00	108.90	101.80	99.30	92.80	88.90	86.30	84.90	82.30	79.10	78.00	
Brick on Block	Wood	209.70	174.80	167.30	163.10	157.30	145.10	137.00	126.80	120.70	115.30	112.60	109.10	104.50	102.40	19.50
Uppers		144.70	116.40	110.40	106.90	102.20	94.70	90.60	84.10	80.30	77.70	76.20	73.70	70.50	69.20	
Brick on Block	Steel	216.10	181.20	173.80	169.60	163.80	151.60	143.40	133.30	127.20	121.70	119.00	115.50	110.90	108.90	29.25
Uppers		162.40	129.90	123.20	119.10	113.70	105.80	102.80	95.70	91.40	88.50	86.80	83.90	80.50	79.20	
Brick on Block	R' Conc.	220.00	185.10	177.70	173.50	167.70	155.50	147.30	137.20	131.10	125.60	122.90	119.40	114.80	112.80	34.25
Uppers		165.70	134.20	127.60	123.70	118.40	110.60	107.40	100.40	96.10	93.30	91.70	88.90	85.50	84.30	
Structural Glass	Steel	348.90	284.50	270.60	263.00	252.30	225.30	207.40	184.90	171.40	161.10	153.50	145.80	135.50	131.00	29.25
Uppers		267.30	211.50	199.70	192.90	183.60	164.10	153.30	136.50	126.30	119.60	114.00	107.80	99.90	96.70	
Reinforced Conc.	Wood	200.40	167.50	160.50	156.60	151.10	139.90	132.50	123.20	117.60	112.50	110.20	107.00	102.70	100.90	19.50
Uppers		141.40	113.80	108.10	104.60	100.00	92.90	89.10	82.90	79.20	76.70	75.40	72.90	69.90	68.60	
Reinforced Conc.	Steel	206.80	174.00	167.00	163.00	157.60	146.40	138.90	129.60	124.10	119.00	116.60	113.40	109.20	107.30	29.25
Uppers		159.20	127.40	120.80	116.80	111.60	104.00	101.30	94.40	90.30	87.50	85.90	83.20	79.90	78.70	
Reinforced Conc.	R' Conc.	210.70	177.90	170.90	166.90	161.50	150.30	142.80	133.50	128.00	122.90	120.50	117.30	113.10	111.20	34.25
Uppers		162.50	131.70	125.30	121.40	116.20	108.80	105.80	99.10	95.10	92.40	90.90	88.20	84.90	83.70	
EIFS	Wood	180.60	152.20	146.20	142.70	138.00	129.00	123.00	115.50	111.00	106.70	105.10	102.50	99.10	97.60	19.50
Uppers		128.40	103.70	98.60	95.50	91.30	85.70	82.80	77.80	74.80	72.80	72.00	70.00	67.50	66.50	
EIFS	Steel	188.10	159.40	153.30	149.80	145.10	136.00	129.90	122.40	117.80	113.40	111.80	109.20	105.70	104.20	29.25
Uppers		146.80	117.80	111.80	108.10	103.30	97.10	95.30	89.60	86.10	83.90	82.70	80.40	77.60	76.60	
Dec. Conc. Block	Wood	173.30	146.50	140.80	137.50	133.10	124.90	119.50	112.70	108.60	104.50	103.20	100.80	97.70	96.40	19.50
Uppers		124.00	100.30	95.30	92.30	88.40	83.20	80.70	76.10	73.40	71.50	70.90	69.00	66.60	65.70	
Dec. Conc. Block	Steel	179.70	152.90	147.30	144.00	139.50	131.40	125.90	119.10	115.00	110.90	109.60	107.30	104.20	102.80	29.25
Uppers		141.70	113.80	108.10	104.60	99.90	94.30	92.90	87.60	84.50	82.40	81.40	79.20	76.60	75.80	
Metal	Wood	136.60	114.90	110.30	107.60	104.00	98.40	95.10	90.40	88.10	84.80	84.30	82.60	80.50	79.50	19.50
Metal	Steel	157.70	132.40	127.00	123.90	119.70	112.20	106.20	100.10	96.90	93.10	92.00	89.90	87.10	85.90	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.														\$13.25
Geo-Thermal Heat Source	(+)	P.S.F.														2.00
Basement Finish	(+)	P.S.F.													\$38.00 -	58.00
Sprinkler System	(+)	P.S.F.														3.00
Elevators																See "Analyzed Unit Cost" — 4 - 27

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.														\$16.00 -	\$23.00
Portico	(+)	P.S.F.														20.00 -	30.00
Paving & Yard Lighting																See "Commercial and Industrial Schedule Short Form" — Page 5 - 14	



3 GRADE
FRAME (W/ CONC. BLOCK FRONT) – WOOD FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME



4 GRADE
METAL – STEEL FRAME



5 GRADE
CONCRETE BLOCK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY LAUNDROMAT BUILDING

This Laundromat building is referred to as the median in both quality and design.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. ("Average Quality" Store Front) 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. Floor covering is asphalt tile or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions separating laundry area, restrooms, and office area.

Heating & Air Conditioning: Adequate heat and air conditioning system. Typical dryer venting.

Plumbing: Adequate porcelain enamel fixtures. Washer hookup and drainage system.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average quality apartment space with drywall interior finish or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, forced air heat and air conditioning.

LAUNDROMATS

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	Add for Bsm't
Frame	Wood	\$152.50	\$119.80	\$113.10	\$109.00	\$103.50	\$96.90	\$92.50	\$87.00	\$83.80	\$81.60	\$79.40	\$19.50
Uppers		114.90	97.00	93.20	91.00	88.00	83.60	80.60	76.90	74.70	73.30	71.80	
Conc. Block or Tile	Wood	164.40	129.10	121.80	117.30	111.40	103.50	98.30	91.70	87.70	85.10	82.40	19.50
Uppers		119.60	100.60	96.60	94.20	91.10	86.20	82.90	78.80	76.30	74.70	73.00	
Conc. Block or Tile	Steel	170.90	135.50	128.20	123.80	117.90	110.00	104.70	98.10	94.20	91.50	88.90	29.25
Uppers		137.30	114.20	109.40	106.50	102.60	97.30	93.70	89.20	86.60	84.80	83.00	
Brick Veneer	Wood	180.90	141.90	133.80	128.90	122.40	112.70	106.20	98.10	93.20	90.00	86.70	19.50
Uppers		133.40	111.30	106.70	104.00	100.30	93.80	89.50	84.10	80.90	78.70	76.60	
Brick Veneer	Steel	198.90	157.40	148.70	143.50	136.60	125.60	118.20	109.00	103.50	99.80	96.20	29.25
Uppers		153.10	126.40	120.90	117.60	113.10	106.00	101.30	95.40	91.80	89.50	87.10	
Brick on Block	Wood	204.40	160.20	150.90	145.50	138.10	125.70	117.50	107.20	101.00	96.90	92.80	19.50
Uppers		142.60	118.50	113.40	110.50	106.40	99.00	94.00	87.70	84.00	81.50	79.00	
Brick on Block	Steel	210.90	166.60	157.40	151.90	144.50	132.20	124.00	113.70	107.50	103.40	99.30	29.25
Uppers		160.40	132.10	126.20	122.70	118.00	110.10	104.80	98.20	94.30	91.60	89.00	
Brick on Block	R' Conc.	214.80	170.50	161.30	155.80	148.40	136.10	127.90	117.60	111.40	107.30	103.20	34.25
Uppers		163.70	136.30	130.60	127.20	122.70	114.80	109.60	103.10	99.20	96.60	94.00	
Solid Brick	Wood	237.00	185.60	174.70	168.40	159.80	143.90	133.20	119.90	111.90	106.60	101.30	19.50
Uppers		163.70	134.90	128.80	125.30	120.50	110.70	104.10	95.90	91.00	87.70	84.40	
Solid Brick	Steel	243.50	192.00	181.10	174.90	166.30	150.30	139.70	126.40	118.40	113.00	107.70	29.25
Uppers		181.40	148.50	141.50	137.50	132.00	121.80	114.90	106.40	101.30	97.90	94.40	
Solid Brick	R' Conc.	247.40	195.90	185.00	178.80	170.20	154.20	143.60	130.30	122.30	116.90	111.60	34.25
Uppers		184.70	152.70	146.00	142.00	136.70	126.50	119.80	111.30	106.20	102.90	99.50	
Conc. Tilt-Up	Steel	201.60	159.40	150.60	145.40	138.30	127.00	119.50	110.00	104.40	100.60	96.80	29.25
Uppers		157.10	129.60	123.80	120.40	115.80	108.30	103.20	96.90	93.20	90.70	88.10	
Conc. Tilt-Up	R' Conc.	205.50	163.30	154.50	149.30	142.20	130.90	123.40	113.90	108.30	104.50	100.70	34.25
Uppers		160.40	133.80	128.20	124.90	120.50	113.00	108.10	101.90	98.10	95.70	93.20	
Dec. Conc. Block	Wood	168.00	131.90	124.40	119.90	113.80	105.50	100.00	93.10	88.90	86.20	83.40	19.50
Uppers		121.90	102.40	98.30	95.90	92.60	87.50	84.00	79.70	77.10	75.30	73.60	
Dec. Conc. Block	Steel	174.50	138.40	130.80	126.30	120.30	112.00	106.40	99.50	95.40	92.60	89.80	29.25
Uppers		139.70	116.00	111.10	108.10	104.20	98.60	94.80	90.20	87.40	85.50	83.60	
EIFS	Wood	175.40	137.60	129.80	125.00	118.70	109.60	103.50	95.90	91.40	88.30	85.30	19.50
Uppers		126.40	105.90	101.60	99.00	95.60	89.90	86.10	81.40	78.50	76.70	74.80	
EIFS	Steel	182.80	144.80	136.90	132.20	125.80	116.60	110.50	102.80	98.10	95.10	92.00	29.25
Uppers		144.70	119.90	114.80	111.70	107.50	101.40	97.30	92.10	89.00	87.00	84.90	
Metal	Wood	131.40	100.30	93.90	90.00	84.80	79.00	75.60	70.80	68.40	66.50	64.50	19.50
Metal	Steel	152.50	117.80	110.60	106.20	100.50	92.90	86.70	80.50	77.20	74.70	72.20	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.		\$5.70
No Upper Air Conditioning	(-)	P.S.F.		5.00
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Sprinkler	(+)	P.S.F.		3.00
Open Finished Upper	(-)	P.S.F.		31.50
Open Unfinished Upper	(-)	P.S.F.		48.50
Basement Finish	(+)	P.S.F.	\$30.00 -	44.00
No Ceiling Finish	(-)	P.S.F.		2.50

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 -	\$23.00
Loading Docks	(+)	P.S.F.	16.00 -	25.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 - 14	



2 GRADE
BRICK ON BLOCK – STEEL FRAME



3 GRADE
BRICK ON BLOCK – STEEL FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME



5 GRADE
CONCRETE BLOCK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY POST OFFICE BUILDING

These post office buildings are referred to as the median in both quality and design. Some post offices may be exempt from taxation.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. First floor - asphalt tile or equivalent. Uppers is carpet & vinyl sheet or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions of drywall separating work and retail areas. Interior of exterior walls may be painted brick or concrete block.

Heating & Air Conditioning: Adequate forced hot air heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Tiling: None or minimal wainscot ceramic tile in restrooms.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Assumes office type finish.

POST OFFICE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	20,000 or Larger	Add for Bsmt
Frame	Wood	\$169.40	\$137.00	\$130.30	\$126.20	\$120.80	\$114.60	\$110.40	\$105.20	\$102.10	\$100.00	\$97.90	\$95.10	\$92.10	\$90.20	\$19.50
Uppers		122.00	99.90	95.30	92.50	88.80	84.30	82.30	78.40	76.10	74.50	74.10	72.40	70.40	69.60	
C Block or Tile	Wood	181.30	146.30	139.00	134.60	128.80	121.20	116.10	109.80	106.00	103.50	101.00	97.80	94.30	92.20	19.50
Uppers		126.70	103.50	98.70	95.70	91.90	86.90	84.60	80.20	77.60	75.90	75.30	73.50	71.30	70.40	
C Block or Tile	Steel	187.70	152.70	145.40	141.00	135.20	127.60	122.60	116.30	112.50	109.90	107.40	104.20	100.70	98.60	29.25
Uppers		144.40	117.10	111.50	108.00	103.40	98.00	96.80	91.70	88.70	86.70	85.90	83.70	81.30	80.50	
Brick Veneer	Wood	197.70	159.10	151.00	146.20	139.70	130.30	124.10	116.20	111.50	108.40	105.20	101.50	97.30	94.90	19.50
Uppers		140.50	114.20	108.70	105.50	101.10	94.60	91.20	85.60	82.20	80.00	78.90	76.60	73.80	72.70	
Brick Veneer	Steel	215.80	174.50	165.90	160.80	153.90	143.20	136.10	127.20	121.80	118.30	114.70	110.60	105.90	103.30	29.25
Uppers		160.20	129.30	122.90	119.10	113.90	106.80	104.40	97.90	94.00	91.40	89.90	87.30	84.20	83.10	
Brick on Block	Wood	221.30	177.40	168.10	162.70	155.40	143.40	135.40	125.40	119.30	115.30	111.30	106.90	101.70	98.80	19.50
Uppers		149.70	121.40	115.50	112.00	107.20	99.70	95.60	89.20	85.30	82.70	81.30	78.70	75.50	74.20	
Brick on Block	Steel	227.70	183.80	174.60	169.20	161.90	149.80	141.80	131.80	125.80	121.80	117.80	113.30	108.10	105.30	29.25
Uppers		167.50	135.00	128.20	124.20	118.80	110.80	107.90	100.70	96.40	93.50	91.80	89.00	85.50	84.30	
Brick on Block	R' Conc.	231.60	187.70	178.50	173.10	165.80	153.70	145.70	135.70	129.70	125.70	121.70	117.20	112.00	109.20	34.25
Uppers		170.80	139.20	132.70	128.70	123.50	115.60	112.40	105.40	101.20	98.40	96.70	94.00	90.50	89.30	
Solid Brick	Wood	253.90	202.80	191.90	185.70	177.20	161.50	151.10	138.10	130.20	125.00	119.80	114.30	107.70	104.30	19.50
Uppers		170.80	137.80	130.80	126.80	121.30	111.40	105.80	97.40	92.30	88.90	86.70	83.50	79.40	77.70	
Solid Brick	Steel	260.30	209.20	198.40	192.20	183.60	168.00	157.50	144.50	136.70	131.50	126.20	120.80	114.20	110.70	29.25
Uppers		188.50	151.40	143.60	139.00	132.80	122.50	118.00	108.90	103.40	99.80	97.30	93.80	89.40	87.80	
Solid Brick	R' Conc.	264.20	213.10	202.30	196.10	187.50	171.90	161.40	148.40	140.60	135.40	130.10	124.70	118.10	114.60	34.25
Uppers		191.80	155.60	148.00	143.50	137.50	127.30	122.50	113.60	108.20	104.60	102.20	98.80	94.40	92.80	
Conc. Tilt-up	Steel	218.40	176.60	167.80	162.60	155.70	144.70	137.40	128.20	122.70	119.00	115.40	111.20	106.40	103.70	29.25
Uppers		164.20	132.50	125.90	121.90	116.60	109.00	106.30	99.40	95.30	92.60	91.00	88.30	84.90	83.80	
Conc. Tilt-up	R' Conc.	222.30	180.50	171.70	166.50	159.60	148.60	141.30	132.10	126.60	122.90	119.30	115.10	110.30	107.60	34.25
Uppers		167.50	136.70	130.30	126.40	121.30	113.80	110.80	104.10	100.10	97.40	95.90	93.20	89.90	88.80	
Decorative C Block	Wood	184.90	149.10	141.60	137.10	131.20	123.20	117.90	111.20	107.20	104.60	101.90	98.60	94.90	92.80	19.50
Uppers		129.00	105.30	100.40	97.40	93.40	88.20	85.70	81.10	78.40	76.60	75.90	74.00	71.70	70.80	
Decorative C Block	Steel	191.30	155.50	148.10	143.60	137.60	129.60	124.30	117.70	113.70	111.00	108.40	105.10	101.40	99.20	29.25
Uppers		146.80	118.90	113.20	109.60	105.00	99.30	97.90	92.60	89.50	87.40	86.50	84.30	81.70	80.80	
EIFS	Wood	192.20	154.80	147.00	142.30	136.10	127.30	121.40	114.10	109.70	106.70	103.80	100.30	96.30	94.00	19.50
Uppers		133.50	108.80	103.60	100.50	96.40	90.70	87.80	82.90	79.90	77.90	77.10	75.00	72.50	71.50	
EIFS	Steel	199.70	162.00	154.20	149.50	143.20	134.30	128.30	120.90	116.50	113.50	110.50	107.00	102.90	100.60	29.25
Uppers		151.80	122.80	116.80	113.20	108.30	102.10	100.30	94.60	91.20	88.90	87.80	85.40	82.60	81.70	
Metal	Wood	148.20	117.50	111.20	107.30	102.10	96.70	93.50	88.90	86.70	84.90	83.00	80.40	77.70	75.90	19.50
Metal	Steel	169.30	135.00	127.80	123.50	117.80	110.50	104.60	98.60	95.50	93.10	90.80	87.70	84.30	82.30	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.														\$13.00
No Upper Air Conditioning	(-)	P.S.F.														8.00
Geo-Thermal Heat Source	(+)	P.S.F.														2.00
Sprinkler System	(+)	P.S.F.														3.00
Basement Finish	(+)	P.S.F.														\$38.00 - 58.00

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.														\$16.00 - \$23.00
Loading Docks	(+)	P.S.F.														16.00 - 25.00
Paving & Yard Lighting																



2 GRADE
EIFS – STEEL FRAME



2 GRADE
DECORATIVE CONCRETE BLOCK – WOOD FRAME



3 GRADE
BRICK ON CONCRETE BLOCK – WOOD FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME

SPECIFICATIONS – AVERAGE QUALITY CONVENIENCE STORE BUILDING

This convenience store building is referred to as the median in both quality and design. It is the typical convenience store found in most communities.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. (“Average Quality” Store Front) 12’ high walls.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 4” reinforced concrete floor with asphalt tile covering or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions separating sales area, restrooms, and office/storage area.

Heating & Air Conditioning: Adequate central heat system and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Tiling: None or minimal wainscot ceramic tile in restrooms.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

CONVENIENCE STORES



2 GRADE
BRICK VENEER – WOOD FRAME



2 GRADE
BRICK VENEER – STEEL FRAME



2 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME



5 GRADE
CONCRETE BLOCK – STEEL FRAME



5 GRADE
METAL – STEEL FRAME

CONVENIENCE STORES

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	Add for Bsm't
Frame	Wood	\$153.00	\$126.80	\$119.80	\$111.80	\$101.80	\$96.10	\$93.90	\$91.30	\$89.60	\$86.10	\$82.70	\$19.50
Conc. Block or Tile	Wood	162.10	133.80	125.80	117.10	106.30	100.10	97.60	94.50	92.70	88.80	85.00	19.50
Conc. Block or Tile	Steel	168.50	140.30	132.20	123.60	112.80	106.60	104.10	101.00	99.10	95.30	91.40	29.25
Brick Veneer	Wood	177.70	146.00	136.20	126.40	114.10	107.00	104.00	100.20	97.90	93.50	89.00	19.50
Brick Veneer	Steel	192.40	158.90	148.20	137.80	124.70	117.20	113.80	109.60	107.10	102.40	97.70	29.25
Brick on Block	Wood	197.40	161.30	149.40	138.10	124.00	115.80	112.00	107.30	104.50	99.30	94.20	19.50
Brick on Block	Steel	203.90	167.80	155.80	144.50	130.50	122.30	118.50	113.70	110.90	105.80	100.60	29.25
Brick on Block	R' Conc.	207.80	171.70	159.70	148.40	134.40	126.20	122.40	117.60	114.80	109.70	104.50	34.25
Solid Brick	Wood	225.90	183.50	168.30	154.90	138.20	128.50	123.60	117.60	113.90	107.70	101.50	19.50
Solid Brick	Steel	232.30	189.90	174.80	161.40	144.70	134.90	130.10	124.00	120.40	114.20	108.00	29.25
Solid Brick	R' Conc.	236.20	193.80	178.70	165.30	148.60	138.80	134.00	127.90	124.30	118.10	111.90	34.25
Conc. Tilt-Up	Steel	198.00	163.80	152.80	142.20	128.90	121.20	117.70	113.40	110.80	105.90	101.10	29.25
Conc. Tilt-Up	R' Conc.	199.10	165.00	154.00	143.30	130.00	122.30	118.90	114.50	111.90	107.10	102.30	34.25
Dec. Conc. Block	Wood	165.20	136.30	127.90	119.00	107.90	101.50	98.90	95.70	93.70	89.80	85.80	19.50
Dec. Conc. Block	Steel	171.70	142.70	134.30	125.50	114.30	108.00	105.40	102.10	100.20	96.20	92.30	29.25
EIFS	Wood	173.60	142.80	133.50	124.00	112.10	105.20	102.30	98.70	96.50	92.20	88.00	19.50
EIFS	Steel	180.90	149.90	140.50	130.90	119.00	112.10	109.10	105.40	103.20	98.90	94.70	29.25
Metal	Wood	132.90	108.10	101.80	94.20	84.90	79.50	78.00	75.60	74.60	71.30	68.00	19.50
Metal	Steel	149.70	122.20	114.50	106.10	95.60	89.60	86.30	83.40	82.10	78.40	74.70	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.		\$8.00
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Sprinkler System	(+)	P.S.F.		3.00
Basement Finish	(+)	P.S.F.		\$30.00 - 44.00
No Ceiling Finish	(-)	P.S.F.		2.50
Interior Restaurant Facilities	(+)	P.S.F.	(Apply to 100% of building area)	9.50 - 14.00
Built-In Coolers				See "Analyzed Unit Cost" — Page 4-38

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.		\$16.00 - \$23.00
Loading Docks	(+)	P.S.F.		16.00 - 25.00

YARD ITEMS

			Price Range		Typical
Lighted Canopies	Wood Frame	P.S.F.	\$13.00	- \$20.00	\$16.50
	Steel	P.S.F.	21.00	- 31.00	26.00
	Concrete	P.S.F.	22.50	- 33.50	28.00

Paving & Yard Lighting

See "Commercial and Industrial Schedule Short Form" — Page 5 - 14



3 GRADE
EIFS ON MASONRY – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
METAL – STEEL FRAME (BRICK STORE FRONT)



5 GRADE
METAL – STEEL FRAME

SPECIFICATIONS – GROCERY STORES (SUPERMARKETS)

This large grocery store is generally a national or regional chain store.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floor: 4" reinforced concrete floor on grade. Average quality asphalt tile covering.

Interior Finish: Part drywall or equivalent and 10%± unfinished or partially finished storage area. Suspended acoustical ceilings. Minimal drywall partitioning.

Heating & Air Conditioning: Combination rooftop package units or equivalent.

Plumbing: Minimal fixtures.

Wiring: Pipe conduit wiring with good fluorescent fixtures in sales area.

Structural: Use proper schedule.

Store Fronts: Typical large expanse of plate glass (1/2 of building front). Block buildings include brick front. Automatic doors included in prices.



2 GRADE
CONCRETE TILT-UP – STEEL FRAME



5 GRADE
BRICK – WOOD FRAME

GROCERY STORES (SUPERMARKETS)

Square Feet of Area

Exterior Walls	Framing	5,000	7,500	10,000	15,000	20,000	25,000	30,000	40,000	50,000	60,000 or Larger	Add for Bsmt
Frame	Wood	\$84.50	\$80.20	\$77.70	\$74.70	\$73.10	\$71.90	\$70.90	\$69.50	\$68.60	\$68.00	\$19.50
Conc. Block	Wood	88.90	83.60	80.70	77.10	75.20	73.70	72.60	71.00	69.90	69.20	19.50
Conc. Block	Steel	95.40	90.10	87.20	83.60	81.70	80.20	79.10	77.50	76.40	75.70	29.25
Brick Veneer	Wood	93.40	86.70	83.50	79.40	77.10	75.40	74.20	72.30	71.10	70.20	19.50
Brick Veneer	Steel	103.80	96.20	92.70	88.10	85.40	83.50	82.20	80.10	78.70	77.70	29.25
Brick on Block	Wood	102.00	93.40	89.40	84.20	81.10	79.00	77.50	75.20	73.70	72.50	19.50
Brick on Block	Steel	108.40	99.80	95.90	90.60	87.60	85.50	84.00	81.70	80.10	79.00	29.25
Brick on Block	R' Conc.	112.30	103.70	99.80	94.50	91.50	89.40	87.90	85.60	84.00	82.90	34.25
Conc. Tilt-Up	Steel	105.10	97.30	93.60	88.80	86.00	84.10	82.70	80.50	79.10	78.10	29.25
Conc. Tilt-Up	R' Conc.	109.00	101.20	97.50	92.70	89.90	88.00	86.60	84.40	83.00	82.00	34.25
Dec. Conc. Block	Wood	88.70	83.00	80.30	76.80	74.80	73.40	72.40	70.70	69.70	68.90	19.50
Dec. Conc. Block	Steel	95.10	89.50	86.80	83.30	81.30	79.80	78.80	77.20	76.10	75.40	29.25
EIFS on Masonry	Wood	97.40	89.80	86.30	81.60	79.00	77.10	75.70	73.70	72.30	71.30	19.50
EIFS on Masonry	Steel	103.80	96.30	92.70	88.10	85.40	83.50	82.20	80.10	78.80	77.70	29.25
EIFS	Wood	91.10	84.90	82.00	78.10	76.00	74.40	73.30	71.50	70.40	69.60	19.50
EIFS	Steel	97.90	91.60	88.70	84.80	82.60	81.00	79.90	78.10	77.00	76.10	29.25
Metal	Wood	67.90	64.60	62.30	60.10	58.70	57.60	56.80	55.50	54.70	54.10	19.50
Metal	Steel	79.10	73.10	70.30	67.30	65.40	64.00	62.90	61.30	60.30	59.60	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-) P.S.F.											\$5.95
Geo-Thermal Heat Source	(+) P.S.F.											2.00
Basement Finish	(+) P.S.F.									\$30.00	-	44.00
Office Mezzanine	(+) P.S.F.									41.50	-	61.50
Storage Mezzanine	(+) P.S.F.									23.00	-	34.00
Sprinkler System	(+) P.S.F.											2.75
No Ceiling Finish	(-) P.S.F.											2.25
No Floor Finish	(-) P.S.F.											0.35
Built-In Coolers												See "Analyzed Unit Cost" — Page 4 – 38

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.									\$16.00	-	\$23.00
Loading Docks	(+) P.S.F.									16.00	-	25.00
Paving & Yard Lighting												See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



3 GRADE
BRICK – STEEL FRAME



3 GRADE
CONCRETE BLOCK – STEEL FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME



4 – 10 GRADE
BRICK – STEEL FRAME

SPECIFICATIONS – NEIGHBORHOOD TYPE SHOPPING CENTERS

The following schedule is designed for pricing small to medium size shopping centers having row-type retail outlets.

Foundation: Reinforced concrete footings and foundation walls.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high first floor, 12' high uppers.

Roof: Flat roof. Rubber membrane roofing or equivalent. (Deck varies with type of construction.)

Floor: Concrete on grade. Asphalt tile or equivalent. (Upper floor deck varies with type of construction.)

Interior Finish: Drywall or equivalent. Drywall interior partitions. Sound proof and fire resistant divider partitions (between bays). Suspended acoustical ceilings.

Heating & Air Conditioning: Individual combination heating and air conditioning units.

Plumbing: Adequate enamel plumbing fixtures.

Wiring: Pipe conduit wiring. Adequate fluorescent lighting fixtures.

Structural: Use proper schedule.

Store Fronts: Average store fronts. Concrete block buildings include brick trim on front.



4 GRADE
METAL – STEEL FRAME



5 GRADE
BRICK ON BLOCK – WOOD FRAME

NEIGHBORHOOD SHOPPING CENTERS

Square Feet of Area

Exterior Walls	Framing	4,000 or Less	5,000	6,000	7,500	10,000	15,000	20,000	25,000	30,000	40,000	50,000 or Larger	Add for Bsmt
Conc. Block	Wood	\$97.20	\$93.50	\$88.20	\$87.10	\$83.80	\$75.70	\$74.90	\$74.40	\$74.00	\$73.60	\$73.30	\$19.50
Uppers		76.90	73.20	68.20	67.20	64.20	56.90	56.20	55.80	55.60	55.30	55.10	
Conc. Block	Steel	103.70	100.00	94.60	93.60	90.20	82.20	81.30	80.80	80.50	80.00	79.80	29.25
Uppers		87.40	83.50	78.30	77.20	74.10	66.60	65.90	65.50	65.20	64.80	64.60	
Brick on Block	Wood	110.00	105.20	98.60	96.70	92.10	82.30	80.70	79.70	79.10	78.30	77.80	19.50
Uppers		85.20	80.70	74.90	73.40	69.60	61.20	60.00	59.30	58.80	58.20	57.90	
Brick on Block	Steel	116.40	111.60	105.00	103.10	98.60	88.70	87.10	86.20	85.50	84.70	84.30	29.25
Uppers		95.60	91.00	85.10	83.40	79.40	70.90	69.60	68.90	68.40	67.80	67.40	
Brick on Block	R' Conc.	120.30	115.50	108.90	107.00	102.50	92.60	91.00	90.10	89.40	88.60	88.20	34.25
Uppers		100.60	95.90	90.10	88.40	84.50	76.00	74.70	74.00	73.50	72.90	72.60	
Brick Veneer	Wood	101.50	97.30	91.60	90.20	86.50	77.90	76.70	76.10	75.60	75.00	74.70	19.50
Uppers		81.10	76.90	71.60	70.30	66.80	59.10	58.10	57.50	57.10	56.70	56.40	
Brick Veneer	Steel	112.10	107.60	101.50	99.90	95.70	86.50	85.10	84.30	83.80	83.10	82.70	29.25
Uppers		92.40	88.00	82.40	81.00	77.30	69.20	68.20	67.50	67.10	66.60	66.20	
Frame	Wood	93.00	89.60	84.60	83.90	80.90	73.50	72.90	72.50	72.30	71.90	71.80	19.50
Uppers		74.80	71.30	66.50	65.70	62.80	55.80	55.30	54.90	54.70	54.50	54.30	
EIFS	Wood	99.50	95.50	90.00	88.70	85.10	76.90	75.80	75.20	74.80	74.30	73.90	19.50
Uppers		78.00	74.10	69.10	68.00	64.80	57.50	56.70	56.20	55.90	55.50	55.30	
EIFS	Steel	106.30	102.30	96.70	95.40	91.80	83.50	82.40	81.80	81.40	80.80	80.50	29.25
Uppers		88.80	84.60	79.50	78.20	74.90	67.40	66.50	66.00	65.60	65.20	64.90	
Dec. Conc. Blk	Wood	98.60	94.70	89.20	88.10	84.70	76.40	75.50	74.90	74.60	74.10	73.80	19.50
Uppers		77.90	74.10	69.00	68.00	64.90	57.40	56.70	56.30	56.00	55.60	55.40	
Dec. Conc. Blk	Steel	105.00	101.20	95.70	94.60	91.10	82.80	81.90	81.40	81.00	80.50	80.30	29.25
Uppers		88.40	84.40	79.20	78.00	74.70	67.10	66.40	65.90	65.60	65.20	65.00	
Conc. Tilt-Up	Wood	108.30	103.80	97.20	95.60	91.20	81.40	80.00	79.10	78.60	77.90	77.40	19.50
Uppers		85.50	81.10	75.20	73.80	69.90	61.30	60.20	59.50	59.10	58.60	58.20	
Conc. Tilt-Up	Steel	114.80	110.20	103.70	102.00	97.60	87.80	86.40	85.60	85.00	84.30	83.90	29.25
Uppers		96.00	91.40	85.40	83.80	79.80	71.00	69.90	69.20	68.70	68.10	67.80	
Metal	Steel	86.20	82.60	77.40	76.50	73.20	65.80	65.00	64.50	64.20	63.80	63.60	29.25
Metal	Wood	78.60	75.20	70.40	69.70	66.80	60.00	59.40	59.00	58.80	58.50	58.30	19.50

Note: Bays over 10,000 S.F. should be priced as anchor stores (see regional shopping centers).

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-) P.S.F.		\$8.00
Geo-Thermal Heat Source	(+) P.S.F.		2.00
Basement Finish	(+) P.S.F.	\$30.00	- 44.00
No Ceiling	(-) P.S.F.		2.50
Sprinkler System	(+) P.S.F.		3.00
Bays w/ Restaurant Finish	(+) P.S.F. of Bay Size	21.50	- 32.00
Bays w/ Medical Office Finish	(+) P.S.F. of Bay Size	30.00	- 44.50
Bays w/ Bank Finish	(+) P.S.F. of Bay Size	31.00	- 46.50

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.	\$16.00	- \$23.00
Loading Docks	(+) P.S.F.	16.00	- 25.00
Paving & Yard Lighting		See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



2 GRADE
EIFS – STEEL FRAME



2 GRADE
MALL INTERIOR



3 GRADE
BRICK & EIFS ON MASONRY – STEEL FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME

SPECIFICATIONS – REGIONAL SHOPPING CENTERS

The following schedule is designed for pricing medium to large size shopping centers having an enclosed concourse lined with satellite stores in strips with one or more anchor store.

Foundation: Reinforced concrete footings and foundation walls.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 18' high first floor, 16' high uppers.

Roof: Flat roof. Rubber membrane roofing or equivalent. (Deck varies with type of construction.)

Floors: Reinforced concrete at grade (uppers floor varies with type of construction). A mix of asphalt tile, commercial quality carpet, or terrazzo floor covering or equivalent.

Interior Finish: Drywall or equivalent. Drywall interior partitions. Sound proof and fire resistant divider partitions. Suspended acoustic ceiling.

Heating & Air Conditioning: Roof top, individual combination heating and air conditioning unit or equivalent.

Plumbing: Adequate porcelain or enamel plumbing fixtures.

Wiring: Pipe conduit wiring. Adequate fluorescent lighting fixtures.

Structural: Use proper schedule.

Store Fronts: Adequate average store front entrances. Anchor stores will have exterior average store front entrances and open entrance from mall concourse.

REGIONAL SHOPPING CENTERS

MALL AREA

		Square Feet of Area									Add for
Exterior Walls	Framing	75,000	100,000	150,000	200,000	300,000	400,000	500,000	750,000	1,000,000 or Larger	Bsmt
Conc. Block	Steel	\$91.50	\$90.20	\$89.00	\$88.20	\$87.30	\$86.70	\$86.50	\$86.10	\$86.00	\$29.25
Uppers		76.80	75.60	74.60	73.80	73.20	72.80	72.70	72.50	72.40	
Dec. Conc. Block	Steel	92.00	90.60	89.40	88.50	87.60	87.00	86.70	86.40	86.20	29.25
Uppers		77.20	75.90	74.90	74.00	73.40	73.00	72.90	72.70	72.60	
Brick/Block	Steel	96.80	94.70	92.80	91.50	90.20	89.30	88.90	88.50	88.30	29.25
Uppers		80.40	78.60	77.10	76.00	75.10	74.50	74.40	74.10	74.00	
Brick/Block	R' Conc.	101.50	99.40	97.50	96.20	94.90	94.00	93.70	93.30	93.00	34.25
Uppers		86.40	84.60	83.10	82.00	81.10	80.50	80.40	80.10	80.00	
Conc. Tilt-Up	Steel	95.60	93.70	92.00	90.80	89.50	88.70	88.40	88.00	87.80	29.25
Uppers		79.80	78.10	76.70	75.60	74.80	74.20	74.10	73.90	73.80	
Conc. Tilt-Up	R' Conc.	100.40	98.50	96.70	95.50	94.30	93.50	93.20	92.80	92.50	34.25
Uppers		86.20	84.40	83.00	81.90	81.00	80.40	80.30	80.10	79.90	
EIFS	Steel	93.00	91.40	90.00	89.10	88.10	87.40	87.20	86.80	86.60	29.25
Uppers		78.70	77.20	75.90	74.90	74.20	73.70	73.60	73.40	73.30	
EIFS on Masonry	Steel	95.20	93.30	91.60	90.50	89.30	88.50	88.20	87.80	87.60	29.25
Uppers		79.80	78.10	76.70	75.60	74.80	74.20	74.10	73.90	73.80	

ANCHOR STORES

		Square Feet of Area								Add for
Exterior Walls	Framing	20,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000 or Larger	Bsmt
Conc. Block	Steel	\$83.20	\$80.30	\$78.40	\$77.20	\$75.30	\$74.10	\$72.80	\$72.20	\$29.25
Uppers		69.80	66.70	64.80	63.60	62.00	60.80	59.70	59.10	
Dec. Conc. Block	Steel	82.70	79.90	78.10	76.90	75.00	73.90	72.70	72.10	29.25
Uppers		69.20	66.20	64.40	63.20	61.70	60.60	59.50	58.90	
Brick/Block	Steel	88.20	84.40	81.90	80.30	77.70	76.30	74.60	73.80	29.25
Uppers		72.90	69.30	67.00	65.50	63.50	62.20	60.80	60.00	
Brick/Block	R' Conc.	92.10	88.30	85.80	84.20	81.60	80.20	78.50	77.70	34.25
Uppers		78.10	74.40	72.10	70.70	68.70	67.30	65.90	65.20	
Conc. Tilt-Up	Steel	87.90	84.20	81.70	80.20	77.50	76.20	74.50	73.70	29.25
Uppers		73.30	69.60	67.30	65.80	63.70	62.30	60.90	60.20	
Conc. Tilt-Up	R' Conc.	91.80	88.10	85.60	84.10	81.40	80.10	78.40	77.60	34.25
Uppers		78.90	75.10	72.70	71.20	69.10	67.70	66.20	65.40	
EIFS	Steel	83.80	80.80	78.80	77.60	75.60	74.40	73.10	72.40	29.25
Uppers		71.00	67.70	65.60	64.30	62.60	61.30	60.10	59.40	
EIFS on Masonry	Steel	86.40	82.90	80.70	79.20	76.80	75.50	73.90	73.20	29.25
Uppers		72.30	68.70	66.50	65.10	63.20	61.90	60.60	59.80	

MAIN AREA ADJUSTMENTS

No Air Conditioning (Mall)	(-) P.S.F.									\$5.70
No Air Conditioning (Anchor)	(-) P.S.F.									5.70
Geo-Thermal Heat Source	(+) P.S.F.									2.00
Basement Finish	(+) P.S.F.							\$30.00	-	44.00
Office Mezzanine	(+) P.S.F.							41.50	-	61.50
Storage Mezzanine	(+) P.S.F.							23.00	-	34.00
Sprinkler System	(+) P.S.F.									2.75
Elevators										See "Analyzed Unit Cost" — Page 4 – 27
Moving Stairs										See "Analyzed Unit Cost" — Page 4 – 28

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.							\$16.00	-	\$23.00
Loading Docks	(+) P.S.F.							16.00	-	25.00
Automatic Dock Levelers										See "Analyzed Unit Cost" — Page 4 – 28
Paving & Yard Lighting										See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



4 GRADE
CONCRETE BLOCK – WOOD FRAME



3 GRADE
BRICK – REINFORCED CONCRETE FRAME



4 GRADE
WOOD FRAME



4 + 5 GRADE
BRICK VENEER – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY GENERAL OFFICE BUILDING

These buildings are designed to serve clerically oriented businesses such as law, finance, real estate, accounting, etc.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 4" reinforced concrete floor at grade, uppers (and buildings with basements) floor deck varies with type of construction.

Floor Coverings: Commercial grade carpet or equivalent.

Interior Finish: Drywall or equivalent. Drywall on wood stud partitioning. Acoustical tile or equivalent ceilings.

Partitions: Ample amount of drywall or equivalent partitions.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Wiring: Ample wiring with good quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

GENERAL OFFICE BUILDINGS



**1 GRADE
CONCRETE – STEEL FRAME**



**2 GRADE
BRICK – STEEL FRAME**



**2 GRADE
BRICK ON BLOCK – STEEL FRAME**



**5 + 5 GRADE
SOLID BRICK – STEEL FRAME**



**5 GRADE
WOOD FRAME**



**5 – 10 GRADE
WOOD FRAME**

GENERAL OFFICE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	Square Feet of Area																	50,000	Add for
		500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	or Larger	Bsmt	
Frame	Wood	\$148.60	\$126.00	\$121.30	\$118.50	\$114.70	\$108.60	\$104.60	\$99.60	\$96.50	\$93.10	\$92.50	\$90.70	\$88.50	\$87.50	\$85.60	\$84.60	\$84.10	\$19.50	
Uppers		122.00	99.90	95.30	92.50	88.80	84.40	82.30	78.40	76.10	74.50	74.10	72.40	70.40	69.60	68.10	67.30	66.90		
Conc. Block or Tile	Wood	160.30	135.10	129.80	126.70	122.50	115.10	110.20	104.10	100.40	96.60	95.50	93.40	90.60	89.40	87.10	85.90	85.20	19.50	
Uppers		126.70	103.50	98.70	95.70	91.90	86.90	84.60	80.20	77.60	75.90	75.30	73.50	71.30	70.40	68.70	67.80	67.30		
Conc. Block or Tile	Steel	166.80	141.50	136.20	133.10	128.90	121.60	116.70	110.60	106.90	103.10	102.00	99.90	97.10	95.90	93.50	92.40	91.70	29.25	
Uppers		144.40	117.10	111.50	108.00	103.40	98.10	96.80	91.80	88.70	86.70	85.90	83.80	81.30	80.50	78.60	77.60	77.00		
Brick Veneer	Wood	173.30	145.20	139.30	135.80	131.10	122.30	116.50	109.20	104.80	100.40	98.90	96.40	93.00	91.60	88.80	87.40	86.50	19.50	
Uppers		140.50	114.20	108.70	105.50	101.10	94.60	91.20	85.60	82.20	80.00	78.90	76.60	73.80	72.70	70.50	69.40	68.70		
Brick Veneer	Steel	190.90	160.40	153.90	150.20	145.10	135.00	128.30	120.00	114.90	110.20	108.20	105.40	101.60	99.90	96.70	95.10	94.10	29.25	
Uppers		160.20	129.30	122.90	119.10	113.90	106.80	104.40	97.90	94.00	91.40	90.00	87.30	84.20	83.10	80.60	79.40	78.60		
Brick on Block	Wood	195.70	162.60	155.60	151.60	146.10	134.80	127.30	117.90	112.20	107.10	104.70	101.50	97.20	95.30	91.70	89.90	88.80	19.50	
Uppers		149.70	121.40	115.50	112.00	107.20	99.70	95.70	89.20	85.30	82.70	81.30	78.70	75.50	74.20	71.70	70.40	69.60		
Brick on Block	Steel	202.10	169.10	162.00	158.00	152.50	141.20	133.70	124.30	118.70	113.50	111.20	107.90	103.60	101.80	98.10	96.30	95.20	29.25	
Uppers		167.50	135.00	128.20	124.20	118.80	110.90	107.90	100.70	96.40	93.50	91.80	89.00	85.50	84.30	81.50	80.20	79.30		
Brick on Block	Wood	206.00	173.00	165.90	161.90	156.40	145.10	137.60	128.20	122.60	117.40	115.10	111.80	107.50	105.70	102.00	100.20	99.10	34.25	
Uppers		170.80	139.20	132.70	128.70	123.50	115.60	112.40	105.40	101.20	98.40	96.70	94.00	90.60	89.30	86.60	85.20	84.40		
Structural Glass	Steel	343.10	278.70	264.80	257.30	246.50	219.60	201.60	179.10	165.70	155.30	147.70	140.00	129.70	125.20	116.40	112.00	109.30	29.25	
Uppers		272.40	216.60	204.70	198.00	188.70	169.10	158.40	141.50	131.40	124.60	119.00	112.90	105.00	101.80	95.10	91.80	89.80		
Reinforced Conc.	Wood	187.00	155.90	149.30	145.50	140.30	130.00	123.10	114.50	109.30	104.50	102.50	99.50	95.60	93.90	90.60	88.90	87.90	19.50	
Uppers		146.50	118.90	113.10	109.70	105.10	97.90	94.10	87.90	84.20	81.80	80.40	78.00	74.90	73.70	71.30	70.00	69.30		
Reinforced Conc.	Steel	193.50	162.30	155.70	152.00	146.80	136.40	129.60	121.00	115.80	111.00	108.90	105.90	102.00	100.30	97.00	95.30	94.40	29.25	
Uppers		164.20	132.50	125.90	121.90	116.60	109.10	106.30	99.50	95.30	92.60	91.00	88.30	84.90	83.80	81.10	79.80	79.00		
Reinforced Conc.	R' Conc.	197.40	166.20	159.60	155.90	150.70	140.30	133.50	124.90	119.70	114.90	112.80	109.80	105.90	104.20	100.90	99.20	98.30	34.25	
Uppers		167.50	136.70	130.30	126.40	121.30	113.80	110.90	104.10	100.10	97.40	95.90	93.20	90.00	88.80	86.20	84.90	84.10		
EIFS	Wood	169.20	142.00	136.30	133.00	128.40	120.10	114.50	107.60	103.40	99.20	97.80	95.40	92.30	90.90	88.20	86.90	86.10	19.50	
Uppers		133.50	108.80	103.60	100.50	96.40	90.70	87.80	82.90	79.90	77.90	77.10	75.00	72.50	71.50	69.60	68.60	68.00		
EIFS	Steel	176.50	149.10	143.30	140.00	135.40	127.00	121.40	114.40	110.10	105.90	104.50	102.10	98.90	97.50	94.80	93.50	92.70	29.25	
Uppers		151.80	122.80	116.80	113.20	108.30	102.20	100.30	94.60	91.20	88.90	87.80	85.40	82.60	81.70	79.50	78.40	77.80		
Dec. Conc. Block	Wood	163.50	137.60	132.10	128.90	124.60	116.90	111.80	105.30	101.50	97.50	96.40	94.10	91.20	89.90	87.50	86.30	85.50	19.50	
Uppers		129.00	105.30	100.40	97.40	93.40	88.20	85.70	81.10	78.40	76.60	75.90	74.00	71.70	70.80	69.00	68.10	67.60		
Dec. Conc. Block	Steel	169.90	144.00	138.50	135.40	131.00	123.30	118.20	111.80	107.90	104.00	102.80	100.60	97.70	96.40	93.90	92.70	92.00	29.25	
Uppers		146.80	118.90	113.20	109.60	105.00	99.40	97.90	92.70	89.50	87.40	86.50	84.30	81.70	80.80	78.90	77.90	77.30		

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MAIN AREA ADJUSTMENTS

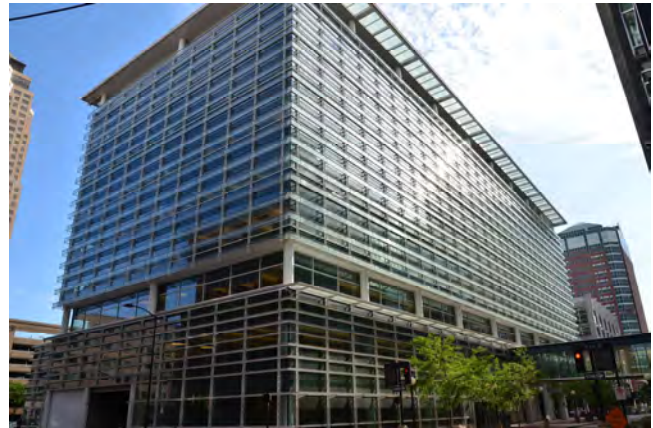
No Air Conditioning	(-)	P.S.F.																	\$8.00
Geo-Thermal Heat Source	(+)	P.S.F.																	2.00
Basement Finish	(+)	P.S.F.																\$38.00	- 58.00
Sprinkler System	(+)	P.S.F.																	3.00
Elevators																			See "Analyzed Unit Cost" — Page 4 — 27

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.																	\$16.00 - \$23.00
Portico	(+)	P.S.F.																	20.00 - 30.00
Paving & Yard Lighting																			See "Commercial and Industrial Schedule Short Form" — Page 5 — 14



E GRADE
GRANITE – STEEL FRAME



1 GRADE
STRUCTURAL GLASS – STEEL FRAME



3 GRADE
BRICK ON BLOCK – REINFORCED CONCRETE FRAME



4 GRADE
BRICK ON BLOCK – REINFORCED CONCRETE FRAME

SPECIFICATIONS – AVERAGE QUALITY HIGH RISE OFFICE BUILDING

These buildings, 5 stories or taller, are designed to house a mix of office occupancies.

Foundation: Reinforced concrete or equivalent, can include piles or caissons.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 4" reinforced concrete floor at grade, uppers (and buildings with basements) floor deck varies with type of construction.

Floor Coverings: Commercial grade carpet or equivalent.

Interior Finish: Drywall or equivalent. Drywall on wood stud partitioning. Acoustical tile or equivalent ceilings.

Partitions: Ample amount of drywall or equivalent partitions.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Wiring: Ample wiring with good quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Conveying: Adequate passenger and freight elevators.

HIGH RISE OFFICE BUILDINGS



**1 GRADE
CONCRETE – CONCRETE FRAME**



**2 GRADE
CONCRETE – STEEL FRAME**



**3 GRADE
CONCRETE – CONCRETE FRAME**



**3 GRADE
BRICK ON BLOCK – STEEL FRAME**



**4 GRADE
BRICK – STEEL FRAME**



**4 GRADE
BRICK ON BLOCK – REINFORCED CONCRETE FRAME**

HIGH RISE OFFICE BUILDING

Square Feet of Area

Exterior Walls	Framing	2,500	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000	60,000	70,000	80,000	90,000	Add for Bsmt
Frame	Wood	\$290.50	\$244.40	\$218.90	\$193.30	\$167.80	\$159.80	\$155.60	\$133.20	\$128.30	\$122.80	\$121.20	\$120.00	\$119.10	\$115.30	\$29.00
Uppers		137.40	104.10	98.40	93.80	87.80	81.60	78.60	75.50	73.60	71.90	71.70	71.10	70.70	70.30	
Conc. Block or Tile	Wood	303.10	252.00	225.60	199.20	172.80	163.90	159.20	136.10	130.80	125.10	123.20	121.90	120.90	117.00	29.00
Uppers		143.60	107.80	101.60	96.70	90.20	83.60	80.30	77.00	74.80	72.70	72.70	72.10	71.50	71.10	
Conc. Block or Tile	Steel	313.50	262.40	236.00	209.70	183.30	174.40	169.70	146.60	141.30	135.50	133.70	132.30	131.30	127.50	43.00
Uppers		158.70	122.90	116.50	111.30	104.50	97.70	94.40	91.00	88.70	86.50	86.50	85.90	85.30	84.80	
Brick Veneer	Wood	306.40	253.90	227.30	200.70	174.20	165.00	160.20	136.90	131.50	125.70	123.70	122.40	121.30	117.50	29.00
Uppers		147.80	110.30	103.90	98.60	91.90	85.00	81.50	78.00	75.70	73.80	73.40	72.70	72.10	71.60	
Brick Veneer	Steel	323.30	268.30	241.30	214.20	187.20	177.60	172.50	148.90	143.30	137.30	135.30	133.80	132.70	128.80	43.00
Uppers		164.00	126.10	119.30	113.70	106.70	99.40	95.90	92.30	89.80	87.80	87.40	86.70	86.00	85.50	
Brick on Block	Wood	317.60	260.70	233.30	206.00	178.70	168.70	163.40	139.50	133.70	127.70	125.60	124.10	122.90	119.00	29.00
Uppers		152.90	113.40	106.60	101.00	94.00	86.70	83.00	79.20	76.70	74.40	74.30	73.50	72.90	72.30	
Brick on Block	Steel	328.10	271.10	243.80	216.50	189.10	179.20	173.80	150.00	144.20	138.10	136.00	134.50	133.40	129.40	43.00
Uppers		168.10	128.60	121.50	115.60	108.30	100.70	97.10	93.20	90.60	88.20	88.00	87.30	86.60	86.00	
Brick on Block	R' Conc.	332.90	275.90	248.60	221.30	193.90	184.00	178.60	154.80	149.00	142.90	140.80	139.30	138.20	134.20	49.00
Uppers		173.80	134.30	127.30	121.50	114.20	106.70	103.20	99.30	96.70	94.20	94.10	93.30	92.70	92.10	
Structural Glass	Steel	420.00	326.30	292.80	259.30	225.90	209.20	200.00	171.40	162.60	154.70	151.00	148.40	146.40	141.70	43.00
Uppers		224.20	162.20	151.40	141.80	130.70	119.00	113.10	106.30	101.80	99.10	97.20	95.80	94.60	93.50	
Reinforced Conc.	R' Conc.	323.50	270.30	243.60	216.90	190.20	180.90	176.00	152.60	147.10	141.30	139.30	137.90	136.80	133.00	49.00
Uppers		167.70	130.60	124.00	118.60	111.80	104.70	101.40	97.90	95.40	93.10	93.10	92.40	91.80	91.30	
Conc. Tilt-Up	Steel	324.80	269.20	242.00	214.90	187.80	178.10	172.90	149.20	143.50	135.50	135.50	134.00	132.90	129.00	43.00
Uppers		166.30	127.50	120.60	114.80	107.60	100.10	96.60	92.80	90.20	87.80	87.70	87.00	86.40	85.80	
Conc. Tilt-Up	Conc.	329.60	274.00	246.80	219.70	192.60	182.90	177.70	154.00	148.30	140.30	140.30	138.80	137.70	133.80	49.00
Uppers		172.00	133.20	126.30	120.60	113.40	106.10	102.70	98.80	96.30	93.90	93.80	93.10	92.40	91.90	
EIFS	Wood	303.30	252.10	225.70	199.30	172.90	164.00	159.30	136.20	130.90	125.10	123.20	121.90	120.90	117.00	29.00
Uppers		143.80	107.90	101.80	96.80	90.30	83.70	80.40	77.00	74.90	73.10	72.80	72.10	71.60	71.10	
EIFS	Steel	314.30	262.90	236.40	210.00	183.60	174.70	169.90	146.70	141.40	135.70	133.80	132.50	131.40	127.60	43.00
Uppers		159.30	123.30	116.80	111.50	104.80	97.90	94.60	91.20	88.80	87.00	86.60	85.90	85.40	84.90	
Dec. Conc. Block	Wood	303.70	252.30	225.90	199.50	173.10	164.20	159.40	136.30	131.00	125.20	123.30	122.00	121.00	117.10	29.00
Uppers		144.00	108.00	101.90	96.80	90.40	83.70	80.40	77.10	74.90	72.70	72.80	72.10	71.60	71.10	
Dec. Conc. Block	Steel	314.20	262.80	236.40	210.00	183.50	174.60	169.90	146.70	141.40	135.60	133.80	132.40	131.40	127.50	43.00
Uppers		159.10	123.20	116.70	111.40	104.70	97.80	94.50	91.10	88.80	86.60	86.60	85.90	85.30	84.80	
Granite/Marble	Steel	385.90	305.80	274.60	243.40	212.20	198.00	190.30	163.40	155.80	148.50	145.50	143.30	141.60	137.10	43.00
Uppers		205.70	151.10	141.60	133.20	123.30	113.00	107.80	102.00	98.10	94.90	94.20	93.00	92.00	91.10	

Above prices are based on a 5 story building. Add 1% to all upper prices only for each story above 5 stories. (i.e. 10 story building = uppers price x 5% for floors 2 thru 10.)

MAIN AREA ADJUSTMENTS			
No Air Conditioning	(-)	P.S.F.	\$8.00
Geo-Thermal Heat Source	(+)	P.S.F.	2.00
Basement Finish	(+)	P.S.F.	\$38.00 - 58.00
Sprinkler System	(+)	P.S.F.	4.00
OTHER AREA ADJUSTMENTS			
Canopy	(+)	P.S.F.	\$16.00 - \$23.00
Portico	(+)	P.S.F.	20.00 - 30.00
Paving & Yard Lighting			



3 + 10 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
BRICK VENEER – WOOD FRAME



4 + 10 GRADE
WOOD FRAME



4 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY MEDICAL – DENTAL OFFICE BUILDING

Use of this section is limited to medical or dental office buildings.

Foundation: Reinforced concrete.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high first floor and 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 4" reinforced concrete floor at grade. Uppers (and buildings with basements) floor deck varies with type of construction.

Floor Coverings: Commercial grade carpet or equivalent.

Interior Finish: Drywall or equivalent. Suspended acoustical tile or equivalent ceilings.

Partitions: High concentration of drywall on wood stud or equivalent.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Abundance of good quality fixtures.

Wiring: Abundance of good quality fluorescent and/or incandescent fixtures and outlets.

Structural: Use proper schedule.

MEDICAL – DENTAL OFFICE BUILDING



**1 GRADE
BRICK VENEER – STEEL FRAME**



**2 GRADE
BRICK VENEER – WOOD FRAME**



**2 GRADE
BRICK ON BLOCK – STEEL FRAME**



**3 GRADE
BRICK VENEER – STEEL FRAME**



**4 GRADE
BRICK ON BLOCK – STEEL FRAME**



**5 GRADE
WOOD FRAME**

MEDICAL AND DENTAL OFFICE BUILDING

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000 or Larger	Add for Bsmt
Frame	Wood	\$168.80	\$146.20	\$141.40	\$138.60	\$134.90	\$128.80	\$124.80	\$119.70	\$116.70	\$114.70	\$112.70	\$110.90	\$108.60	\$107.60	\$105.70	\$104.80	\$104.20	\$19.50
Uppers		142.20	120.00	115.40	112.60	108.90	107.10	102.50	98.60	96.20	94.70	94.30	92.60	90.50	89.80	88.20	87.50	87.00	
Conc. Block or Tile	Wood	180.50	155.20	149.90	146.80	142.60	135.30	130.40	124.30	120.60	118.10	115.70	113.60	110.80	109.60	107.20	106.10	105.40	19.50
Uppers		146.80	123.60	118.80	115.90	112.00	107.10	104.70	100.40	97.80	96.00	95.50	93.60	91.40	90.50	88.80	88.00	87.50	
Conc. Block or Tile	Steel	186.90	161.70	156.40	153.30	149.10	141.70	136.80	130.70	127.00	124.60	122.10	120.00	117.20	116.00	113.70	112.50	111.80	29.25
Uppers		164.60	137.20	131.60	128.10	123.60	118.20	116.90	111.90	108.90	106.90	106.00	103.90	101.40	100.60	98.70	97.80	97.20	
Brick Veneer	Wood	193.40	165.30	159.40	156.00	151.30	142.50	136.60	129.30	124.90	122.00	119.00	116.50	113.20	111.70	108.90	107.50	106.70	19.50
Uppers		160.60	134.40	128.90	125.60	121.20	114.80	111.40	105.70	102.40	100.10	99.00	96.80	94.00	92.80	90.60	89.50	88.90	
Brick Veneer	Steel	211.10	180.50	174.00	156.00	151.30	142.50	136.60	129.30	124.90	122.00	119.00	116.50	113.20	111.70	108.90	115.20	114.20	29.25
Uppers		180.30	149.50	143.10	139.20	134.10	127.00	124.50	118.00	114.10	111.50	110.10	107.50	104.30	103.20	100.80	99.50	98.80	
Brick on Block	Wood	216.60	183.30	176.30	172.20	166.70	155.30	147.80	138.30	132.60	128.80	125.00	121.80	117.50	115.60	111.90	110.10	109.00	19.50
Uppers		169.90	141.60	135.60	132.10	127.40	119.90	115.80	109.30	105.50	102.90	101.40	98.90	95.70	94.40	91.80	90.60	89.80	
Brick on Block	Steel	223.00	189.80	182.70	178.70	173.20	161.80	154.20	144.70	139.10	135.30	131.50	128.20	123.90	122.00	118.40	116.50	115.40	29.25
Uppers		187.60	155.10	148.40	144.30	138.90	131.00	128.00	120.90	116.60	113.70	112.00	109.10	105.70	104.40	101.70	100.30	99.50	
Brick on Block	R' Conc.	226.90	189.80	182.70	178.70	173.20	161.80	154.20	144.70	139.10	135.30	131.50	128.20	123.90	122.00	118.40	116.50	115.40	34.25
Uppers		190.90	159.40	152.80	148.90	143.60	135.80	132.60	125.60	121.30	118.50	116.90	114.10	110.70	109.50	106.80	105.40	104.60	
Structural Glass	Steel	363.30	298.90	285.00	277.40	266.70	239.70	221.80	199.30	185.80	176.80	167.90	160.20	149.90	145.40	136.50	132.10	129.50	29.25
Uppers		292.50	236.70	224.90	218.10	208.80	189.30	178.50	161.70	151.50	144.80	139.20	133.00	125.10	121.90	115.30	112.00	110.00	
Reinforced Conc.	Wood	207.20	176.00	169.40	165.70	156.90	150.10	143.30	134.70	129.50	126.10	122.60	119.60	115.70	114.00	110.70	109.00	108.10	19.50
Uppers		166.60	139.00	133.30	129.80	125.20	118.10	114.30	108.10	104.40	101.90	100.60	98.10	95.10	93.80	91.40	90.20	89.50	
Reinforced Conc.	Steel	213.60	182.50	175.90	172.10	166.90	156.60	149.70	141.10	135.90	132.50	129.10	126.10	122.20	120.50	117.20	115.50	114.50	29.25
Uppers		184.40	152.60	146.00	142.00	136.80	129.20	126.50	119.60	115.50	112.70	111.10	108.40	105.10	103.90	101.30	100.00	97.90	
Reinforced Conc.	R' Conc.	217.50	186.40	179.80	176.00	170.80	160.50	153.60	145.00	139.80	136.40	133.00	130.00	126.10	124.40	121.10	119.40	118.40	34.25
Uppers		187.70	156.90	150.50	146.60	141.40	134.00	131.00	124.30	120.30	117.60	116.10	113.40	110.10	108.90	106.30	105.00	104.30	
EIFS	Wood	189.40	162.20	156.40	153.10	145.00	140.20	134.70	127.70	123.50	120.80	118.00	115.60	112.40	111.00	108.40	107.10	106.30	19.50
Uppers		153.60	128.90	123.80	120.70	116.50	110.90	108.00	103.00	100.00	98.00	97.20	95.20	92.70	91.70	89.70	88.70	88.20	
EIFS	Steel	196.70	169.30	163.50	160.20	155.60	147.20	141.50	134.50	130.30	127.50	124.70	122.20	119.00	117.60	114.90	113.60	112.80	29.25
Uppers		172.00	143.00	137.00	133.30	128.50	122.30	120.50	114.80	111.30	109.10	107.90	105.60	102.80	101.80	99.70	98.60	97.90	
Dec. Conc. Block	Wood	183.60	157.70	152.20	149.10	144.70	137.00	131.90	125.50	121.60	119.10	116.50	114.30	111.40	110.10	107.60	106.40	105.70	19.50
Uppers		149.20	125.50	120.50	117.50	113.60	108.40	105.90	101.30	98.60	96.70	96.10	94.20	91.80	90.90	89.10	88.30	87.70	
Dec. Conc. Block	Steel	190.10	164.20	158.70	155.50	151.20	143.50	138.40	131.90	128.10	125.50	123.00	120.70	117.80	116.50	114.10	112.90	112.10	29.25
Uppers		166.90	139.00	133.30	129.80	125.10	119.50	118.10	112.80	109.70	107.60	106.60	104.40	101.80	101.00	99.00	98.00	97.40	

Note: Facilities with surgical centers should be priced as hospitals.

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.																	\$10.00
Geo-Thermal Heat Source	(+)	P.S.F.																	2.00
Basement Finish	(+)	P.S.F.																	\$38.00 - 58.00
Sprinkler System	(+)	P.S.F.																	3.00
Elevators																			See "Analyzed Unit Cost" — Page 4 — 27

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.																	\$16.00 - \$23.00
Portico	(+)	P.S.F.																	20.00 - 30.00
Paving & Yard Lighting																			See "Commercial and Industrial Schedule Short Form" — Page 5 — 14



3 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
WOOD FRAME



4 – 5 GRADE
WOOD FRAME



5 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY VETERINARY CLINIC BUILDING

Use of this section is limited to veterinary clinics and kennel buildings.

Foundation: Reinforced concrete.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high first floor and 10' high uppers.

Roof: Rubber membrane roofing or equivalent (roof deck varies with type of construction).

Floors: 4" reinforced concrete floor at grade. Uppers (and buildings with basements) floor deck varies with type of construction.

Floor Coverings: Commercial grade tile flooring or equivalent.

Interior Finish: Drywall or equivalent, suspended acoustical tile or equivalent ceilings.

Partitions: High concentration of drywall on stud, cement block partitioning or equivalent.

Heating & Air Conditioning: Forced hot air and air conditioning system, or equivalent.

Plumbing: Abundance of plumbing fixtures.

Wiring: Fluorescent and/or incandescent lighting.

Structural: Use proper schedule.

Other: Kennel areas will lack interior finishes, floor coverings, partitioning and cabinets which are included in the base prices (see "Kennel Area" adjustment on following page).

VETERINARY CLINIC BUILDINGS

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000	Add for
																	or Larger	Bsmt	
Frame	Wood	\$165.90	\$143.30	\$138.50	\$135.70	\$132.00	\$125.90	\$121.90	\$116.80	\$113.80	\$111.80	\$109.80	\$108.00	\$105.70	\$104.70	\$102.80	\$101.90	\$101.30	\$19.50
Uppers		139.30	117.10	112.50	109.70	106.00	104.20	99.60	95.70	93.30	91.80	91.40	89.70	87.60	86.90	85.30	84.60	84.10	
Conc. Block or Tile	Wood	177.60	152.30	147.00	143.90	139.70	132.40	127.50	121.40	117.70	115.20	112.80	110.70	107.90	106.70	104.30	103.20	102.50	19.50
Uppers		143.90	120.70	115.90	113.00	109.10	104.20	101.80	97.50	94.90	93.10	92.60	90.70	88.50	87.60	85.90	85.10	84.60	
Conc. Block or Tile	Steel	184.00	158.80	153.50	150.40	146.20	138.80	133.90	127.80	124.10	121.70	119.20	117.10	114.30	113.10	110.80	109.60	108.90	29.25
Uppers		161.70	134.30	128.70	125.20	120.70	115.30	114.00	109.00	106.00	104.00	103.10	101.00	98.50	97.70	95.80	94.90	94.30	
Brick Veneer	Wood	190.50	162.40	156.50	153.10	148.40	139.60	133.70	126.40	122.00	119.10	116.10	113.60	110.30	108.80	106.00	104.60	103.80	19.50
Uppers		157.70	131.50	126.00	122.70	118.30	111.90	108.50	102.80	99.50	97.20	96.10	93.90	91.10	89.90	87.70	86.60	86.00	
Brick Veneer	Steel	208.20	177.60	171.10	153.10	148.40	139.60	133.70	126.40	122.00	119.10	116.10	113.60	110.30	108.80	106.00	112.30	111.30	29.25
Uppers		177.40	146.60	140.20	136.30	131.20	124.10	121.60	115.10	111.20	108.60	107.20	104.60	101.40	100.30	97.90	96.60	95.90	
Brick on Block	Wood	213.70	180.40	173.40	169.30	163.80	152.40	144.90	135.40	129.70	125.90	122.10	118.90	114.60	112.70	109.00	107.20	106.10	19.50
Uppers		167.00	138.70	132.70	129.20	124.50	117.00	112.90	106.40	102.60	100.00	98.50	96.00	92.80	91.50	88.90	87.70	86.90	
Brick on Block	Steel	220.10	186.90	179.80	175.80	170.30	158.90	151.30	141.80	136.20	132.40	128.60	125.30	121.00	119.10	115.50	113.60	112.50	29.25
Uppers		184.70	152.20	145.50	141.40	136.00	128.10	125.10	118.00	113.70	110.80	109.10	106.20	102.80	101.50	98.80	97.40	96.60	
Brick on Block	R' Conc.	224.00	186.90	179.80	175.80	170.30	158.90	151.30	141.80	136.20	132.40	128.60	125.30	121.00	119.10	115.50	113.60	112.50	34.25
Uppers		188.00	156.50	149.90	146.00	140.70	132.90	129.70	122.70	118.40	115.60	114.00	111.20	107.80	106.60	103.90	102.50	101.70	
Structural Glass	Steel	360.40	296.00	282.10	274.50	263.80	236.80	218.90	196.40	182.90	173.90	165.00	157.30	147.00	142.50	133.60	129.20	126.60	29.25
Uppers		289.60	233.80	222.00	215.20	205.90	186.40	175.60	158.80	148.60	141.90	136.30	130.10	122.20	119.00	112.40	109.10	107.10	
Reinforced Conc.	Wood	204.30	173.10	166.50	162.80	154.00	147.20	140.40	131.80	126.60	123.20	119.70	116.70	112.80	111.10	107.80	106.10	105.20	19.50
Uppers		163.70	136.10	130.40	126.90	122.30	115.20	111.40	105.20	101.50	99.00	97.70	95.20	92.20	90.90	88.50	87.30	86.60	
Reinforced Conc.	Steel	210.70	179.60	173.00	169.20	164.00	153.70	146.80	138.20	133.00	129.60	126.20	123.20	119.30	117.60	114.30	112.60	111.60	29.25
Uppers		181.50	149.70	143.10	139.10	133.90	126.30	123.60	116.70	112.60	109.80	108.20	105.50	102.20	101.00	98.40	97.10	95.00	
Reinforced Conc.	R' Conc.	214.60	183.50	176.90	173.10	167.90	157.60	150.70	142.10	136.90	133.50	130.10	127.10	123.20	121.50	118.20	116.50	115.50	34.25
Uppers		184.80	154.00	147.60	143.70	138.50	131.10	128.10	121.40	117.40	114.70	113.20	110.50	107.20	106.00	103.40	102.10	101.40	
EIFS	Wood	186.50	159.30	153.50	150.20	142.10	137.30	131.80	124.80	120.60	117.90	115.10	112.70	109.50	108.10	105.50	104.20	103.40	19.50
Uppers		150.70	126.00	120.90	117.80	113.60	108.00	105.10	100.10	97.10	95.10	94.30	92.30	89.80	88.80	86.80	85.80	85.30	
EIFS	Steel	193.80	166.40	160.60	157.30	152.70	144.30	138.60	131.60	127.40	124.60	121.80	119.30	116.10	114.70	112.00	110.70	109.90	29.25
Uppers		169.10	140.10	134.10	130.40	125.60	119.40	117.60	111.90	108.40	106.20	105.00	102.70	99.90	98.90	96.80	95.70	95.00	
Dec. Conc. Block	Wood	180.70	154.80	149.30	146.20	141.80	134.10	129.00	122.60	118.70	116.20	113.60	111.40	108.50	107.20	104.70	103.50	102.80	19.50
Uppers		146.30	122.60	117.60	114.60	110.70	105.50	103.00	98.40	95.70	93.80	93.20	91.30	88.90	88.00	86.20	85.40	84.80	
Dec. Conc. Block	Steel	187.20	161.30	155.80	152.60	148.30	140.60	135.50	129.00	125.20	122.60	120.10	117.80	114.90	113.60	111.20	110.00	109.20	29.25
Uppers		164.00	136.10	130.40	126.90	122.20	116.60	115.20	109.90	106.80	104.70	103.70	101.50	98.90	98.10	96.10	95.10	94.50	
Metal	Wood	148.10	126.40	121.80	119.10	115.50	109.90	106.60	101.90	99.60	97.70	95.80	94.10	92.00	91.00	89.20	88.30	87.80	19.50
Metal	Steel	169.20	143.90	138.50	135.40	131.20	123.70	117.70	111.60	108.40	106.00	103.50	101.40	98.60	97.40	95.00	93.90	93.20	29.25

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MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.																	\$10.00
Geo-Thermal Heat Source	(+)	P.S.F.																	2.00
Kennel Area (Limited Finish)	(-)	P.S.F.																	39.00
Basement Finish	(+)	P.S.F.																	\$38.00 - 58.00
Sprinkler System	(+)	P.S.F.																	3.00
Elevators																			See "Analyzed Unit Cost" — Page 4 – 27

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.																	\$16.00 - \$23.00
Portico	(+)	P.S.F.																	20.00 - 30.00
Paving & Yard Lighting																			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



4 GRADE
METAL – STEEL FRAME



5 GRADE
TILE (CONCRETE BLOCK) – WOOD FRAME

SPECIFICATIONS – BOWLING ALLEY BUILDING

There are few variations in bowling alley buildings and therefore grades will generally vary only with quality of construction.

Foundation: Reinforced concrete footings and foundation walls.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high walls.

Roof: Flat roof. Rubber membrane or equivalent. (Roof deck varies with type of structure.)

Floor: Concrete on grade. Vinyl tile or commercial grade carpet in front portion (no floor covering in alley area).

Interior Finish: Drywall interior. Ceilings are acoustic panels suspended. Minimal drywall partitions.

Heating & Air Conditioning: Combination forced hot air or rooftop package units.

Plumbing: Adequate enamel fixtures.

Wiring: Pipe conduit wiring. Good fluorescent fixtures.

Structural: Use proper schedule.

Note: Bowling lanes are not included.



4 + 10 GRADE
CONCRETE BLOCK – STEEL FRAME

BOWLING ALLEYS

Exterior Walls	Framing	Square Feet of Area										Add for Bsmt
		4,000	5,000	7,500	10,000	15,000	20,000	25,000	30,000	40,000	50,000 or Larger	
Frame	Wood	\$80.40	\$77.80	\$73.50	\$71.60	\$69.30	\$67.40	\$66.70	\$66.00	\$64.70	\$64.10	\$19.50
Metal	Steel	73.70	70.10	65.30	63.60	61.20	59.10	58.30	57.50	56.10	55.40	29.25
Concrete Block	Wood	85.00	82.10	76.80	74.40	71.70	69.40	68.60	67.70	66.20	65.40	19.50
Concrete Block	Steel	91.40	88.50	83.20	80.90	78.20	75.90	75.00	74.10	72.60	71.90	29.25
Brick on Block	Wood	95.40	92.00	84.10	80.30	76.30	73.50	72.10	70.80	68.90	67.90	19.50
Brick on Block	Steel	101.90	98.50	90.50	86.80	82.70	79.90	78.50	77.30	75.40	74.40	29.25
Brick on Block	R' Conc.	105.80	102.40	94.40	90.70	86.60	83.80	82.40	81.20	79.30	78.30	34.25
Dec. Conc. Block	Wood	83.50	81.10	75.50	73.00	70.20	68.30	67.30	66.50	65.20	64.50	19.50
Dec. Conc. Block	Steel	90.00	87.50	82.00	79.50	76.60	74.70	73.80	72.90	71.60	70.90	29.25
EIFS on Masonry	Wood	92.10	89.00	81.70	78.30	74.60	72.00	70.80	69.60	67.90	66.90	19.50
EIFS on Masonry	Steel	98.50	95.40	88.10	84.70	81.00	78.50	77.20	76.10	74.30	73.40	29.25
EIFS	Wood	85.90	83.20	77.20	74.40	71.40	69.30	68.30	67.30	65.90	65.20	19.50
EIFS	Steel	92.70	90.00	83.90	81.10	78.00	75.90	74.90	73.90	72.50	71.70	29.25
Conc. Tilt-Up	Steel	99.80	96.50	89.00	85.50	81.60	79.00	77.70	76.50	74.70	73.70	29.25
Conc. Tilt-Up	R' Conc.	103.70	100.40	92.90	89.40	85.50	82.90	81.60	80.40	78.60	77.60	34.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.										\$6.10
Geo-Thermal Heat Source	(+)	P.S.F.										2.00
Office Mezzanine	(+)	P.S.F.								\$50.00	-	65.00
Sprinkler System	(+)	P.S.F.										2.75
No Ceiling	(-)	P.S.F.										2.50

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.								\$16.00	-	\$23.00
Portico	(+)	P.S.F.								20.00	-	30.00
Paving & Yard Lighting										See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



4 GRADE
CONCRETE BLOCK – STEEL FRAME



4 – 10 GRADE
CONCRETE BLOCK – STEEL FRAME

SPECIFICATIONS – SKATING RINK BUILDING

There are few variations in skating rink buildings and therefore grades will generally vary only with quality of construction.

Foundation: Reinforced concrete footings and foundation walls.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high walls.

Roof: Flat roof. Rubber membrane or equivalent. (Roof deck varies with type of structure.)

Floor: Concrete on grade. Hardwood or epoxy type covering or equivalent.

Interior Finish: Drywall interior. Ceilings are acoustic panels suspended. Minimal drywall partitions.

Heating & Air Conditioning: Combination forced hot air or rooftop package units.

Plumbing: Adequate enamel fixtures.

Wiring: Pipe conduit wiring. Good fluorescent fixtures.

Structural: Use proper schedule.

Note: Large facilities with stadium seating will cost significantly more than the prices shown.

SKATING RINKS

Square Feet of Area

Exterior Walls	Framing	4,000	5,000	7,500	10,000	15,000	20,000	25,000	30,000	40,000	50,000 or Larger	Add for Bsmt
Frame	Wood	\$87.60	\$85.50	\$80.80	\$78.80	\$76.30	\$74.80	\$74.00	\$73.30	\$72.20	\$71.60	\$19.50
Metal	Steel	85.50	81.50	76.10	74.10	71.20	68.90	68.00	67.10	65.50	64.80	29.25
Concrete Block	Wood	95.40	92.30	86.60	84.10	81.10	78.70	77.80	76.80	75.20	74.40	19.50
Concrete Block	Steel	101.80	98.80	93.10	90.50	87.60	85.20	84.20	83.20	81.60	80.90	29.25
Brick on Block	Wood	107.50	103.80	95.10	91.00	86.50	83.50	82.00	80.60	78.50	77.40	19.50
Brick on Block	Steel	113.90	110.30	101.50	97.40	93.00	89.90	88.40	87.00	85.00	83.80	29.25
Brick on Block	R' Conc.	117.80	114.20	105.40	101.30	96.90	93.80	92.30	90.90	88.90	87.70	34.25
Dec. Conc. Block	Wood	94.10	91.50	85.50	82.80	79.70	77.60	76.60	75.70	74.30	73.50	19.50
Dec. Conc. Block	Steel	100.60	97.90	91.90	89.20	86.10	84.10	83.10	82.10	80.70	80.00	29.25
EIFS on Masonry	Wood	103.80	100.40	92.40	88.70	84.60	81.90	80.50	79.20	77.30	76.30	19.50
EIFS on Masonry	Steel	110.20	106.80	98.90	95.20	91.10	88.30	86.90	85.70	83.80	82.70	29.25
EIFS	Wood	96.70	93.80	87.30	84.30	81.00	78.70	77.60	76.60	75.10	74.30	19.50
EIFS	Steel	103.50	100.70	94.10	91.00	87.70	85.40	84.30	83.20	81.70	80.80	29.25
Conc. Tilt-Up	Steel	111.60	108.10	99.90	96.00	91.80	88.90	87.50	86.20	84.20	83.10	29.25
Conc. Tilt-Up	R' Conc.	115.50	112.00	103.80	99.90	95.70	92.80	91.40	90.10	88.10	87.00	34.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.										\$6.10
Geo-Thermal Heat Source	(+)	P.S.F.										2.00
Office Mezzanine	(+)	P.S.F.								\$50.00	-	65.00
Sprinkler System	(+)	P.S.F.										2.75
No Ceiling	(-)	P.S.F.										2.50
Ice Skating	(+)	P.S.F.								6.50	-	12.00

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.								\$16.00	-	\$23.00
Portico	(+)	P.S.F.								20.00	-	30.00
Paving & Yard Lighting										See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



2 + 10 GRADE
BRICK – STEEL FRAME



4 GRADE
EIFS – WOOD FRAME



4 GRADE
BRICK – STEEL FRAME



5 GRADE
BRICK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY MAIN & BRANCH BANK BUILDINGS

The costs in this schedule reflect only improvements which are meant to house either banking or savings and loan institutions.

Foundation: Reinforced concrete.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high first floor, 10' high uppers.

Roof: Can be any style with good quality roofing materials. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. 4" reinforced concrete at grade. Uppers (and buildings with basements) floor deck varies with type of structure.

Floor Coverings: Good quality commercial carpet, asphalt tile, part terrazzo, or equivalent.

Interior Finish: High quality interior finish, often with expensive ornamentation. Adequate good quality partitions.

Heating & Air Conditioning: Good quality central systems.

Plumbing: Adequate good quality fixtures.

Wiring: Pipe conduit wiring with numerous good quality fixtures and outlets.

Structural: Use proper schedule.

Uppers: Good quality offices.

MAIN & BRANCH BANK BUILDINGS



1 GRADE
BRICK – STEEL FRAME



2 GRADE
BRICK VENEER – STEEL FRAME



3 + 10 GRADE
WOOD FRAME



3 GRADE
BRICK - STEEL FRAME



4 GRADE
WOOD FRAME



5 GRADE
WOOD FRAME

MAIN AND BRANCH BANK BUILDINGS

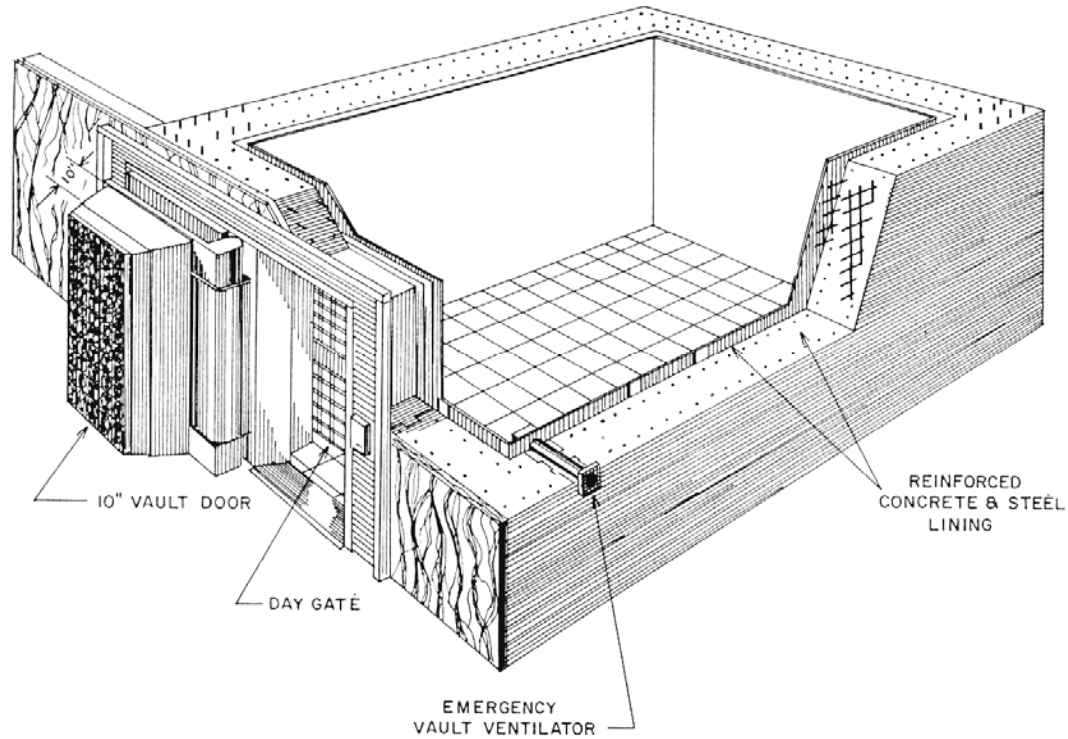
Square Feet of Area

		Square Feet of Area															15,000	Add for
Exterior Walls	Framing	100	250	500	750	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	or Larger	Bsmt
Concrete Block	Wood	\$705.50	\$415.50	\$273.80	\$229.20	\$206.90	\$193.50	\$184.70	\$173.50	\$160.80	\$152.30	\$141.70	\$135.30	\$131.00	\$126.80	\$123.00	\$118.30	\$21.00
Uppers		277.50	182.80	138.30	124.90	118.20	113.40	110.50	106.60	100.80	97.90	92.90	89.90	87.80	84.90	82.40		
Concrete Block	Steel	711.90	422.00	280.20	235.70	213.40	199.90	191.10	180.00	167.20	158.70	148.10	141.70	137.50	133.20	129.40	124.80	30.00
Uppers		328.30	208.80	156.00	139.80	131.80	126.10	122.70	118.10	112.00	110.10	104.40	101.00	98.70	97.50	95.20	92.40	
Brick Veneer	Wood	740.00	439.70	289.30	242.50	219.00	204.80	195.60	183.90	169.40	159.80	147.70	140.50	135.70	130.80	126.50	121.20	21.00
Uppers		308.10	204.30	152.10	136.60	128.90	123.40	120.20	115.80	108.50	104.60	98.20	94.40	91.90	90.60	88.00	84.90	
Brick Veneer	Steel	772.20	464.20	307.40	258.80	234.50	219.70	210.20	198.10	182.30	171.80	158.70	150.80	145.50	140.30	135.60	129.80	30.00
Uppers		363.40	233.40	171.80	153.30	144.00	137.60	133.80	119.20	111.30	104.60	101.10	96.80	93.90	92.20	89.30	85.80	
Brick	Wood	775.60	461.30	299.20	249.20	224.30	209.00	199.30	186.80	170.00	158.80	144.80	136.40	130.80	125.20	120.20	114.00	21.00
Uppers		328.70	218.70	161.30	144.50	136.10	130.20	126.70	122.00	113.60	109.00	101.80	97.50	94.70	92.90	90.10	86.60	
Brick	Steel	793.10	478.80	316.80	266.80	241.80	226.60	216.80	204.30	187.50	176.30	162.30	153.90	148.30	142.70	137.70	131.50	30.00
Uppers		379.50	244.70	179.00	159.50	149.70	142.90	138.90	133.50	124.80	121.20	113.40	108.60	105.50	103.50	100.40	96.60	
Brick	R' Conc.	797.00	482.70	320.70	270.70	245.70	230.50	220.70	208.20	191.40	180.20	166.20	157.80	152.20	146.60	141.60	135.40	35.00
Uppers		375.50	246.10	182.40	163.40	153.90	147.30	143.40	138.20	129.50	125.80	118.00	113.40	110.30	108.40	105.40	101.70	
Conc. Tilt-Up	Steel	780.10	469.70	310.90	261.80	237.30	222.30	212.70	200.40	184.30	173.50	160.00	152.00	146.60	141.20	136.40	130.40	30.00
Uppers		372.30	239.60	175.80	156.70	147.20	140.60	136.60	131.30	124.80	119.70	112.10	107.60	104.50	102.70	99.70	96.00	
Conc. Tilt-Up	R' Conc.	784.00	473.60	314.80	265.70	241.20	226.20	216.60	204.30	188.20	177.40	163.90	155.90	150.50	145.10	140.30	134.30	35.00
Uppers		368.30	241.10	179.10	160.60	151.40	145.00	141.20	136.00	127.70	124.20	116.80	112.30	109.40	107.60	104.60	101.10	
Structural Glass	Steel	1152.50	730.40	478.50	404.60	367.60	344.50	330.60	312.20	277.40	254.20	225.20	207.80	196.20	184.70	174.60	161.50	30.00
Uppers		601.70	400.20	279.00	244.60	227.40	215.80	209.20	200.20	180.30	169.40	152.20	142.00	135.10	129.40	123.20	115.10	
Reinforced Conc.	R' Conc.	736.30	440.20	293.30	247.40	224.40	210.50	201.50	190.00	176.20	167.10	155.60	148.70	144.10	139.50	135.40	130.40	35.00
Uppers		337.50	219.50	165.30	148.80	140.60	134.90	131.40	126.80	120.00	117.50	111.40	107.70	105.30	104.00	101.50	98.50	
EIFS on Masonry	Wood	766.20	458.00	301.10	252.50	228.20	213.40	203.90	191.70	176.00	165.40	152.30	144.40	139.10	133.90	129.20	123.40	21.00
Uppers		316.70	210.30	155.90	139.90	131.90	126.20	122.90	118.40	104.10	106.40	99.70	95.70	93.10	91.50	88.90	85.60	
EIFS on Masonry	Steel	772.70	464.50	307.60	258.90	234.60	219.90	210.30	198.20	182.40	171.90	158.70	150.90	145.60	140.30	135.60	129.80	30.00
Uppers		367.50	236.30	173.60	154.90	145.50	139.00	135.10	129.90	121.80	118.60	111.30	106.80	103.90	102.10	99.20	95.60	
EIFS	Wood	727.80	431.20	283.80	237.80	214.80	200.80	191.70	180.20	166.40	157.10	145.60	138.60	134.00	129.40	125.20	120.20	21.00
Uppers		292.50	193.30	145.00	130.60	123.40	118.30	115.20	111.10	110.60	101.20	95.50	92.10	89.80	88.70	86.40	83.60	
EIFS	Steel	736.40	439.10	215.40	245.10	222.00	208.00	198.90	187.30	173.40	164.00	152.40	145.40	140.80	136.10	131.90	126.80	30.00
Uppers		344.80	220.30	163.40	146.10	137.50	131.50	127.90	123.10	115.70	113.70	107.30	103.40	100.90	99.40	96.90	93.70	
Frame	Wood	677.00	395.60	261.00	218.30	197.00	184.20	175.60	165.00	153.70	146.10	136.70	131.00	127.30	123.50	120.00	115.90	21.00
Uppers		267.10	175.60	133.60	120.90	114.50	110.00	107.20	103.50	104.60	95.70	91.10	88.30	86.50	85.80	83.80	81.50	
No Silent Alarm		49.30	20.50	10.90	7.70	6.10	5.10	4.50	3.70	3.20	2.90	2.50	2.20	2.10	1.90	1.70	1.60	

Note: Above costs include single drive-up window, one combination night depository and silent alarm system. See below and the following page for all bank item adjustments. See above for no silent alarm.

MAIN AREA ADJUSTMENTS			
Sprinkler	(+)	P.S.F.	\$3.00
No Air Conditioning	(-)	P.S.F.	10.00
No Upper Air Conditioning	(-)	P.S.F.	8.00
Geo-Thermal Heat Source	(+)	P.S.F.	2.00
Basement Offices	(+)	P.S.F.	\$38.00 - 58.00
Office Mezzanine	(+)	P.S.F.	62.00 - 92.00
OTHER AREA ADJUSTMENTS			
Canopy	(+)	P.S.F.	\$23.00 - \$35.00
Portico	(+)	P.S.F.	30.00 - 45.00
Paving & Yard Lighting			

TYPICAL BANK VAULT



BANK AREA ADJUSTMENTS

BANK VAULT DOORS

Class M: 2" – 3" thick	\$12,000
Class 1: 3 1/2" – 6" thick	30,000
Class 2: 7" – 9" thick	40,000
Class 3: 10" thick	51,000

Triple above prices for circular vault doors.

RECORD VAULT DOORS

1 Hour Rate	\$4,700
2 Hour Rate	5,500
4 Hour Rate	7,000
6 Hour Rate	9,000

NIGHT DEPOSITORIES

Bag Head & Combination (Lg.)	\$18,000
Bag Head & Combination (Sm.)	12,000
Envelope	5,000

BANK VAULTS

Inside Area	Record Vaults		Money Vaults	
	Concrete Block	Concrete	Conc./Steel/Lined	Modular
100 S.F.	\$85.00	\$132.00	\$361.00	\$360.00
150 S.F.	75.00	114.00	320.00	320.00
200 S.F.	68.00	102.00	290.00	292.00
300 S.F.	61.00	89.00	258.00	261.00
400 S.F.	56.00	81.00	238.00	242.00
500 S.F. or Larger	53.00	76.00	226.00	230.00

BANKING WINDOWS

	Drive-Up	Walk-Up
Single	\$14,500	\$13,000
Double	17,500	16,000

REMOTE PNEUMATICS OR TRACK SYSTEMS

Units	Removable Cartridge	
	Visual	T.V.
1	\$21,000	\$29,000
2	41,500	57,000
3	62,000	85,000
4	82,500	113,000



2 GRADE
CONCRETE TILT-UP – STEEL FRAME



3 GRADE
DECORATED CONCRETE BLOCK – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME



5 GRADE
SOLID BRICK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY THEATER (CINEMA) BUILDING

This theater building is referred to as the median in both quality and design. The small building will be a single screen movie theater with the larger buildings being multi-screen structures.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. ("Average Quality" Store Front) 20' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Sloped reinforced concrete floors varies with schedule used. Floor covering is asphalt tile and commercial carpet or equivalent in lobby and common areas. Limited floor covering in actual theater area.

Interior Finish: Average quality wall finish and ceilings. Sound absorbing partitioning, suspended acoustical tile ceilings. Theater seating.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average apartment space with drywall interior or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, central heat, and air conditioning.

THEATERS (CINEMAS)

		Square Feet of Area											Add for
Exterior Walls	Framing	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000	60,000	75,000	Bsmt
Frame	Wood	\$121.50	\$118.30	\$115.10	\$112.30	\$108.90	\$107.40	\$105.10	\$104.20	\$103.60	\$103.20	\$102.80	\$19.50
	Uppers	74.70	73.30	71.80	70.50	68.90	68.10	67.00	66.60	66.30	66.10	66.00	
Conc. Block or Tile	Wood	131.30	127.00	122.80	119.00	114.40	112.30	109.10	107.80	107.00	106.50	106.00	19.50
	Uppers	76.30	74.70	73.00	71.60	69.70	68.90	67.60	67.10	66.90	66.70	66.50	
Conc. Block or Tile	Steel	137.80	133.50	129.20	125.40	120.80	118.80	115.50	114.20	113.50	113.00	112.50	29.25
	Uppers	86.60	84.80	83.00	81.40	79.40	78.60	77.20	76.70	76.40	76.20	76.00	
Brick Veneer	Wood	134.60	130.00	125.30	121.20	116.20	114.00	110.40	109.00	108.20	107.60	107.10	19.50
	Uppers	80.90	78.70	76.60	74.70	72.30	71.20	69.50	68.90	68.50	68.20	67.90	
Brick Veneer	Steel	145.30	140.20	135.10	130.60	125.00	122.60	118.60	117.10	116.10	115.50	114.90	29.25
	Uppers	91.80	89.50	87.10	85.00	82.40	81.20	79.40	78.60	78.20	77.90	77.70	
Brick on Block	Wood	143.30	137.70	132.10	127.20	121.00	118.30	113.90	112.20	111.20	110.60	109.90	19.50
	Uppers	84.00	81.50	79.00	76.80	74.00	72.70	70.80	70.00	69.50	69.20	68.90	
Brick on Block	Steel	149.70	144.10	138.50	133.60	127.50	124.80	120.40	118.70	117.70	117.00	116.30	29.25
	Uppers	94.30	91.60	89.00	86.70	83.70	82.40	80.30	79.50	79.10	78.80	78.40	
Brick on Block	R' Conc.	153.60	148.00	142.40	137.50	131.40	128.70	124.30	122.60	121.60	120.90	120.20	34.25
	Uppers	99.20	96.60	94.00	91.70	88.80	87.50	85.50	84.70	84.20	83.90	83.60	
Solid Brick	Wood	158.40	151.10	143.80	137.50	129.40	125.90	120.00	117.80	116.50	115.60	114.70	19.50
	Uppers	91.00	87.70	84.40	81.60	77.90	76.20	73.60	72.60	72.00	71.60	71.20	
Solid Brick	Steel	164.80	157.60	150.30	143.90	135.90	132.30	126.50	124.30	123.00	122.10	121.20	29.25
	Uppers	101.30	97.90	94.40	91.50	87.60	85.90	83.20	82.20	81.50	81.10	80.70	
Solid Brick	R' Conc.	168.70	161.50	154.20	147.80	139.80	136.20	130.40	128.20	126.90	126.00	125.10	34.25
	Uppers	106.20	102.90	99.50	96.50	92.70	91.00	88.30	87.30	86.70	86.30	85.80	
Conc. Tilt-Up	Steel	146.00	140.80	135.60	131.10	125.40	122.90	118.90	117.30	116.40	115.70	115.10	29.25
	Uppers	93.20	90.70	88.10	85.90	83.10	81.90	79.90	79.10	78.70	78.40	78.10	
Conc. Tilt-Up	R' Conc.	149.90	144.70	139.50	135.00	129.30	126.80	122.80	121.20	120.30	119.60	119.00	34.25
	Uppers	98.10	95.70	93.20	91.00	88.20	87.00	85.00	84.30	83.80	83.50	83.20	
Dec. Conc. Block	Wood	131.70	127.40	123.10	119.20	114.60	112.50	109.20	107.90	107.20	106.70	106.10	19.50
	Uppers	77.10	75.30	73.60	72.10	70.20	69.30	68.00	67.40	67.10	66.90	66.70	
Dec. Conc. Block	Steel	138.10	133.80	129.50	125.70	121.00	119.00	115.70	114.40	113.60	113.10	112.60	29.25
	Uppers	87.40	85.50	83.60	82.00	79.90	78.90	77.50	77.00	76.70	76.40	76.20	
EIFS on Masonry	Wood	139.30	134.20	129.00	124.50	118.80	116.30	112.30	110.80	109.80	109.20	108.60	19.50
	Uppers	80.90	78.80	76.60	74.70	72.30	71.20	69.50	68.90	68.50	68.20	68.00	
EIFS on Masonry	Steel	145.80	140.60	135.50	130.90	125.30	122.80	118.80	117.20	116.30	115.70	115.00	29.25
	Uppers	91.20	88.90	86.60	84.60	82.00	80.90	79.10	78.40	78.00	77.70	77.50	
Metal	Wood	105.40	102.90	100.00	97.30	94.70	93.30	91.10	90.30	89.80	89.40	89.00	19.50
Metal	Steel	115.80	111.20	107.70	104.60	101.30	99.60	97.00	96.00	95.40	94.90	94.50	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.											\$8.00
No Upper Air Conditioning	(-)	P.S.F.											5.00
Geo-Thermal Heat Source	(+)	P.S.F.											2.00
Sprinkler System	(+)	P.S.F.											3.00
Open Finished Upper	(-)	P.S.F.											31.50
Open Unfinished Upper	(-)	P.S.F.											48.50
Basement Finish	(+)	P.S.F.									\$30.00	-	44.00
Finished Mezzanine	(+)	P.S.F.									41.50	-	61.50
Storage Mezzanine	(+)	P.S.F.									23.00	-	34.00
Enclosed Glass Vestibule	(+)	P.S.F.									130.00	-	260.00

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.									\$16.00	-	\$23.00
Loading Docks	(+)	P.S.F.									16.00	-	25.00
Paving & Yard Lighting													See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



2 GRADE
BRICK – WOOD FRAME



3 GRADE
WOOD FRAME



4 GRADE
WOOD FRAME



5 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY FUNERAL HOME BUILDING

This funeral building is referred to as the median in both quality and design. It is a typical funeral home facility with a preparation room.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. 10' high first floor and uppers.

Roof: Rubber membrane or asphalt single (pitched roofs) roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Reinforced concrete floor at grade. Uppers (and buildings with basements) varies with type of structure. Commercial carpet or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Partitions of drywall on wood stud separating viewing rooms, chapel, office, toilet rooms, etc.

Heating & Air Conditioning: Adequate heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average quality apartment space with drywall interior or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, central heat, and air conditioning.

FUNERAL HOMES

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	Add for Bsmt
Frame	Wood	\$145.60	\$122.40	\$117.50	\$114.70	\$110.80	\$104.60	\$100.40	\$95.30	\$92.20	\$90.10	\$88.00	\$86.20	\$19.50
Uppers		114.90	97.00	93.20	91.00	88.00	83.60	80.60	76.90	74.70	73.30	71.80	70.50	
Conc. Block or Tile	Wood	156.70	131.00	125.60	122.40	118.10	110.70	105.80	99.60	95.80	93.40	90.90	88.70	19.50
Uppers		119.60	100.60	96.60	94.20	91.10	86.20	82.90	78.80	76.30	74.70	73.00	71.60	
Conc. Block or Tile	Steel	163.10	137.40	132.00	128.90	124.60	117.20	112.20	106.00	102.30	99.80	97.30	95.20	29.25
Uppers		137.30	114.20	109.40	106.50	102.60	97.30	93.70	89.20	86.60	84.80	83.00	81.40	
Brick Veneer	Wood	166.60	138.70	132.80	129.40	124.80	116.20	110.50	103.40	99.20	96.30	93.50	91.00	19.50
Uppers		133.40	111.30	106.70	104.00	100.30	93.80	89.50	84.10	80.90	78.70	76.60	74.70	
Brick Veneer	Steel	183.90	153.60	147.10	143.50	138.40	128.70	122.20	114.10	109.20	106.00	102.70	99.90	29.25
Uppers		153.10	126.40	120.90	117.60	113.10	106.00	101.30	95.40	91.80	89.50	87.10	85.00	
Brick on Block	Wood	184.00	152.20	145.50	141.70	136.40	125.90	118.90	110.20	104.90	101.50	98.00	95.00	19.50
Uppers		142.60	118.50	113.40	110.50	106.40	99.00	94.00	87.70	84.00	81.50	79.00	76.80	
Brick on Block	Steel	190.40	158.70	151.90	148.10	142.80	132.30	125.40	116.60	111.40	107.90	104.40	101.40	29.25
Uppers		160.40	132.10	126.20	122.70	118.00	110.10	104.80	98.20	94.30	91.60	89.00	86.70	
Brick on Block	R' Conc.	194.30	162.60	155.80	152.00	146.70	136.20	129.30	120.50	115.30	111.80	108.30	105.30	34.25
Uppers		163.70	136.30	130.60	127.20	122.70	114.80	109.60	103.10	99.20	96.60	94.00	91.70	
Solid Brick	Wood	208.20	171.10	163.10	158.70	152.50	139.30	130.60	119.60	113.00	108.60	104.20	100.50	19.50
Uppers		163.70	134.90	128.80	125.30	120.50	110.70	104.10	95.90	91.00	87.70	84.40	81.60	
Solid Brick	Steel	214.70	177.50	169.60	165.10	159.00	145.80	137.00	126.10	119.50	115.10	110.70	106.90	29.25
Uppers		181.40	148.50	141.50	137.50	132.00	121.80	114.90	106.40	101.30	97.90	94.40	91.50	
Solid Brick	R' Conc.	218.60	181.40	173.50	169.00	162.90	149.70	140.90	130.00	123.40	119.00	114.60	110.80	34.25
Uppers		184.70	152.70	146.00	142.00	136.70	126.50	119.80	111.30	106.20	102.90	99.50	96.50	
Conc. Tilt-Up	Steel	185.90	155.10	148.60	144.90	139.80	129.80	123.20	114.90	109.90	106.60	103.20	100.40	29.25
Uppers		157.10	129.60	123.80	120.40	115.80	108.30	103.20	96.90	93.20	90.70	88.10	85.90	
Conc. Tilt-Up	R' Conc.	189.80	159.00	152.50	148.80	143.70	133.70	127.10	118.80	113.80	110.50	107.10	104.30	34.25
Uppers		160.40	133.80	128.20	124.90	120.50	113.00	108.10	101.90	98.10	95.70	93.20	91.00	
Dec. Conc. Block	Wood	159.30	133.10	127.50	124.30	119.90	112.20	107.00	100.60	96.70	94.20	91.60	89.40	19.50
Uppers		121.90	102.40	98.30	95.90	92.60	87.50	84.00	79.70	77.10	75.30	73.60	72.10	
Dec. Conc. Block	Steel	165.80	139.50	134.00	130.80	126.40	118.70	113.50	107.10	103.20	100.60	98.00	95.80	29.25
Uppers		139.70	116.00	111.10	108.10	104.20	98.60	94.80	90.20	87.40	85.50	83.60	82.00	
EIFS	Wood	163.90	136.60	130.90	127.50	123.00	114.70	109.20	102.40	98.30	95.50	92.80	90.40	19.50
Uppers		126.40	105.90	101.60	99.00	95.60	89.90	86.10	81.40	78.50	76.70	74.80	73.10	
EIFS	Steel	171.10	143.60	137.80	134.50	129.90	121.60	116.00	109.10	105.00	102.20	99.40	97.00	29.25
Uppers		144.70	119.90	114.80	111.70	107.50	101.40	97.30	92.10	89.00	87.00	84.90	83.10	
Metal	Wood	126.60	104.50	99.90	97.20	93.50	87.90	84.50	79.80	77.40	75.50	73.60	72.00	19.50
Metal	Steel	143.90	119.00	113.80	110.70	106.60	99.60	94.00	88.20	85.10	82.80	80.50	78.50	29.25

MAIN AREA ADJUSTMENTS

Facility w/ Crematorium (Does not include incinerator)	(+)	P.S.F.	(Apply to 100% of building area)	\$8.00	
Facility w/ No Preparation Room	(-)	P.S.F.	(Apply to 100% of building area)	7.00	
No Air Conditioning	(-)	P.S.F.		5.70	
No Upper Air Conditioning	(-)	P.S.F.		5.00	
Geo-Thermal Heat Source	(+)	P.S.F.		2.00	
Sprinkler System	(+)	P.S.F.		3.00	
Open Finished Upper	(-)	P.S.F.		31.50	
Open Unfinished Upper	(-)	P.S.F.		48.50	
Basement Finish	(+)	P.S.F.		\$30.00 - 44.00	
Finished Mezzanine	(+)	P.S.F.		41.50 - 61.50	
Storage Mezzanine	(+)	P.S.F.		23.00 - 34.00	
Fireplace	(+)	Each		4,250.00	
Attached Garage		Frame or Conc. Block	(+)	P.S.F.	36.00 - 48.00
		Brick Veneer	(+)	P.S.F.	46.00 - 62.00
		Brick/Block	(+)	P.S.F.	59.00 - 79.00
Attached Garage w/ Finished Interior		Frame or Conc. Block	(+)	P.S.F.	42.00 - 54.00
		Brick Veneer	(+)	P.S.F.	52.00 - 68.00
		Brick/Block	(+)	P.S.F.	65.00 - 85.00

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.		\$16.00 - \$23.00
Loading Docks	(+)	P.S.F.		16.00 - 25.00
Portico	(+)	P.S.F.		20.00 - 30.00

Paving & Yard Lighting

See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



3 – 5 GRADE
EIFS – WOOD FRAME



3 – 10 GRADE
BRICK – WOOD FRAME



4 GRADE
WOOD FRAME



4 + 5 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY HOTEL & MOTEL BUILDINGS

Specifications for hotel and motel units and common areas are similar except where noted.

Foundation: Concrete or concrete block.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 9' high sidewall.

Roof: Rubber membrane roofing or equivalent. Wood frame structures have pitched roofs with asphalt shingles or equivalent. (Roof deck varies with structure.)

Floors: First floor is concrete on grade. All other floors vary with schedule used.

Floor Coverings: 75% commercial carpeting or equivalent, 25% with vinyl sheet or equivalent.

Interior Finish: Drywall on wood stud partitions and ceilings. Amount of partitioning varies with "unit average square foot size".

Heating & Air Conditioning: Average quality heating and air conditioning. (May be individual room units or central.) (Common facilities are central units.)

Plumbing: One three-fixture bathroom per motel unit. (Adequate restaurant and lounge type plumbing in common facilities.)

Wiring: Flexible conduit with adequate lighting fixtures and outlets.

Structural: Use proper schedule.

HOTELS & MOTELS



2 GRADE HOTEL COMMON
REINFORCED CONCRETE – REINFORCED CONCRETE FRAME



2 GRADE
EIFS – WOOD FRAME



4 GRADE HOTEL COMMON
EIFS – STEEL FRAME



3 GRADE
EIFS – WOOD FRAME



5 GRADE
WOOD FRAME



5 – 10 GRADE
WOOD FRAME

HOTELS & MOTELS

Square Feet of Area

Exterior Walls	Framing	Square Feet of Area									Add for Bsmt
		5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000 or Larger	
Frame	Wood	\$100.20	\$98.50	\$97.20	\$96.60	\$95.40	\$95.10	\$94.40	\$94.20	\$94.00	\$19.50
Uppers		82.00	80.30	79.10	78.70	78.00	77.80	77.10	77.00	76.60	
Conc. Block or Tile	Wood	103.60	101.60	100.20	99.30	97.90	97.60	96.70	96.50	96.20	19.50
Uppers		83.50	81.70	80.40	80.00	79.20	78.90	78.10	78.00	77.60	
Conc. Block or Tile	Steel	110.00	108.10	106.70	105.80	104.40	104.00	103.20	103.00	102.70	29.25
Uppers		94.70	92.60	91.10	90.70	89.50	89.20	88.20	88.00	87.50	
Brick Veneer	Wood	106.40	104.30	102.70	101.60	100.00	99.60	98.70	98.40	98.10	19.50
Uppers		88.00	85.90	84.30	83.60	82.50	82.10	81.20	81.00	80.60	
Brick Veneer	Steel	112.80	110.70	109.10	108.10	106.50	106.00	105.10	104.80	104.50	29.25
Uppers		99.80	97.40	95.50	94.90	93.30	92.80	91.70	91.50	90.90	
Brick on Block	Wood	112.80	110.30	108.30	106.80	104.80	104.20	103.10	102.70	102.30	19.50
Uppers		91.00	88.70	87.00	86.00	84.80	84.20	83.30	83.00	82.50	
Brick on Block	Steel	119.30	116.70	114.70	113.30	111.30	110.70	109.50	109.10	108.80	29.25
Uppers		102.20	99.60	97.60	96.80	95.10	94.50	93.30	93.00	92.40	
Brick on Block	R' Conc.	123.20	120.60	118.60	117.20	115.20	114.60	113.40	113.00	112.70	34.25
Uppers		106.90	104.40	102.40	101.60	100.00	99.50	98.30	98.00	97.50	
Reinforced Concrete	Wood	110.30	108.00	106.10	104.80	103.00	102.40	101.40	101.00	100.70	19.50
Uppers		89.90	87.70	86.00	85.20	84.00	83.50	82.50	82.30	81.80	
Reinforced Concrete	Steel	116.80	114.40	112.50	111.30	109.40	108.90	107.80	107.50	107.10	29.25
Uppers		101.10	98.70	96.70	95.90	94.30	93.80	92.60	92.30	91.70	
Reinforced Concrete	R' Conc.	120.70	118.30	116.40	115.20	113.30	112.80	111.70	111.40	111.00	34.25
Uppers		105.80	103.40	101.50	100.70	99.20	98.70	97.60	97.30	96.80	
Dec. Conc. Block	Wood	104.40	102.40	100.90	100.00	98.50	98.20	97.30	97.00	96.70	19.50
Uppers		84.30	82.40	81.10	80.60	79.70	79.40	78.70	78.50	78.10	
Dec. Conc. Block	Steel	110.80	108.80	107.40	106.40	105.00	104.60	103.70	103.50	103.20	29.25
Uppers		95.50	93.40	91.70	91.30	90.10	89.70	88.70	88.50	88.00	
EIFS	Wood	105.70	103.70	102.10	101.10	99.50	99.10	98.20	98.00	97.70	19.50
Uppers		85.70	83.80	82.40	81.70	80.80	80.40	79.60	79.50	79.00	
EIFS	Steel	112.40	110.30	108.70	107.70	106.20	105.70	104.80	104.60	104.20	29.25
Uppers		97.10	94.90	93.20	92.70	91.30	90.90	89.80	89.60	89.10	
Structural Glass	Steel	152.20	147.60	143.50	140.00	136.00	134.30	132.10	131.20	130.50	29.25
Uppers		134.50	129.80	125.70	123.00	119.30	117.70	115.40	114.60	113.70	

HOTEL COMMON FACILITIES (RESTAURANT, MEETING ROOMS, LOUNGE, MANAGER'S APARTMENT, ETC.)

Square Feet of Area

Exterior Walls	Framing	Square Feet of Area									Add for Bsmt
		1,000 or Less	1,500	2,000	3,000	4,000	6,000	8,000	10,000	13,000 or Larger	
Frame	Wood	\$124.70	\$115.00	\$107.90	\$100.90	\$97.40	\$93.50	\$90.80	\$89.20	\$87.70	\$19.50
Uppers		94.40	85.50	81.00	74.70	71.60	69.50	66.90	65.60	64.10	
Conc. Block or Tile	Wood	133.60	122.60	114.30	106.10	102.00	97.30	94.00	92.00	90.20	19.50
Uppers		97.70	88.20	83.40	76.60	73.30	70.90	68.00	66.60	65.00	
Conc. Block or Tile	Steel	140.10	129.00	120.80	112.60	108.40	103.80	100.50	98.50	96.70	29.25
Uppers		111.50	100.60	97.20	89.00	84.90	81.80	78.60	77.40	75.40	
Brick Veneer	Wood	144.50	131.80	122.10	112.40	107.60	101.90	97.90	95.50	93.30	19.50
Uppers		107.40	96.40	90.30	82.20	78.20	75.00	71.50	69.70	67.70	
Brick Veneer	Steel	159.10	145.10	134.40	123.60	118.20	111.80	107.30	104.50	102.00	29.25
Uppers		122.60	109.90	105.10	95.40	90.60	86.40	82.50	80.90	78.50	
Brick on Block	Wood	161.60	146.30	134.30	122.40	116.40	109.20	104.00	100.90	98.10	19.50
Uppers		113.80	101.90	94.90	86.00	81.60	77.70	73.80	71.70	69.50	
Brick on Block	Steel	168.10	152.70	140.80	128.80	122.90	115.60	110.50	107.40	104.50	29.25
Uppers		127.60	114.30	108.70	98.40	93.20	88.60	84.30	82.50	80.00	
Brick on Block	R' Conc.	172.00	156.60	144.70	132.70	126.80	119.50	114.40	111.30	108.40	34.25
Uppers		131.60	118.60	112.70	102.80	97.80	93.40	89.20	87.30	84.90	
Reinforced Concrete	Wood	155.10	140.80	129.70	118.60	113.10	106.40	101.70	98.90	96.20	19.50
Uppers		111.60	100.00	93.30	84.70	80.40	76.70	73.00	71.00	68.90	
Reinforced Concrete	Steel	161.60	147.20	136.10	125.10	119.50	112.90	108.10	105.30	102.70	29.25
Uppers		125.40	112.30	107.10	97.10	92.10	87.60	83.50	81.80	79.30	
Reinforced Concrete	R' Conc.	165.50	151.10	140.00	129.00	123.40	116.80	112.00	109.20	106.60	34.25
Uppers		129.40	116.70	111.10	101.40	96.60	92.40	88.40	86.60	84.20	
Dec. Conc. Block	Wood	136.20	124.70	116.20	107.60	103.30	98.40	94.90	92.80	90.90	19.50
Uppers		99.30	89.60	84.50	77.60	74.10	71.60	68.60	67.10	65.40	
Dec. Conc. Block	Steel	142.60	131.20	122.60	114.00	109.70	104.80	101.40	99.30	97.40	29.25
Uppers		113.20	102.00	98.30	89.90	85.70	82.50	79.20	77.90	75.90	
EIFS	Wood	140.70	128.50	119.40	110.20	105.60	100.30	96.50	94.30	92.20	19.50
Uppers		102.40	92.30	86.70	79.40	75.70	72.90	69.70	68.10	66.30	
EIFS	Steel	147.80	135.60	126.30	117.10	112.40	107.00	103.20	100.90	98.80	29.25
Uppers		116.70	105.00	100.90	92.00	87.60	84.00	80.40	79.00	76.90	
Structural Glass	Steel	278.50	246.20	219.70	193.10	179.90	162.40	149.90	142.40	135.50	29.25
Uppers		197.30	173.20	158.40	138.90	129.10	118.10	109.20	104.60	99.50	

(See next page for adjustments)

HOTELS & MOTELS (Continued)

MAIN AREA ADJUSTMENTS

Geo-Thermal Heat Source	(+)	P.S.F.		\$2.00
Space Heat & No Air Conditioning	(-)	P.S.F.		8.50
No Air Conditioning	(-)	P.S.F.		7.70
Sprinkler System	(+)	P.S.F.		2.75
Fireplace	(+)	Each		4,250.00
*Basement Finish – Hotel Units	(+)	P.S.F.	\$45.00 -	67.00
**Basement Parking				
Wood Frame Structures	(+)	P.S.F.		20.00
Steel Frame Structures	(+)	P.S.F.		10.25
R' Conc. Frame Structures	(+)	P.S.F.		5.25

Elevators

See "Analyzed Unit Cost" — Page 4-27

*Does not include plumbing fixtures.

**Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 -	\$23.00
Portico	(+)	P.S.F.	20.00 -	30.00
Swimming Pool			See "Analyzed Unit Cost" — Page 4 – 34	
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



1 GRADE
BRICK & REINFORCED CONCRETE – STEEL FRAME



2 GRADE
CONCRETE TILT-UP – STEEL FRAME



3 GRADE
REINFORCED CONCRETE – REINFORCED CONCRETE



4 GRADE
REINFORCED CONCRETE – STEEL FRAME

SPECIFICATIONS – AVERAGE QUALITY HIGH RISE HOTELS & MOTELS BUILDING

This high rise hotel/motel is referred to as the median in both quality and design. These buildings will be five stories or taller. High rise hotel/motels are full service facilities. The first floor will consist of common areas while the upper floors will be hotel rooms. Taller and/or higher graded facilities will have more than one floor with common areas. Common areas consist of lobby, kitchen, dining, meeting rooms, etc.

Foundation: Reinforced concrete or equivalent, including piles or caissons.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with structure.)

Floors: First floor is concrete on grade. All other floors vary with schedule used.

Floor Coverings: 75% commercial carpeting or equivalent, 25% with vinyl sheet or equivalent in hotel rooms. Carpet, asphalt tile and terrazzo in common areas.

Interior Finish: Drywall on wood frame partitions. Drywall ceilings in hotel units. Suspended acoustical ceilings in common areas.

Heating & Air Conditioning: Good quality heating and air conditioning. (May be individual room units or central.)

(Common facilities are central units.)

Plumbing: One three-fixture bathroom per motel unit. (Adequate restaurant and lounge type plumbing in common facilities.)

Wiring: Flexible conduit with adequate lighting fixtures and outlets.

Structural: Use proper schedule.

Conveying: Adequate passenger and freight elevators.

HIGH RISE HOTELS & MOTELS

Square Feet of Area

Exterior Walls	Framing	2,500	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000	60,000	70,000	80,000	90,000	Add for Bsmt
Frame	Wood	\$289.30	\$241.60	\$216.10	\$190.60	\$165.20	\$148.10	\$139.70	\$130.60	\$125.70	\$120.20	\$118.50	\$117.30	\$116.40	\$112.60	\$29.00
Uppers		106.30	93.80	90.80	88.90	85.60	81.90	81.10	79.60	78.40	77.80	77.40	77.00	76.70	76.30	
Conc. Blk or Tile	Wood	302.50	249.40	223.10	196.80	170.40	152.40	143.40	133.60	128.30	122.50	120.60	119.30	118.20	114.40	29.00
Uppers		112.40	97.50	94.10	91.80	88.10	83.90	82.80	81.00	79.70	78.90	78.40	78.00	77.60	77.10	
Conc. Blk or Tile	Steel	312.90	259.90	233.60	207.20	180.90	162.80	153.90	144.10	138.80	133.00	131.10	129.70	128.70	124.80	43.00
Uppers		127.60	112.60	108.90	106.40	102.40	98.00	97.00	95.10	93.60	92.70	92.20	91.80	91.30	90.90	
Brick Veneer	Wood	305.20	251.10	224.60	198.10	171.50	153.30	144.20	134.30	128.90	123.00	121.10	119.70	118.60	114.70	29.00
Uppers		116.60	100.00	96.30	93.80	89.80	85.30	84.00	82.00	80.50	79.70	79.10	78.60	78.20	77.70	
Brick Veneer	Steel	322.20	265.50	238.50	211.60	184.60	165.80	156.50	146.30	140.60	134.70	132.60	131.10	130.00	126.10	43.00
Uppers		132.90	115.80	111.80	108.90	104.50	99.70	98.50	96.30	94.60	93.70	93.10	92.60	92.10	91.60	
Brick on Block	Wood	317.00	258.20	230.90	203.60	176.20	157.10	147.60	137.00	131.20	125.10	123.00	121.50	120.30	116.30	29.00
Uppers		121.80	103.10	99.10	96.20	91.90	87.00	85.50	83.20	81.50	80.60	80.00	79.40	78.90	78.40	
Brick on Block	Steel	327.50	268.60	241.30	214.00	186.70	167.60	158.00	147.50	141.70	135.60	133.50	131.90	130.80	126.80	43.00
Uppers		137.00	118.30	113.90	110.80	106.20	101.10	99.60	97.30	95.50	94.40	93.70	93.20	92.70	92.10	
Brick on Block	R' Conc.	332.30	273.40	246.10	218.80	191.50	172.40	162.80	152.30	146.50	140.40	138.30	136.70	135.60	131.60	49.00
Uppers		142.70	124.00	119.70	116.60	112.00	107.00	105.60	103.20	101.40	100.40	99.70	99.20	98.70	98.10	
Structural Glass	Steel	415.50	321.50	288.30	255.10	221.90	196.30	183.10	168.00	159.30	151.40	147.80	145.30	143.30	138.50	43.00
Uppers		193.10	151.90	143.90	137.00	128.60	119.40	115.60	110.40	106.70	104.50	102.90	101.70	100.70	99.60	
Reinforced Conc.	R' Conc.	322.90	267.80	241.10	214.40	187.70	169.30	160.20	150.10	144.60	138.70	136.70	135.30	134.20	130.30	49.00
Uppers		136.60	120.30	116.50	113.80	109.60	105.00	103.80	101.80	100.20	99.30	98.70	98.30	97.80	97.30	
Conc. Tilt-Up	Steel	324.20	266.70	239.60	212.50	185.40	166.50	157.10	146.70	141.00	135.00	132.90	131.40	130.30	126.30	43.00
Uppers		135.20	117.20	113.00	109.90	105.40	100.50	99.10	96.90	95.10	94.10	93.40	92.90	92.40	91.90	
Conc. Tilt-Up	R' Conc.	329.00	271.50	244.40	217.30	190.20	171.30	161.90	151.50	145.80	139.80	137.70	136.20	135.10	131.10	49.00
Uppers		140.80	122.90	118.70	115.80	111.30	106.40	105.00	102.80	101.10	100.10	99.40	98.90	98.40	97.90	
EIFS	Wood	302.20	249.30	222.90	196.60	170.30	152.30	143.30	133.60	128.30	122.50	120.60	119.20	118.20	114.30	29.00
Uppers		112.70	97.60	94.20	91.90	88.20	84.00	82.90	81.10	79.70	79.00	78.50	78.00	77.60	77.20	
EIFS	Steel	313.20	260.00	233.70	207.30	181.00	162.90	154.00	144.20	138.80	133.00	131.10	129.80	128.70	124.90	43.00
Uppers		128.20	113.00	109.30	106.70	102.70	98.20	97.10	95.20	93.70	92.90	92.30	91.90	91.40	90.90	
Dec. Conc. Block	Wood	303.10	249.80	223.40	197.10	170.70	152.60	143.60	133.80	128.40	122.60	120.70	119.40	118.30	114.50	29.00
Uppers		112.80	97.70	94.30	92.00	88.30	84.10	83.00	81.10	79.80	79.00	78.50	78.00	77.70	77.20	
Dec. Conc. Block	Steel	313.50	260.30	233.90	207.50	181.10	163.00	154.10	144.20	138.90	133.10	131.20	129.80	128.80	124.90	43.00
Uppers		128.00	112.90	109.10	106.60	102.60	98.10	97.10	95.20	93.70	92.80	92.20	91.80	91.40	90.90	
Granite/Marble	Steel	385.20	303.30	272.10	241.00	209.80	186.40	174.50	161.00	153.20	146.00	142.90	140.70	139.00	134.50	43.00
Uppers		174.50	140.80	134.00	128.30	121.20	113.30	110.30	106.00	103.00	101.20	99.90	98.90	98.00	97.10	

Above prices are based on a 5 story building. Add 1% to all upper prices only for each story above 5 stories.
(i.e. 10 story building = uppers price x 5% for floors 2 thru 10.)

MAIN AREA ADJUSTMENTS

Geo-Thermal Heat Source	(+)	P.S.F.	\$2.00
No Air Conditioning	(-)	P.S.F.	7.70
Basement Finish	(+)	P.S.F.	\$38.00 - 58.00
Sprinkler System	(+)	P.S.F.	4.00
*Basement Finish – Hotel Units	(+)	P.S.F.	\$45.00 - 67.00
**Basement Parking			
Wood Frame Structures	(+)	P.S.F.	20.00
Steel Frame Structures	(+)	P.S.F.	10.25
R' Conc. Frame Structures	(+)	P.S.F.	5.25
Elevators			See "Analyzed Unit Cost" — Page 4-27

*Does not include plumbing fixtures.

**Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 - \$23.00
Portico	(+)	P.S.F.	20.00 - 30.00
Swimming Pool			See "Analyzed Unit Cost" — Page 4 – 34
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



2 GRADE



2 GRADE



3 GRADE



4 GRADE

SPECIFICATIONS – AVERAGE QUALITY CASINO BUILDING

This schedule is designed for casino gaming floors. These areas may also include lounges and restaurants. Casinos will exhibit high quality finishes.

Guest rooms and conference areas should be priced from the hotel and motel schedule. It is important to note that guest rooms associated with a casino are typically good quality. This quality should be reflected in the grade of the hotel/motel pricing.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 28' to 38' sidewalls.

Roof: Rubber membrane roof or equivalent, roof deck varies with structure.

Floors: Reinforced concrete first floor, uppers will vary with structure. High quality floor coverings.

Interior Finish: Drywall walls and ceilings, or equivalent. Finish will exhibit ornate designs.

Heating & Air Conditioning: Very good quality heating and air conditioning systems with excellent ventilation.

Plumbing: Abundance of good quality fixtures.

Wiring: Pipe conduit wiring with numerous good quality fixtures and service.

Structural: Use proper schedule.

CASINO BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,000 or Less	1,500	2,000	3,000	4,000	6,000	8,000	10,000	15,000	20,000	25,000	30,000	40,000 or Larger	50,000 or Larger	Add for BSMT
Frame	Wood	\$290.50	\$267.90	\$251.50	\$235.10	\$226.90	\$217.90	\$211.60	\$207.80	\$202.80	\$200.30	\$197.30	\$195.30	\$192.80	\$191.30	\$19.50
Uppers		220.00	199.20	188.80	174.10	166.80	161.90	155.80	152.80	147.70	145.50	143.00	141.30	139.20	138.00	
C Block or Tile	Wood	311.40	285.60	266.40	247.20	237.60	226.80	219.10	214.50	208.30	205.20	201.60	199.10	196.10	194.30	19.50
Uppers		227.60	205.60	194.20	178.50	170.70	165.10	158.50	155.20	149.70	147.30	144.60	142.70	140.50	139.10	
C Block or Tile	Steel	326.40	300.60	281.40	262.30	252.70	241.80	234.10	229.50	223.30	220.30	216.60	214.20	211.10	209.30	29.25
Uppers		259.80	234.40	226.40	207.40	197.80	190.50	183.10	180.30	173.80	171.30	168.20	166.10	163.50	161.90	
Brick Veneer	Wood	336.70	307.10	284.50	262.00	250.70	237.50	228.10	222.50	215.00	211.30	206.80	203.80	200.10	197.90	19.50
Uppers		250.10	224.60	210.30	191.60	182.30	174.60	166.60	162.40	155.70	152.60	149.20	146.90	144.00	142.30	
Brick Veneer	Steel	370.70	338.10	313.10	288.00	275.50	260.50	249.90	243.50	235.00	230.80	225.70	222.40	218.20	215.60	29.25
Uppers		285.60	256.20	244.80	222.30	211.10	201.40	192.30	188.40	180.60	177.50	173.50	170.90	167.60	165.60	
Brick on Block	Wood	376.60	340.80	313.00	285.20	271.30	254.40	242.40	235.20	225.60	220.80	215.00	211.20	206.50	203.60	19.50
Uppers		265.20	237.40	221.10	200.40	190.10	181.00	171.90	167.10	159.70	156.20	152.30	149.70	146.40	144.50	
Brick on Block	Steel	391.60	355.90	328.00	300.20	286.30	269.40	257.40	250.20	240.60	235.80	230.10	226.30	221.50	218.60	29.25
Uppers		297.40	266.20	253.30	229.20	217.20	206.40	196.50	192.20	183.70	180.30	176.00	173.10	169.50	167.30	
Brick on Block	R' Conc.	400.70	364.90	337.10	309.30	295.40	278.50	266.50	259.30	249.70	244.90	239.20	235.30	230.60	227.70	34.25
Uppers		306.70	276.40	262.60	239.40	227.90	217.60	207.80	203.40	195.20	191.80	187.50	184.70	181.20	179.10	
R' Concrete	Wood	361.40	328.00	302.20	276.40	263.50	247.90	236.90	230.30	221.50	217.10	211.90	208.40	204.10	201.40	19.50
Uppers		259.90	232.90	217.30	197.30	187.40	178.80	170.10	165.50	158.30	155.00	151.20	148.70	145.60	143.70	
R' Concrete	Steel	376.50	343.00	317.20	291.40	278.50	263.00	252.00	245.40	236.60	232.20	226.90	223.40	219.10	216.50	29.25
Uppers		292.10	261.70	249.50	226.20	214.50	204.20	194.60	190.50	182.30	179.00	174.90	172.10	168.60	166.50	
R' Concrete	R' Conc.	385.50	352.10	326.30	300.50	287.60	272.10	261.10	254.50	245.70	241.30	236.00	232.50	228.20	225.50	34.25
Uppers		301.50	272.00	258.80	236.40	225.10	215.30	206.00	201.70	193.80	190.50	186.40	183.70	180.30	178.30	
Decorative C Block	Wood	317.30	290.60	270.60	250.70	240.70	229.30	221.20	216.30	209.90	206.60	202.80	200.20	197.00	195.10	19.50
Uppers		231.50	208.80	196.90	180.80	172.70	166.70	159.90	156.40	150.70	148.20	145.30	143.40	141.10	139.60	
Decorative C Block	Steel	332.30	305.60	285.70	265.70	255.70	244.30	236.20	231.40	224.90	221.70	217.80	215.30	212.10	210.20	29.25
Uppers		263.70	237.60	229.10	209.60	199.80	192.20	184.50	181.50	174.80	172.30	169.00	166.80	164.10	162.50	
EIFS	Wood	327.80	299.50	278.10	256.80	246.10	233.70	224.90	219.70	212.60	209.10	205.00	202.20	198.70	196.60	19.50
Uppers		238.70	214.90	202.10	185.00	176.40	169.80	162.50	158.70	152.60	149.90	146.80	144.80	142.20	140.70	
EIFS	Steel	344.40	315.90	294.30	272.70	261.90	249.40	240.50	235.20	228.10	224.50	220.30	217.50	214.00	211.90	29.25
Uppers		271.90	244.60	235.00	214.40	204.00	195.60	187.40	184.10	177.00	174.20	170.70	168.30	165.40	163.60	
Structural Glass	Steel	649.00	573.70	511.80	450.00	419.10	378.30	349.30	331.90	308.70	297.10	283.20	273.90	262.30	255.40	29.25
Uppers		459.60	403.50	369.10	323.60	300.90	275.10	254.40	243.70	226.60	218.90	209.40	203.10	195.20	190.50	

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MAIN AREA ADJUSTMENTS

Geo-Thermal Heat Source		(-)	P.S.F.													\$2.00
No Air Conditioning		(+)	P.S.F.													17.90
Sprinkler System		(+)	P.S.F.													4.00
Elevators																See "Analyzed Unit Cost" — Page 4-27
Escalators (Moving Stairs)																See "Analyzed Unit Cost" — Page 4-28
Basement Finish		(+)	P.S.F.													\$38.00 - 58.00
*Basement Parking	Wood Frame Structures	(+)	P.S.F.													20.00
	Steel Frame Structures	(+)	P.S.F.													10.25
	R' Conc. Frame Structures	(+)	P.S.F.													5.25

*Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.														\$19.00 - \$29.00
Portico	(+)	P.S.F.														25.00 - 39.00
Swimming Pool																See "Analyzed Unit Cost" — Page 4 - 34
Paving & Yard Lighting																See "Commercial and Industrial Schedule Short Form" — Page 5 - 14



3 + 10 GRADE
WOOD FRAME



4 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
BRICK VENEER – WOOD FRAME



4 + 10 GRADE
BRICK VENEER – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY APARTMENT BUILDING

This schedule is designed for buildings containing four or more apartment units.

Foundation: Reinforced concrete or equivalent.

Basement: Use proper schedule. (Half-submerged finished floors should be listed as a full floor, not as a basement.)

Exterior Walls: Use proper schedule, 9' high sidewalls.

Roof: Flat with rubber membrane or equivalent. Wood frame buildings with asphalt shingles on wood deck or equivalent.

Floors: 4" concrete first floor. Uppers (and buildings with basement) in light weight concrete topping on a deck that varies by structure.

Floor Coverings: Average quality carpeting and vinyl sheet tile or equivalent.

Interior Finish: Drywall on wood stud or equivalent. Adequate amount of cabinetry.

Heating & Air Conditioning: Average quality heating and air conditioning system.

Plumbing: Kitchen sink, disposal, and one three-fixture bath per apartment included in base costs.

Wiring: Adequate amount of average quality fixtures and outlets.

Structural: Use proper schedule.

APARTMENT BUILDINGS



**2 GRADE
WOOD FRAME**



**3 GRADE
WOOD FRAME**



**4 GRADE
BRICK – WOOD FRAME**



**4 GRADE
WOOD FRAME**



**5 GRADE
BRICK – WOOD FRAME**



**5 GRADE
WOOD FRAME**

APARTMENT BUILDINGS

Square Feet of Area

Exterior Walls	Framing	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000 or Larger	Add for Bsmt
Frame	Wood	\$93.80	\$91.60	\$88.90	\$86.00	\$84.20	\$83.20	\$81.20	\$79.80	\$19.50
Uppers		81.00	79.30	76.80	74.40	73.40	72.50	71.00	69.60	
Conc. Block or Tile	Wood	98.90	96.20	92.90	89.50	87.30	86.10	83.50	81.80	19.50
Uppers		83.30	81.30	78.60	75.90	74.80	73.80	72.10	70.50	
Conc. Block or Tile	Steel	112.20	109.40	106.20	102.80	100.50	99.40	96.80	95.10	29.25
Uppers		96.10	93.50	90.10	87.00	86.30	84.90	83.20	81.00	
Brick Veneer	Wood	103.20	99.90	96.30	92.40	89.80	88.50	85.50	83.50	19.50
Uppers		89.30	86.60	83.30	79.90	78.30	77.00	74.80	72.90	
Brick Veneer	Steel	121.70	117.80	113.70	109.20	106.20	104.60	101.20	98.90	29.25
Uppers		103.90	100.40	96.30	92.30	91.00	89.20	86.80	84.20	
Brick on Block	Wood	113.00	108.60	104.00	99.00	95.70	93.90	90.00	87.50	19.50
Uppers		94.70	91.40	87.60	83.60	81.60	80.10	77.30	75.00	
Brick on Block	Steel	126.30	121.80	117.30	112.30	109.00	107.20	103.30	100.70	29.25
Uppers		107.50	103.60	99.10	94.70	93.10	91.20	88.40	85.60	
Brick on Block	R' Conc.	130.20	125.70	121.20	116.20	112.90	111.10	107.20	104.60	34.25
Uppers		101.70	99.10	95.70	92.60	91.70	90.30	88.50	86.40	
Dec. Conc. Block	Wood	100.10	97.30	93.90	90.40	88.00	86.80	84.10	82.30	19.50
Uppers		84.50	82.40	79.50	76.70	75.50	74.40	72.60	70.90	
Dec. Conc. Block	Steel	113.40	110.50	107.10	103.60	101.20	100.00	97.30	95.60	29.25
Uppers		97.20	94.60	91.00	87.80	87.00	85.50	83.70	81.50	
EIFS	Wood	102.20	99.10	95.50	91.80	89.20	87.90	85.10	83.10	19.50
Uppers		86.70	84.30	81.20	78.20	76.80	75.60	73.60	71.80	
EIFS	Steel	115.80	112.60	109.00	105.20	102.70	101.40	98.50	96.50	29.25
Uppers		99.70	96.80	93.00	89.50	88.50	86.90	84.80	82.50	

APARTMENT BUILDINGS (Continued)

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-) P.S.F.	\$5.00
Geo-Thermal Heat Source	(+) P.S.F.	2.00
Wall Air Conditioning Units Only	(-) P.S.F.	1.25
Sprinkler System	(+) P.S.F.	2.75
*Basement Finish (Apts.)	(+) P.S.F.	\$50.00 - 66.00
**Basement Parking		
Wood Frame Structures	(+) P.S.F.	20.00
Steel Frame Structures	(+) P.S.F.	10.25
R' Conc. Frame Structures	(+) P.S.F.	5.25

*Basement finish price does not include plumbing. All plumbing fixtures in basement should be added separately.

**Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

Note: 1/2 submerged first floors: If this floor level has the traditional apartment finish it should be priced as a first floor. If this floor level has unfinished storage, boiler rooms, etc. price as a basement level.

PLUMBING

Extra Bathroom or Stall Shower Bathroom	(+) Each	\$3,400
Extra Toilet Room	(+) Each	2,100
Extra Water Closet	(+) Each	800
Extra Lavatory	(+) Each	1,300

FIREPLACES

		Typical
Masonry Fireplace w/ Masonry Stack	Each	\$5,300
Masonry Fireplace w/ Masonry Stack	Double Sided	7,350
Extra Fireplace on Same Stack	Each	3,300
Prefab Fireplace w/ Stack	Each	4,700
Prefab Fireplace w/ Stack	Double Sided	6,750
Gas Fireplace	Each	4,250
Gas Fireplace	Double Sided	6,400
Electric (Permanently Built-In)	Each	3,000

KITCHEN BUILT-INS

Range	(+) Each	\$750
Oven (Single)	(+) Each	1,400
Oven (Double)	(+) Each	2,500
Microwave	(+) Each	700
Dishwasher	(+) Each	850

OTHER AREA ADJUSTMENTS

Porch	(+) P.S.F.	\$29.00 - \$43.00
Balcony	(+) P.S.F.	19.00 - 33.00
Concrete Patio	(+) P.S.F.	3.00 - 6.80
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	

DEPRECIATION

Normal Depreciation	1 1/2% - 2%	Per Year
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Depreciation after 20 years or remodeling should be by observation.

GARAGES

		Price Range	Typical
Metal / Frame	(+) P.S.F.	\$23.00 - \$35.00	\$29.00
Frame or Block	(+) P.S.F.	27.00 - 41.00	34.00
Brick	(+) P.S.F.	35.00 - 53.00	44.00
Metal/Wood Frame w/ Basement	(+) P.S.F.	46.00 - 68.00	57.00
Frame or Block w/ Basement	(+) P.S.F.	50.00 - 74.00	62.00
Brick w/ Basement	(+) P.S.F.	58.00 - 86.00	72.00



3 GRADE
WOOD FRAME



3 GRADE
WOOD FRAME



3 + 10 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY ASSISTED LIVING APARTMENT BUILDINGS

This schedule is designed for structures designed for assisted living. It can also be used to price independent living buildings. These facilities will include a mix of common areas (dining rooms, kitchen, library, etc.) and apartment units which can range from a small efficiency unit to large two & three bedroom units.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 10' high first floor, 9' high uppers.

Roof: Flat with rubber membrane or equivalent. Wood frame buildings with asphalt shingles on wood deck or equivalent.

Floors: 4" concrete first floor. Uppers (and buildings with basement) in light weight concrete topping on a deck that varies by structure.

Floor Coverings: Average quality carpeting and vinyl sheet or equivalent.

Interior Finish: Drywall on wood stud or equivalent. Adequate amount of cabinetry.

Heating & Air Conditioning: Average quality heating and air conditioning system.

Plumbing: Kitchen sink and one three-fixture bath per apartment included in base costs. Stainless steel plumbing fixtures in common area kitchen.

Wiring: Adequate amount of average quality fixtures and outlets.

Structural: Use proper schedule.

ASSISTED LIVING APARTMENTS

Square Feet of Area

Exterior Walls	Framing	3,000	4,000	5,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000 or Larger	Add for Bsmt
Frame	Wood	\$109.20	\$107.60	\$106.60	\$105.30	\$104.70	\$104.00	\$103.70	\$103.40	\$103.20	\$103.10	\$19.50
Uppers		92.40	89.40	87.50	86.60	85.00	84.20	83.70	83.30	82.50	82.10	
Concrete Block	Wood	113.70	111.70	110.50	108.90	108.10	107.30	106.90	106.50	106.30	106.10	19.50
Uppers		94.40	91.10	89.20	88.10	86.50	85.60	85.10	84.70	83.90	83.40	
Concrete Block	Steel	127.00	125.00	123.70	122.10	121.30	120.50	120.10	119.70	119.50	119.40	29.25
Uppers		106.60	102.70	100.30	99.20	97.20	96.10	95.60	95.10	94.00	93.40	
Brick Veneer	Wood	118.20	115.80	114.30	112.40	111.40	110.50	110.00	109.50	109.30	109.10	19.50
Uppers		99.50	95.80	93.60	92.20	90.40	89.30	88.70	88.20	87.30	86.80	
Brick Veneer	Steel	136.00	133.20	131.50	129.30	128.20	127.00	126.50	125.90	125.60	125.50	29.25
Uppers		112.50	108.00	105.40	103.90	101.60	100.40	99.70	99.10	98.00	97.40	
Brick on Block	Wood	126.80	123.70	121.80	119.30	118.00	116.70	116.10	115.50	115.10	115.00	19.50
Uppers		103.20	99.20	96.80	95.10	93.20	91.90	91.30	90.70	89.80	89.30	
Brick on Block	Steel	140.10	136.90	135.00	132.50	131.20	130.00	129.30	128.70	128.40	128.20	29.25
Uppers		115.40	110.70	107.90	106.20	103.80	102.50	101.80	101.10	100.00	99.30	
Brick on Block	R' Conc.	144.00	140.80	138.90	136.40	135.10	133.90	133.20	132.60	132.30	132.10	34.25
Uppers		119.90	115.40	112.70	111.00	108.70	107.40	106.70	106.10	105.00	104.40	
Dec. Conc. Block	Wood	114.90	112.80	111.50	109.80	108.90	108.10	107.70	107.20	107.00	106.90	19.50
Uppers		95.30	92.00	90.00	88.90	87.10	86.20	85.70	85.30	84.50	84.00	
Dec. Conv. Block	Steel	128.10	126.00	130.00	123.00	122.20	121.30	120.90	120.50	120.30	120.20	29.25
Uppers		107.50	103.50	101.10	100.00	97.80	96.80	96.20	95.70	94.60	94.00	
EIFS	Wood	117.00	114.70	113.30	111.50	110.60	109.60	109.20	108.70	108.50	108.40	19.50
Uppers		96.80	93.40	91.30	90.10	88.30	87.30	86.80	86.30	85.50	85.00	
EIFS	Steel	130.60	128.20	126.80	125.00	124.00	123.10	122.60	122.20	122.00	121.80	29.25
Uppers		109.30	105.10	102.60	101.40	99.20	98.10	97.50	96.90	95.80	95.20	

MAIN AREA ADJUSTMENTS

No Air Conditioning		(-) P.S.F.	\$5.00
Geo-Thermal Heat Source		(+) P.S.F.	2.00
Sprinkler System		(+) P.S.F.	2.75
Extra Bathroom or Stall Shower Bathroom		(+) Each	3,400.00
Extra Toilet Room		(+) Each	2,100.00
Gas Fireplace		(+) Each	4,250.00
Basement Finish		(+) P.S.F.	\$50.00 - 66.00
*Basement Parking	Wood Frame Structures	(+) P.S.F.	20.00
	Steel Frame Structures	(+) P.S.F.	10.25
	R' Conc. Frame Structures	(+) P.S.F.	5.25

*Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

KITCHEN BUILT-INS

Range	(+) Each	\$750.00
Oven (Single)	(+) Each	1,400.00
Oven (Double)	(+) Each	2,500.00
Microwave	(+) Each	700.00
Dishwasher	(+) Each	850.00

OTHER AREA ADJUSTMENTS

Porch	(+) P.S.F.	\$29.00 - \$43.00
Balcony	(+) P.S.F.	19.00 - 33.00
Concrete Patio	(+) P.S.F.	3.00 - 6.80
Paving & Yard Lighting		See "Commercial and Industrial Schedule Short Form" — 5 - 14

GARAGES

		Price Range	Typical
Metal Frame	(+) P.S.F.	\$23.00 - \$35.00	\$29.00
Frame or Block	(+) P.S.F.	27.00 - 41.00	34.00
Brick	(+) P.S.F.	35.00 - 53.00	44.00
Metal / Wood Frame w/ Basement	(+) P.S.F.	46.00 - 68.00	57.00
Frame or Block w/ Basement	(+) P.S.F.	50.00 - 74.00	62.00
Brick w/ Basement	(+) P.S.F.	58.00 - 86.00	72.00



2 GRADE
BRICK – CONCRETE FRAME



3 GRADE
BRICK ON BLOCK – CONCRETE FRAME



4 GRADE
REINFORCED CONCRETE – CONCRETE FRAME



4 GRADE
BRICK ON BLOCK – CONCRETE FRAME

SPECIFICATIONS – AVERAGE QUALITY HIGH RISE APARTMENT BUILDINGS

This structure is designed for apartment buildings which are 5 stories or taller. These structures can range from one bedroom apartments up to three bedroom luxury apartments. The structures will also include common areas such as offices, laundry rooms, community rooms, etc. especially on the lower levels.

Foundation: Reinforced concrete or equivalent, can include piles or caissons.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 4" reinforced concrete floor at grade, uppers (and buildings with basements) floor deck varies with type of construction.

Floor Coverings: Commercial grade carpet and vinyl sheeting or equivalent.

Interior Finish: Drywall or equivalent. Drywall in apartments and acoustical tile or equivalent ceilings in common areas.

Partitions: Ample amount of drywall or equivalent partitions.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Apartments will have a kitchen sink and one three-fixture bath per apartment included in the base cost. Common areas will include toilet rooms and janitor sinks.

Wiring: Ample wiring with good quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Conveying: Adequate passenger & freight elevators.

HIGH RISE APARTMENTS

Square Feet of Area

Exterior Walls	Framing	2,500	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000	60,000	70,000	80,000	90,000	Add for Bsmt
Frame	Wood	\$284.60	\$243.80	\$219.10	\$194.50	\$169.80	\$154.60	\$145.60	\$137.00	\$132.40	\$126.70	\$125.20	\$124.20	\$123.30	\$119.70	\$29.00
Uppers		106.20	93.70	90.70	88.90	85.60	81.90	81.00	79.50	78.40	77.70	77.30	77.00	76.60	76.20	
Conc. Block or Tile	Wood	295.90	250.50	225.10	199.70	174.30	158.20	148.80	139.60	134.60	128.80	127.10	125.90	124.90	121.20	29.00
Uppers		112.30	97.40	94.00	91.70	88.00	83.90	82.80	81.00	79.60	78.80	78.30	77.90	77.50	77.10	
Conc. Block or Tile	Steel	306.30	261.00	235.60	210.20	184.80	168.70	159.30	150.10	145.10	139.20	137.50	136.30	135.40	131.60	43.00
Uppers		127.50	112.60	108.90	106.30	102.30	97.90	96.90	95.00	93.50	92.70	92.10	91.70	91.30	90.80	
Brick Veneer	Wood	298.40	252.10	226.50	200.90	175.30	159.10	149.60	140.20	135.20	129.20	127.50	126.30	125.30	121.50	29.00
Uppers		116.50	99.90	96.20	93.70	89.70	85.20	84.00	82.00	80.40	79.60	79.00	78.50	78.10	77.60	
Brick Veneer	Steel	315.10	266.30	240.30	214.30	188.30	171.60	161.80	152.20	146.90	140.80	139.00	137.70	136.70	132.80	43.00
Uppers		132.80	115.70	111.70	108.80	104.50	99.60	98.40	96.30	94.60	93.60	93.00	92.50	92.00	91.50	
Brick on Block	Wood	308.50	258.10	231.90	205.60	179.40	162.40	152.40	142.60	137.20	131.00	129.10	127.80	126.70	122.90	29.00
Uppers		121.70	103.00	99.00	96.10	91.80	86.90	85.40	83.20	81.50	80.50	79.90	79.30	78.90	78.30	
Brick on Block	Steel	319.00	268.60	242.30	216.10	189.80	172.80	162.90	153.00	147.60	141.50	139.60	138.20	137.20	133.30	43.00
Uppers		136.90	118.20	113.90	110.70	106.10	101.00	99.60	97.20	95.40	94.40	93.60	93.10	92.60	92.00	
Brick on Block	R' Conc.	323.80	273.40	247.10	220.90	194.60	177.60	167.70	157.80	152.40	146.30	144.40	143.00	142.00	138.10	49.00
Uppers		142.60	123.90	119.60	116.50	112.00	106.90	105.50	103.10	101.30	100.30	99.60	99.10	98.60	98.00	
Structural Glass	Steel	397.20	315.50	284.10	252.60	221.10	198.40	185.20	171.30	163.30	155.60	152.40	150.10	148.30	143.70	43.00
Uppers		193.00	151.80	143.80	136.90	128.50	119.30	115.50	110.30	106.60	104.50	102.80	101.60	100.60	99.50	
Reinforced Conc.	R' Conc.	315.60	268.50	242.80	217.10	191.40	175.00	165.40	155.90	150.80	144.80	143.10	141.80	140.80	137.00	49.00
Uppers		136.50	120.20	116.40	113.70	109.50	104.90	103.80	101.70	100.10	99.30	98.70	98.20	97.70	97.20	
Conc. Tilt-up	Steel	316.10	266.80	240.80	214.70	188.70	171.90	162.10	152.40	147.10	141.00	139.10	137.80	136.80	132.90	43.00
Uppers		135.10	117.10	112.90	109.90	105.40	100.40	99.00	96.80	95.00	94.00	93.30	92.80	92.30	91.80	
Conc. Tilt-up	R' Conc.	320.90	271.60	245.60	219.50	193.50	176.70	166.90	157.20	151.90	145.80	143.90	142.60	141.60	137.70	49.00
Uppers		140.80	122.80	118.60	115.70	111.20	106.30	105.00	102.70	101.00	100.00	99.30	98.80	98.30	97.80	
EIFS	Wood	296.10	250.70	225.30	199.90	174.40	158.30	148.90	139.70	134.70	128.80	127.10	125.90	125.00	121.20	29.00
Uppers		112.60	97.60	94.10	91.90	88.10	84.00	82.80	81.00	79.60	78.90	78.40	77.90	77.60	77.10	
EIFS	Steel	307.10	261.40	236.00	210.50	185.10	168.90	159.50	150.30	145.30	139.30	137.60	136.40	135.50	131.70	43.00
Uppers		128.10	112.90	109.20	106.60	102.60	98.10	97.10	95.20	93.60	92.80	92.20	91.80	91.40	90.90	
Dec. Conc. Block	Wood	296.40	250.90	225.40	200.00	174.50	158.40	149.00	139.80	134.80	128.90	127.20	125.90	125.00	121.20	29.00
Uppers		112.80	97.60	94.20	91.90	88.20	84.00	82.90	81.10	79.70	78.90	78.40	78.00	77.60	77.10	
Dec. Conc. Block	Steel	306.80	261.30	235.90	210.40	185.00	168.90	159.40	150.20	145.20	139.30	137.60	136.40	135.50	131.70	43.00
Uppers		127.90	112.80	109.10	106.50	102.50	98.00	97.00	95.10	93.60	92.70	92.20	91.70	91.30	90.80	
Granite/Marble	Steel	369.20	298.70	269.10	239.60	210.00	189.30	177.20	164.80	157.70	150.50	147.80	145.90	144.30	140.00	43.00
Uppers		174.50	140.70	133.90	128.20	121.10	113.30	110.30	106.00	102.90	101.10	99.80	98.80	97.90	97.00	

Above prices are based on a 5 story building. Add 1% to all upper prices only for each story above 5 stories.
(i.e. 10 story building = uppers price x 5% for floors 2 through 10.)

MAIN AREA ADJUSTMENTS

No Air Conditioning		(-) P.S.F.	\$5.00
Geo-Thermal Heat Source		(+) P.S.F.	2.00
Sprinkler System		(+) P.S.F.	4.00
Gas Fireplace		(+) Each	4,250.00
Basement Finish		(+) P.S.F.	\$50.00 - 66.00
*Basement Parking	Wood Frame Structures	(+) P.S.F.	20.00
	Steel Frame Structures	(+) P.S.F.	10.25
	R' Conc. Frame Structures	(+) P.S.F.	5.25

*Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

KITCHEN BUILT-INS

Range	(+) Each	\$750.00
Oven (Single)	(+) Each	1,400.00
Oven (Double)	(+) Each	2,500.00
Microwave	(+) Each	700.00
Dishwasher	(+) Each	850.00

OTHER AREA ADJUSTMENTS

Porch	(+) P.S.F.	\$29.00 - \$43.00
Balcony	(+) P.S.F.	19.00 - 33.00
Concrete Patio	(+) P.S.F.	3.00 - 6.80
Canopy	(+) P.S.F.	16.00 - 23.00
Portico	(+) P.S.F.	20.00 - 30.00

Swimming Pools

See "Analyzed Unit Cost" — Page 4 – 34

Paving & Yard Lighting

See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



3 GRADE
WOOD FRAME



3 GRADE
CONCRETE BLOCK – WOOD FRAME



4 GRADE
BRICK VENEER – WOOD FRAME

SPECIFICATIONS – NURSING HOMES

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 10' high first floor, 9' high uppers.

Roof: Asphalt shingles (pitched roofs) or rubber membrane (flat roofs) or equivalent. (Roof deck varies with type of construction.)

Floor: First floor - concrete on 4" grade or equivalent. Upper floor varies with type of construction.

Floor Covering: Average quality asphalt tile or carpeting.

Interior Finish: Drywall partitions and ceilings (or equivalent).

Heating & Air Conditioning: Combination forced air system.

Plumbing: Adequate porcelain enamel fixtures with invalid safety features.

Tiling: Ceramic floor and wainscoting in bathrooms and kitchen.

Kitchen: Adequate kitchen facilities.

Electrical: Pipe conduit wiring. Adequate fixtures and outlets. Call system.

Structural: Use proper schedule.



2 GRADE
BRICK VENEER – WOOD FRAME

NURSING HOMES

Square Feet of Area

Exterior Walls	Framing	3,000	4,000	5,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000 or Larger	Add for Bsmt
Frame	Wood	\$139.30	\$136.00	\$135.30	\$134.30	\$133.80	\$133.30	\$133.00	\$132.80	\$132.70	\$132.60	\$19.50
Uppers		114.90	111.80	110.00	109.10	107.40	106.60	106.20	105.80	105.00	104.50	
Concrete Block	Wood	143.80	140.20	139.20	137.80	137.20	136.50	136.20	135.90	135.70	135.60	19.50
Uppers		116.80	113.60	111.60	110.60	108.90	108.00	107.60	107.10	106.30	105.80	
Concrete Block	Steel	150.30	146.60	145.60	144.30	143.60	143.00	142.70	142.30	142.20	142.10	29.25
Uppers		129.00	125.10	122.80	121.70	119.60	118.60	118.00	117.50	116.50	115.80	
Brick Veneer	Wood	148.20	144.20	143.00	141.40	140.50	139.70	139.30	138.90	138.70	138.60	19.50
Uppers		121.90	118.30	116.10	114.60	112.80	111.70	111.20	110.60	109.80	109.30	
Brick Veneer	Steel	159.30	154.90	153.40	151.40	150.50	149.50	149.00	148.50	148.30	148.10	29.25
Uppers		134.90	130.50	127.80	126.40	124.10	122.80	122.20	121.60	120.50	119.80	
Brick on Block	Wood	156.90	152.10	150.50	148.20	147.10	146.00	145.40	144.90	144.60	144.40	19.50
Uppers		125.60	121.60	119.20	117.60	115.60	114.40	113.80	113.20	112.30	111.80	
Brick on Block	Steel	163.40	158.60	156.90	154.70	153.60	152.40	151.90	151.30	151.00	150.90	29.25
Uppers		137.90	133.20	130.40	128.70	126.30	124.90	124.30	123.60	122.50	121.80	
Brick on Block	R' Conc.	167.30	162.50	160.80	158.60	157.50	156.30	155.80	155.20	154.90	154.80	34.25
Uppers		142.40	137.90	135.10	133.50	131.20	129.80	129.20	128.50	127.50	126.80	
Dec. C Block	Wood	144.90	141.20	140.20	138.80	138.10	137.40	137.00	136.70	136.50	136.40	19.50
Uppers		117.70	114.40	112.40	111.30	109.60	108.70	108.20	107.70	106.90	106.40	
Dec. C Block	Steel	151.40	147.70	146.60	145.20	144.50	143.80	143.50	143.10	142.90	142.80	29.25
Uppers		129.90	125.90	123.50	122.40	120.30	119.20	118.70	118.10	117.10	116.50	
EIFS	Wood	147.10	143.20	142.00	140.50	139.70	138.90	138.50	138.10	137.90	137.80	19.50
Uppers		119.20	115.80	113.70	112.50	110.80	109.80	109.30	108.80	108.00	107.50	
EIFS	Steel	153.90	149.90	148.70	147.10	146.40	145.60	145.20	144.80	144.60	144.50	29.25
Uppers		131.70	127.50	125.10	123.80	121.60	120.50	119.90	119.40	118.30	117.70	

MAIN AREA ADJUSTMENTS

Basement Finish	(+)	P.S.F.	\$30.00	-	\$44.00
No Air Conditioning	(-)	P.S.F.			8.00
Geo-Thermal Heat Source	(+)	P.S.F.			2.00
Sprinkler System	(+)	P.S.F.			3.00
Elevators			See "Analyzed Unit Cost" — Page 4 – 27		

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	-	\$23.00
Portico	(+)	P.S.F.	20.00	-	30.00
Porch	(+)	P.S.F.	29.00	-	43.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



3 GRADE
CONCRETE BLOCK – WOOD FRAME



3 – 10 GRADE
WOOD FRAME



4 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY CHILD DAY CARE CENTER

Foundation: Reinforced concrete.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high first floor, 10' high uppers.

Roof: Asphalt shingle (pitched roofs) or rubber membrane (flat roofs) or equivalent. (Roof deck varies with type of structure.)

Floors: 4" reinforced concrete at grade. Uppers (and buildings with basements) will vary with structure.

Floor Coverings: Vinyl sheeting, asphalt tile, commercial carpet or equivalent.

Interior Finish: Drywall or equivalent. Drywall or acoustical tile, or equivalent ceilings.

Partitions: High concentration of drywall on wood stud or equivalent.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Abundance of good quality fixtures, children's sized fixtures common.

Wiring: Abundance of good quality fluorescent and/or incandescent fixtures and outlets.

Structural: Use proper schedule.



4 GRADE
BRICK VENEER – WOOD FRAME

CHILD DAY CARE CENTERS

		Square Feet of Area													Add for
Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	Bsmt
Frame or Mtl	Wood	\$152.40	\$128.00	\$122.90	\$119.90	\$115.80	\$109.70	\$105.60	\$100.50	\$97.40	\$96.20	\$95.10	\$93.90	\$90.10	\$19.50
	Uppers	122.80	99.60	94.80	91.80	87.90	83.50	81.50	77.50	75.20	74.20	74.30	73.00	70.00	
C Block or Tile	Wood	164.10	137.10	131.50	128.10	123.60	116.20	111.20	105.00	101.30	99.90	98.50	97.10	92.50	19.50
	Uppers	127.40	103.20	98.20	95.10	91.10	86.10	83.70	79.40	76.70	75.60	75.70	74.30	71.00	
C Block or Tile	Steel	170.60	143.60	137.90	134.60	130.10	122.60	117.70	111.50	107.70	106.40	105.00	103.60	98.90	29.25
	Uppers	145.20	116.80	110.90	107.30	102.60	97.20	95.90	90.90	87.80	86.50	86.20	84.50	81.00	
Brick Veneer	Wood	177.10	147.20	140.90	137.30	132.30	123.40	117.50	110.10	105.60	104.00	102.40	100.70	95.10	19.50
	Uppers	141.20	113.90	108.20	104.80	100.20	93.80	90.40	84.70	81.30	80.00	79.80	78.10	73.80	
Brick Veneer	Steel	194.70	162.40	155.50	151.60	146.20	136.10	129.30	120.90	115.80	114.00	112.10	110.30	103.80	29.25
	Uppers	160.90	129.00	122.40	118.40	113.10	106.00	103.50	97.00	93.10	91.40	90.90	88.90	84.20	
Brick on Block	Wood	199.50	164.60	157.30	153.00	147.20	135.80	128.30	118.80	113.10	111.00	109.00	106.90	99.70	19.50
	Uppers	150.50	121.10	115.00	111.30	106.40	98.90	94.80	88.30	84.40	82.90	82.50	80.70	75.70	
Brick on Block	Steel	205.90	171.10	163.70	159.50	153.70	142.30	134.70	125.20	119.50	117.50	115.40	113.40	106.10	29.25
	Uppers	168.20	134.70	127.70	123.50	117.90	110.00	107.00	99.80	95.50	93.70	93.10	90.90	85.70	
Brick on Block	R' Conc.	209.80	175.00	167.60	163.40	157.60	146.20	138.60	129.10	123.40	121.40	119.30	117.30	110.00	34.25
	Uppers	171.50	138.90	132.20	128.10	122.60	114.80	111.60	104.50	100.30	98.60	98.00	95.90	90.70	
EIFS	Wood	173.00	144.00	137.90	134.40	129.60	121.10	115.50	108.50	104.30	102.70	101.10	99.60	94.30	19.50
	Uppers	134.20	108.50	103.10	99.90	95.60	89.90	87.00	82.00	79.00	77.80	77.70	76.10	72.40	
EIFS	Steel	180.30	151.20	145.00	141.40	136.60	128.00	122.40	115.30	111.00	109.40	107.80	106.30	100.90	29.25
	Uppers	152.60	122.50	116.30	112.50	107.50	101.30	99.50	93.80	90.30	88.80	88.40	86.60	82.50	
Decorative Conc. Block	Wood	167.30	139.60	133.80	130.40	125.70	117.90	112.70	106.20	102.30	100.90	99.40	98.00	93.10	19.50
	Uppers	129.80	105.00	99.90	96.70	92.60	87.40	84.80	80.30	77.50	76.40	76.40	74.90	71.40	
Decorative Conc. Block	Steel	173.70	146.00	140.20	136.80	132.20	124.40	119.20	112.70	108.80	107.30	105.90	104.40	99.50	29.25
	Uppers	147.50	118.60	112.70	109.00	104.10	98.50	97.10	91.80	88.60	87.20	86.90	85.20	81.50	
Metal	Wood	134.60	111.20	106.30	103.30	99.40	93.70	90.30	85.50	83.20	82.10	81.00	79.90	76.30	19.50
Metal	Steel	155.80	128.60	122.90	119.60	115.10	107.50	101.40	95.30	92.00	90.60	89.20	87.80	83.20	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.													\$8.00
Geo-Thermal Heat Source	(+)	P.S.F.													2.00
Basement Finish	(+)	P.S.F.											\$38.00	-	58.00
Sprinkler System	(+)	P.S.F.													3.00
Elevators															See "Analyzed Unit Cost" — Page 4 – 27

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.													\$16.00	-	\$23.00
Portico	(+)	P.S.F.													20.00	-	30.00
Wood Deck	(+)	P.S.F.													16.50	-	25.50
Concrete Patio	(+)	P.S.F.													3.00	-	6.80
Chain Link Fence																	See "Analyzed Unit Cost" — Page 4 – 33
Paving & Yard Lighting																	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



2 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



3 + 10 GRADE
EIFS ON MASONRY – STEEL FRAME



4 GRADE
METAL – STEEL FRAME SERVICE AREA &
BRICK ON BLOCK – STEEL FRAME SALES AREA



5 GRADE
CONCRETE BLOCK – STEEL FRAME

SPECIFICATIONS – AUTOMOBILE SALES BUILDINGS

These buildings are designed for the sales and service of automobile and/or associated equipment. Automobile and Implement Dealerships fall into this category.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. Note: Showroom includes extensive plate glass. (Overhead doors must be added for.) 14' showrooms and 16' high service building.

Roof: Flat or gable. Rubber membrane or equivalent. Metal structures will have metal panel on steel frame pitched roofs.

Floors: 6" reinforced concrete floors. Commercial grade carpeting in office and asphalt tile or equivalent in showroom and sales area only.

Interior Finish: Painted interior in service building. Showroom and sales area has drywall on wood stud walls, and partitions. Ceilings are acoustical tile or equivalent.

Heating & Air Conditioning: Service area: Good suspended unit heaters or radiant (vacuum gas) heating. Air circulation and exhaust system. Showroom and sales area: Forced hot air heating and roof unit air conditioning or equivalent.

Plumbing: Adequate plumbing throughout.

Wiring: Pipe conduit wiring. Good lighting with numerous outlets.

Structural: Use proper schedule.

AUTOMOBILE SHOWROOM & SALES OFFICE BUILDING

Square Feet of Area

Exterior Walls	Framing	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	8,000	10,000 or Larger	Add for Bsmt
Metal	Steel	\$112.10	\$106.60	\$102.40	\$97.50	\$92.00	\$88.30	\$84.10	\$81.10	\$78.10	\$74.80	\$72.30	\$29.25
Concrete Block	Wood	122.70	117.00	112.60	107.60	102.00	98.20	93.90	90.80	88.40	85.10	82.50	19.50
Concrete Block	Steel	129.10	123.40	119.10	114.10	108.40	104.60	100.30	97.20	94.90	91.60	88.90	29.25
Brick Veneer	Wood	130.70	124.00	119.00	113.10	106.80	102.70	97.70	94.20	91.60	87.90	84.90	19.50
Brick Veneer	Steel	143.20	135.70	130.10	123.60	116.90	112.40	107.10	103.30	100.40	96.30	93.20	29.25
Brick on Block	Wood	141.60	133.50	127.50	120.50	113.40	108.70	102.90	98.90	95.90	91.50	88.30	19.50
Brick on Block	Steel	149.80	141.60	135.40	128.20	120.90	116.10	110.30	106.10	103.00	98.60	95.30	29.25
Brick on Block	R' Conc.	153.70	145.50	139.30	132.10	124.80	120.00	114.20	110.00	106.90	102.50	99.20	34.25
Glass	Steel	230.40	211.00	196.80	180.10	167.40	159.00	147.20	139.10	133.10	124.80	119.30	29.25
Conc. Tilt-up	Steel	145.00	137.30	131.60	124.90	118.00	113.40	107.90	104.00	101.10	97.00	93.80	29.25
Conc. Tilt-up	R' Conc.	148.90	141.20	135.50	128.80	121.90	117.30	111.80	107.90	105.00	100.90	97.70	34.25
Reinforced Conc.	R' Conc.	137.80	131.50	126.70	121.20	115.20	111.20	106.50	103.20	100.70	97.10	94.30	34.25
EIFS on Masonry	Wood	136.80	129.40	123.80	117.30	110.50	106.00	100.70	96.90	94.00	89.90	86.80	19.50
EIFS on Masonry	Steel	143.30	135.80	130.20	123.70	117.00	112.50	107.10	103.30	100.40	96.40	93.30	29.25
EIFS	Wood	127.90	121.50	116.70	111.20	105.10	101.10	96.40	93.00	90.50	86.90	84.10	19.50
EIFS	Steel	134.80	128.40	123.60	118.00	111.90	107.80	103.10	99.70	97.10	93.50	90.70	29.25

MAIN AREA ADJUSTMENTS

Basement Finish (Offices)	(+)	P.S.F.	\$38.00	-	\$58.00
Sprinkler System	(+)	P.S.F.			2.75
Office Mezzanine	(+)	P.S.F.	62.00	-	92.00
Open Wood Storage Mezzanine	(+)	P.S.F.	11.00	-	16.00
Open Steel Storage Mezzanine	(+)	P.S.F.	27.00	-	40.00
Overhead Door (Manual)	(+)	P.S.F.S.A.			18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.			28.00
Metal Liner in Metal-Steel Building	(+)	P.S.F.S.A.			3.40
No Exhaust System (Service Area)	(-)	P.S.F.			3.40
No Ceiling Finish (Showroom Area)	(-)	P.S.F.			2.50
No Floor Finish (Showroom Area)	(-)	P.S.F.			0.35
No Air Conditioning (Showroom Area)	(-)	P.S.F.			5.70

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	-	\$23.00
Paving & Yard Lighting					See "Commercial and Industrial Schedule Short Form" — Page 5 – 14

AUTOMOBILE SERVICE BUILDING

Square Feet of Area

Exterior Walls	Framing	5,000	6,000	7,000	8,000	10,000	12,000	15,000	20,000	30,000	40,000	50,000 or Larger	Height Adjust.
Metal	Steel	\$51.10	\$48.40	\$47.20	\$46.30	\$45.50	\$44.70	\$43.80	\$43.00	\$41.30	\$40.60	\$39.90	\$1.24
Concrete Block	Wood	60.90	59.10	57.80	56.90	55.50	54.60	53.70	52.80	51.00	50.20	49.50	0.73
Concrete Block	Steel	67.40	65.60	64.30	63.30	62.00	61.10	60.20	59.20	57.40	56.70	56.00	1.20
Brick on Block	Wood	75.80	72.30	69.90	68.00	65.40	63.70	62.00	60.20	56.80	55.30	54.00	1.24
Brick on Block	Steel	82.20	78.80	76.30	74.50	71.90	70.10	68.40	66.70	63.20	61.80	60.50	1.72
Brick on Block	R' Conc.	86.10	82.70	80.20	78.40	75.80	74.00	72.30	70.60	67.10	65.70	64.40	1.82
Conc. Tilt-up	Steel	78.90	75.80	73.60	72.00	69.70	68.10	66.60	65.00	61.90	60.60	59.50	1.64
Conc. Tilt-up	R' Conc.	82.80	79.70	77.50	75.90	73.60	72.00	70.50	68.90	65.80	64.50	63.40	1.75
Reinforced Conc.	R' Conc.	74.70	72.60	71.00	69.80	68.20	67.10	66.00	64.90	62.70	61.80	60.90	1.44
EIFS on Masonry	Wood	71.40	68.40	66.30	64.70	62.50	61.00	59.50	58.00	58.00	53.80	52.70	1.12
EIFS on Masonry	Steel	77.80	74.90	72.80	71.20	68.90	67.50	66.00	64.50	61.50	60.30	59.10	1.60

Base prices are based on 16' high first floors. Add/deduct for each 1' variation from base height.



3 GRADE
BRICK ON BLOCK – STEEL FRAME



4 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



4 + 5 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



4 – 5 GRADE
WOOD FRAME

SPECIFICATIONS – AUTOMOBILE REPAIR SHOPS

These buildings are designed for the sales and service of automobiles and associated equipment (tires, mufflers, transmissions, oil changes, etc.) Buildings in this category include muffler shops, quick lube facilities, etc.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. Glass store front. 16' high buildings. (Overhead doors must be added for.)

Roof: Flat, rubber membrane or equivalent. Metal buildings will have metal panels on steel frame pitched roofs.

Floors: 6" reinforced concrete floors. Commercial grade tile in sales area.

Interior Finish: Painted interior in service area. Sales area has drywall or equivalent walls and acoustical tile ceiling or equivalent.

Heating & Air Conditioning: Service area has vacuum gas or suspended unit heaters. Forced hot air, and air conditioning in sales area.

Plumbing: Adequate plumbing.

Wiring: Pipe conduit wiring. Good lighting with numerous outlets.

Structural: Use proper schedule.



2 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



5 GRADE
CONCRETE BLOCK – STEEL FRAME

AUTOMOBILE REPAIR SHOPS

		Square Feet of Area											
		750	1,000	1,500	2,000	2,500	3,000	4,000	5,000	6,000	8,000	10,000	Height
Exterior Walls	Framing	or Less										or Larger	Adjust.
Frame	Wood	\$105.60	\$95.40	\$84.40	\$78.30	\$74.00	\$71.10	\$67.60	\$64.90	\$63.50	\$61.80	\$60.80	\$0.71
Concrete Block	Wood	108.30	97.80	86.40	79.90	75.50	72.50	68.90	66.00	64.60	62.80	61.70	0.73
Concrete Block	Steel	114.70	104.30	92.80	86.40	81.90	79.00	75.30	72.40	71.00	69.20	68.20	1.20
Dec. Conc. Block	Wood	111.60	100.80	88.80	82.00	77.40	74.30	70.50	67.40	65.90	64.00	62.90	0.78
Dec. Conc. Block	Steel	118.10	107.20	95.20	88.40	83.80	80.70	76.90	73.80	72.30	70.40	69.30	1.26
EIFS on Masonry	Wood	133.40	120.10	104.70	95.30	89.60	85.70	80.90	76.30	74.30	71.80	70.30	1.12
EIFS on Masonry	Steel	139.90	126.60	111.10	101.80	96.00	92.10	87.30	82.70	80.70	78.20	76.80	1.60
Brick on Block	Wood	144.60	130.00	112.80	102.20	95.80	91.50	86.20	80.90	78.60	75.80	74.10	1.24
Brick on Block	Steel	151.10	136.50	119.20	108.70	102.30	98.00	92.70	87.30	85.10	82.30	80.60	1.72
Brick on Block	R' Conc.	155.00	140.40	123.10	112.60	106.20	101.90	96.60	91.20	89.00	86.20	84.50	1.82
Conc. Tilt-Up	Steel	143.00	129.30	113.40	103.70	97.70	93.80	88.80	84.00	81.90	79.40	77.80	1.64
Conc. Tilt-Up	R' Conc.	146.90	133.20	117.30	107.60	101.60	97.70	92.70	87.90	85.80	83.30	81.70	1.75
Reinforced Conc.	R' Conc.	127.10	115.70	102.90	95.50	90.60	87.30	83.30	79.80	78.20	76.20	75.00	1.44
Metal	Steel	100.70	90.00	78.30	71.70	67.20	64.20	60.50	57.50	56.10	54.20	53.20	1.24
Metal	Wood	84.90	75.50	65.60	60.30	56.40	53.80	50.50	48.30	47.10	45.60	44.70	0.61

Base prices are based on 16' high first floors. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

			Price Range		Typical
Basement	(+)	P.S.F.			\$34.25
Interior Office (w/ Heating Only)	(+)	P.S.F.	\$38.00	- \$46.00	42.00
Interior Office (w/ Heating & AC)	(+)	P.S.F.	46.00	- 54.00	50.00
Interior Retail Finish (w/ Heating Only)	(+)	P.S.F.	30.00	- 36.00	33.00
Interior Retail Finish (w/ Heating & AC)	(+)	P.S.F.	38.00	- 44.00	41.00
Sprinkler System	(+)	P.S.F.	2.25	- 3.25	2.75
Office Mezzanine	(+)	P.S.F.	65.00	- 86.00	75.50
Open Wood Storage Mezzanine	(+)	P.S.F.	11.00	- 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.	27.00	- 40.00	33.50
Overhead Door (Manual)	(+)	P.S.F.S.A.	15.00	- 22.00	18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.	22.50	- 33.50	28.00
Metal Liner in Metal-Steel Building	(+)	P.S.F.S.A.	2.80	- 4.00	3.40
Recessed Work Pits	(+)	P.S.F.	58.00	- 88.00	73.00
No Exhaust System	(-)	P.S.F.	2.70	- 4.10	3.40

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	- \$23.00	\$19.50
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		

STATIONS WITH BAYS



2 GRADE



2 GRADE



3 GRADE



3 GRADE



4 GRADE



4 GRADE



5 GRADE



5 GRADE

NO BAY STATIONS



2 GRADE



2 GRADE



3 GRADE



4 GRADE



4 GRADE



5 GRADE

SERVICE STATIONS

WITH SERVICE BAYS

Base Cost

Enameled Steel or Brick	P.S.F.	\$120.00
Concrete Block	P.S.F.	90.00

Note: Above cost is for a basic Service Station. The price includes overhead doors and a small sales area with limited finish.

WITHOUT SERVICE BAYS

Generally constructed of brick, metal panel or concrete block with an abundance of plate glass. Good heating and lighting. Two toilet rooms.

Size	Base Cost
100	\$298.00
150	260.00
200	199.00
250	184.00
300	176.00
350	168.00
400	160.00
450	153.00

Note: Structures over 500 S.F. should be priced as Convenience Stores

OTHER ADJUSTMENTS

Lighted Canopies		P.S.F.	Price Range		Typical
	Wood Frame	P.S.F.	\$13.00	- \$20.00	\$16.50
	Steel	P.S.F.	21.00	- 31.00	26.00
	Concrete	P.S.F.	22.50	- 33.50	28.00
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14				

ACCRUED DEPRECIATION GUIDE FOR SERVICE STATIONS

Age	Percent	Age	Percent
1	5	11	34
2	8	12	37
3	11	13	40
4	14	14	43
5	17	15	46
6	20	16	50
7	23	17	54
8	25	18	58
9	28	19	62
10	31	20	65

Over 16 years old is by observation.

Note: This service station depreciation guide includes physical deterioration and functional obsolescence. Any station having received modernization should be depreciated by observation. Generally such face liftings are designed more to remove obsolescence than to correct a physical deficiency.



4 GRADE – SELF SERVICE
METAL – WOOD FRAME



4 GRADE – FULL SERVICE
EIFS ON MASONRY – WOOD FRAME



4 GRADE – DRIVE THRU
DECORATIVE CONCRETE BLOCK – STEEL FRAME



5 GRADE – SELF SERVICE
METAL – STEEL FRAME

SPECIFICATIONS – CAR WASH

Foundation: Reinforced concrete footings and foundation walls. (None for post frame buildings.)

Exterior Walls: Use proper schedule.

Roof: Flat, rubber membrane roofing. Pitched roofs will have asphalt shingles. (Deck varies with construction.) Metal buildings have metal roof.

Floor: Concrete floor with floor drainage system.

Interior Finish: Painted interior, concrete block partitions or equivalent. Approximately 10% of full service type have interior office and sales area.

Heating: In-floor hot water heat.

Lighting: Pipe conduit wiring, minimal lighting fixtures, power wiring for equipment.

Plumbing: Service station type and self-service type include rough plumbing only. Toilet rooms and hot water tank included in full service type.

CAR WASHES



**2 GRADE – DRIVE THRU
BRICK – STEEL FRAME**



**2 GRADE – DRIVE THRU
BRICK – STEEL FRAME**



**3 GRADE – SELF SERVICE
BRICK – WOOD FRAME**



**3 GRADE – FULL SERVICE
BRICK ON BLOCK – STEEL FRAME**



**3 GRADE – DRIVE THRU
EIFS ON MASONRY – WOOD FRAME**



**4 GRADE – SELF SERVICE
WOOD FRAME**

CAR WASHES

FULL SERVICE TYPE

		Square Feet of Area								
		2,000	2,500	3,000	4,000	5,000	7,500	10,000	12,500	15,000 or Larger
Exterior Walls	Framing									
Metal	Wood	\$84.80	\$81.90	\$76.70	\$73.10	\$68.50	\$63.70	\$62.40	\$61.60	\$61.10
Metal	Steel	96.40	93.10	87.10	83.00	77.50	72.00	70.40	69.40	68.80
Concrete Block	Wood	101.00	97.80	91.90	87.90	82.60	77.10	75.50	74.60	74.00
Concrete Block	Steel	107.50	104.30	98.40	94.30	89.00	83.50	82.00	81.10	80.50
Dec. Conc. Block	Wood	103.10	99.80	93.70	89.40	83.90	78.20	76.60	75.60	74.90
Dec. Conc. Block	Steel	109.60	106.30	100.10	95.90	90.30	84.60	83.00	82.00	81.40
Dec. Conc. Block	R' Conc.	113.50	110.20	104.00	99.80	94.20	88.50	86.90	85.90	85.30
Brick	Wood	124.30	120.00	111.20	105.30	97.20	88.90	86.70	85.30	84.40
Brick	Steel	130.80	126.50	117.60	111.70	103.70	95.40	93.10	91.70	90.80
Brick	R' Conc.	134.70	130.40	121.50	115.60	107.60	99.30	97.00	95.60	94.70
Conc. Tilt-Up	Steel	125.40	121.30	113.20	107.70	100.30	92.60	90.50	89.30	88.40
Conc. Tilt-Up	R' Conc.	129.30	125.20	117.10	111.60	104.20	96.50	94.40	93.20	92.30
EIFS on Masonry	Wood	117.00	113.00	105.10	99.80	92.60	85.20	83.10	81.90	81.10
EIFS on Masonry	Steel	123.40	119.50	111.60	106.20	99.00	91.60	89.60	88.40	87.50
Polymer (Conc. Filled)	Wood	117.60	113.70	105.60	100.30	93.00	85.50	83.50	82.30	81.50
Polymer (Conc. Filled)	Steel	124.00	120.10	112.10	106.80	99.40	92.00	89.90	88.70	87.90

MAIN AREA ADJUSTMENTS

Overhead Door (Manual)	(+)	P.S.F.S.A.	\$18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.	28.00
Motorized Bi-Fold Door	(+)	P.S.F.S.A.	26.00
No In-Floor Heat	(-)	P.S.F.	7.25
Add for Suspended Gas Unit Heat	(+)	P.S.F.	2.50
No Interior Office or Lounge	(-)	P.S.F.	5.00
No Toilet Rooms	(-)	Flat	4,200.00

DRIVE-THRU CAR WASH (SERVICE STATION TYPE)

		Square Feet of Area					
		500	600	750	1,000	1,250	1,500 or Larger
Exterior Walls	Framing						
Metal	Wood	\$121.70	\$109.80	\$97.90	\$91.90	\$84.60	\$86.60
Metal	Steel	140.20	126.60	112.90	105.90	97.20	98.80
Concrete Block	Wood	140.30	126.90	113.50	106.60	98.10	99.80
Concrete Block	Steel	141.50	128.10	114.80	107.90	99.40	101.00
Dec. Conc. Block	Wood	144.50	130.60	116.70	109.40	100.50	102.10
Dec. Conc. Block	Steel	145.80	131.80	117.90	110.70	101.80	103.30
Dec. Conc. Block	R' Conc.	148.50	134.60	120.70	113.40	104.50	106.10
Brick	Wood	186.90	167.60	148.30	137.70	124.80	124.90
Brick	Steel	188.20	168.90	149.60	139.00	126.00	126.20
Brick	R' Conc.	190.90	171.60	152.30	141.70	128.80	128.90
Conc. Tilt-Up	Steel	177.30	159.40	141.50	131.70	119.80	120.30
Conc. Tilt-Up	R' Conc.	180.10	162.20	144.20	134.50	122.60	123.10
EIFS on Masonry	Wood	172.20	154.70	137.30	127.90	116.40	117.00
EIFS on Masonry	Steel	173.40	156.00	138.60	129.10	117.60	118.20
Polymer (Conc. Filled)	Wood	173.00	155.30	137.70	128.30	116.60	117.30
Polymer (Conc. Filled)	Steel	174.20	156.60	138.90	129.50	117.80	118.50

MAIN AREA ADJUSTMENTS

Overhead Door (Manual)	(+)	P.S.F.S.A.	\$18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.	28.00
Motorized Bi-Fold Door	(+)	P.S.F.S.A.	26.00
No In-Floor Heat	(-)	P.S.F.	7.25
Add for Suspended Gas Unit Heat	(+)	P.S.F.	2.50

CAR WASHES (Continued)

SELF SERVICE TYPE

Square Feet of Area

		750	1,200	1,750	2,250	3,000	4,000	5,000 or Larger
Exterior Walls	Framing							
Metal	Post	\$77.30	\$71.10	\$66.00	\$63.40	\$60.40	\$58.90	\$57.90
Metal	Wood	86.40	78.40	72.30	69.20	65.80	63.70	62.60
Metal	Steel	99.40	89.70	82.70	79.20	75.40	72.90	71.50
Concrete Block	Wood	101.00	91.20	84.30	80.70	77.00	74.40	73.00
Concrete Block	Steel	102.20	92.50	85.50	82.00	78.20	75.60	74.30
Decorative Conc. Block	Wood	103.50	93.30	86.00	82.30	78.50	75.80	74.30
Decorative Conc. Block	Steel	104.80	94.50	87.30	83.60	79.80	77.00	75.60
Decorative Conc. Block	R' Conc.	107.50	97.30	90.00	86.30	82.50	79.80	78.30
Brick	Wood	127.00	111.90	102.20	97.30	92.40	88.30	86.40
Brick	Steel	128.20	113.20	103.40	98.50	93.60	89.60	87.60
Brick	R' Conc.	131.00	115.90	106.20	101.30	96.40	92.30	90.40
Conc. Tilt-Up	Steel	124.00	109.80	100.50	95.80	91.10	87.30	85.50
Conc. Tilt-Up	R' Conc.	126.80	112.50	103.20	98.60	93.90	90.10	88.20
EIFS on Masonry	Steel	122.10	108.20	99.20	94.60	90.00	86.30	84.50
Polymer (Conc. Filled)	Wood	120.60	107.50	98.60	94.20	89.60	86.20	84.50
Polymer (Conc. Filled)	Steel	121.80	108.70	99.90	95.50	90.80	87.40	85.70

Note: Deduct one whole grade (4 grade to a 5 grade, etc.) for structures with open bays.

MAIN AREA ADJUSTMENTS

Overhead Door (Manual)	(+)	P.S.F.S.A.	\$18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.	28.00
No In-Floor Heat	(-)	P.S.F.	7.25
Add for Suspended Gas Unit Heat	(+)	P.S.F.	2.50

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$21.00 - \$31.00
Exterior Wash Floor	(+)	P.S.F.	7.00 - 11.00
Vacuum Station	(+)	Each	1,800.00 - 3,000.00

Paving & Yard Lighting See "Commercial and Industrial Schedule Short Form" — Page 5 – 14

EQUIPMENT - CONTINUOUS FLOW CONVEYOR TYPE

	30' Long	50' Long	75' Long	100' Long	125' Long	150' Long	Add for Dryer
Low	\$70,000	\$124,000	\$174,000	\$212,000	\$250,000	\$290,000	\$22,000
Average	103,000	162,000	227,000	275,000	315,000	365,000	31,000
High	136,000	200,000	280,000	338,000	380,000	440,000	40,000

EQUIPMENT - SERVICE STATION AUTOMATIC WASH TYPE

Brush Type	Touchless	Add for Dryer
\$100,000	\$125,000	\$25,000

EQUIPMENT - HAND OPERATED SELF-SERVICE TYPE

1 Bay	2 Bay	3 Bay	4 Bay	5 Bay	6 Bay	Each Additional Bay
\$36,000	\$52,000	\$68,000	\$84,000	\$100,000	\$116,000	\$16,000

Depreciation: This type of property usually depreciates at a faster than normal rate. The following guides should be used unless extensive remodeling has occurred.

Structure	2 1/2%	-	3 1/2%	Per Year to 65%
Equipment (Continuous Flow Type)	8%	-	12%	Per Year to 70%
Equipment (Service Station Type)	18%	-	22%	Per Year to 70%
Equipment (Hand Operated Type)	5%	-	7%	Per Year to 70%

Car was equipment is not assessable pursuant to Iowa code Section 427a.1(6).



3 GRADE
REINFORCED CONCRETE – STEEL FRAME



4 GRADE
METAL – LIGHT STEEL FRAME



4 GRADE
METAL – POST FRAME



4 GRADE
CONCRETE – STEEL FRAME

SPECIFICATIONS – MINI-STORAGE BUILDING

Foundation: Reinforced concrete floating slab with monolithic perimeter. Multi-story assumes a reinforced concrete foundation or equivalent.

Exterior Walls: Use proper schedule. 9' high side walls per floor.

Roof: Roof deck varies, condensation insulation included.

Floors: 4" concrete with wire reinforcing. Uppers will vary with type of structure.

Interior Finish: None (see Main Area Adjustments to add for partitioning).

Heating & Air Conditioning: None.

Plumbing: None.

Electrical: None.

Structural: Light framing only (load bearing exterior walls). Uppers include additional framing to supports structure above.

MINI-STORAGE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,000	1,500	2,000	2,500	3,000	4,000	5,000	6,000	8,000	10,000 or Larger	Height Adjust.
Metal	Post	\$17.60	\$14.90	\$14.60	\$14.50	\$14.10	\$13.60	\$13.30	\$13.10	\$12.80	\$12.70	\$0.34
Uppers		17.50	14.00	13.80	13.70	13.00	12.20	11.70	11.40	11.00	10.80	
Metal	Light Stl	22.70	18.80	18.40	18.20	17.70	17.00	16.60	16.30	15.90	15.70	0.52
Uppers		27.50	24.50	24.30	24.20	23.40	22.40	21.80	21.40	20.90	20.60	
Frame w/ Asph Shingle Roof	Wood	23.60	19.60	19.20	19.00	18.40	17.70	17.30	17.00	16.60	16.40	0.55
Uppers		20.20	15.30	15.10	14.90	14.10	13.10	12.40	12.00	11.50	11.20	
Frame w/ Mtl/Frame Roof	Wood	20.30	16.30	15.90	15.70	15.10	14.40	14.00	13.70	13.30	13.10	0.55
Uppers		20.20	15.30	15.10	14.90	14.10	13.10	12.40	12.00	11.50	11.20	
C Blk w/ Asph Shingle Roof	Wood	26.50	21.00	20.60	20.40	19.60	18.60	18.00	17.60	17.10	16.80	0.77
Uppers		23.00	16.70	16.40	16.30	15.20	13.90	13.10	12.60	12.00	11.60	
C Blk w/ Mtl/Frame Roof	Wood	23.20	17.70	17.30	17.10	16.30	15.30	14.70	14.30	13.80	13.50	0.77
Uppers		23.00	16.70	16.40	16.30	15.20	13.90	13.10	12.60	12.00	11.60	
C Blk w/ Mtl/Light Stl Roof	Light Stl	25.90	20.40	20.00	19.80	19.00	18.00	17.40	17.00	16.50	16.20	0.77
Uppers		30.80	26.10	25.90	25.70	24.70	23.40	22.60	22.10	21.40	21.00	
Reinforced Concrete	Steel	27.20	21.00	20.60	20.30	19.50	18.40	17.70	17.30	16.70	16.40	0.86
Uppers		32.10	26.80	26.50	26.30	25.20	23.80	22.90	22.40	21.60	21.20	
Reinforced Concrete	R' Conc.	35.20	29.00	28.60	28.30	27.50	26.40	25.70	25.30	24.70	24.40	0.86
Uppers		36.80	31.90	31.60	31.50	30.30	28.90	28.10	27.50	26.80	26.40	
Brick	Wood	33.30	24.30	23.80	23.50	22.20	20.60	19.70	19.10	18.30	17.80	1.28
Uppers		29.80	20.00	19.60	19.40	17.90	16.00	14.90	14.10	13.10	12.60	
Brick	Steel	32.70	23.70	23.20	22.90	21.60	20.00	19.10	18.50	17.70	17.20	1.28
Uppers		37.50	29.50	29.10	28.80	27.30	25.40	24.30	23.50	22.60	22.00	
Brick	R' Conc.	40.70	31.70	31.20	30.90	29.60	28.00	27.10	26.50	25.70	25.20	1.28
Uppers		42.30	34.60	34.20	34.00	32.50	30.60	29.50	28.70	27.70	27.20	

Base prices are based on 9' high first floors and 9' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

ADD FOR PARTITIONING –

				Price Range	Typical
Plywood / Wood Stud	8' High	(+)	P.L.F.	\$20.50 - \$30.50	\$25.50
Adjustment for each 1'			P.L.F.	2.40 - 3.60	3.00
Metal	8' High	(+)	P.L.F.	26.00 - 36.00	32.00
Adjustment for each 1'			P.L.F.	3.20 - 4.80	4.00
Wire / Wood Stud	8' High	(+)	P.L.F.	14.50 - 21.50	18.00
Adjustment for each 1'			P.L.F.	1.80 - 2.70	2.25
4" Concrete Block	8' High	(+)	P.L.F.	49.25 - 73.75	61.50
Adjustment for each 1'			P.L.F.	6.20 - 9.20	7.70

ADD FOR ROLL DOORS –

25 S.F.S.A. or Less	(+)	P.S.F.S.A.	16.00 - 24.00	20.00
26 - 50 S.F.S.A.	(+)	P.S.F.S.A.	12.50 - 17.50	15.50
51 S.F.S.A. or More	(+)	P.S.F.S.A.	9.50 - 14.00	11.75
Add for Electricity	(+)	P.S.F.	1.75 - 2.75	2.25
Add for Exterior Lighting Only	(+)	P.S.F.	0.50 - 1.00	0.75
Add for Suspended Unit Space Heat	(+)	P.S.F.	2.00 - 3.00	2.50

OTHER AREA ADJUSTMENTS

Paving & Yard Lighting See "Commercial and Industrial Schedule Short Form" - Page 5 – 14

GRADING GUIDE

3 Grade – Building with heavy gauge siding and roof, high quality materials and workmanship or buildings with a 4' foundation.

4 Grade – Average quality materials and workmanship – 8"± monolithic foundation.

5 Grade – Buildings with light gauge siding and roof, low quality materials and workmanship – no foundation.



3 GRADE
METAL – STEEL FRAME



3 GRADE
METAL – STEEL FRAME



4 GRADE
METAL – STEEL FRAME



4 GRADE INTERIOR

SPECIFICATIONS – MINI-STORAGE – CLIMATE CONTROLLED BUILDING

Foundation: One story buildings assume a monolithic perimeter, multi-story buildings assume a reinforced concrete foundation or equivalent.

Exterior Walls: Use proper schedule, base price assumes 9' high sidewalls, assumes insulation.

Roof: Roof deck varies with each schedule, assumes roof insulation.

Floors: First floor – 4" concrete with wire reinforcing, upper varies with schedule used.

Interior Finish: None. (See main area adjustments to add partitions & doors.)

Heating & Air Conditioning: Forced hot air heat and air conditioning.

Plumbing: None. Add for plumbing if necessary, including rough plumbing.

Electrical: Pipe conduit wiring with fluorescent light fixtures, or equivalent.

Structural: Light framing only. One story buildings assume load bearing walls, framing for multi-story buildings varies with schedule used.

MINI-STORAGE BUILDINGS – CLIMATE CONTROLLED

Square Feet of Area

Exterior Walls	Framing	Square Feet of Area										Add for Height	
		1,000	1,500	2,000	2,500	3,000	4,000	5,000	6,000	8,000	10,000 or Larger	Bsmt	Adjust.
Metal	Wood	\$30.90	\$28.50	\$27.20	\$26.30	\$25.70	\$24.90	\$24.50	\$23.90	\$23.10	\$22.60	\$22.50	\$0.53
Uppers		35.80	31.60	29.50	28.00	26.90	26.40	25.50	24.50	23.20	22.50		0.53
Metal	Light Stl	37.70	34.40	32.80	31.50	30.70	29.70	29.10	28.20	27.20	26.60	22.50	0.76
Uppers		53.70	47.20	43.90	41.70	40.20	40.10	38.60	37.10	35.20	34.00		0.76
Frame w/ Asph Shingle Roof	Wood	37.70	34.50	32.90	31.70	31.00	30.00	29.40	28.60	27.60	27.00	32.00	0.72
Uppers		39.20	34.30	31.90	30.10	28.90	28.10	27.10	25.90	24.40	23.50		0.72
Frame w/ Metal/Frame Roof	Wood	34.40	31.20	29.60	28.40	27.70	26.70	26.10	25.30	24.30	23.70	22.50	0.72
Uppers		39.20	34.30	31.90	30.10	28.90	28.10	27.10	25.90	24.40	23.50		0.72
C Block w/ Asph Shingle Roof	Wood	38.40	35.10	33.50	32.20	31.40	30.30	29.70	28.90	27.90	27.20	32.00	0.77
Uppers		40.00	34.90	32.40	30.50	29.30	28.50	27.40	26.20	24.70	23.70		0.77
C Block w/ Metal/Frame Roof	Wood	35.10	31.80	30.20	28.90	28.10	27.00	26.40	25.60	24.60	23.90	37.00	0.77
Uppers		40.00	34.90	32.40	30.50	29.30	28.50	27.40	26.20	24.70	23.70		0.77
C Block w/ Metal/Light Stl Roof	Light Stl	37.80	34.50	32.90	31.60	30.80	29.70	29.10	28.30	27.30	26.60	37.00	0.77
Uppers		53.80	47.30	44.00	41.70	40.20	40.10	38.60	37.10	35.20	34.10		0.77
Reinforced Conc.	Steel	39.60	35.90	34.10	32.70	31.80	30.60	29.90	29.00	27.90	27.20	32.00	0.86
Uppers		55.60	48.70	45.20	42.80	41.20	41.00	39.40	37.80	35.80	34.60		0.86
Reinforced Conc.	R' Conc.	47.60	43.90	42.10	40.70	39.80	38.60	37.90	37.00	35.90	35.20	37.00	0.86
Uppers		59.60	53.10	49.80	47.50	46.00	45.60	44.10	42.60	40.70	39.50		0.86
Brick	Wood	49.10	43.50	40.60	38.50	37.10	35.40	34.30	32.90	31.10	30.10	32.00	1.39
Uppers		55.50	48.10	40.20	41.70	39.90	38.30	36.90	35.10	32.80	31.50		1.39
Brick	Steel	46.40	40.80	37.90	35.80	34.40	32.70	31.60	30.20	28.40	27.40	22.50	1.39
Uppers		60.80	52.00	47.50	44.40	42.30	41.50	39.60	37.50	34.80	33.30		1.39
Brick	R' Conc.	49.10	43.50	40.60	38.50	37.10	35.40	34.30	32.90	31.10	30.10	32.00	1.39
Uppers		65.10	56.60	56.40	49.30	47.30	46.30	44.50	42.50	40.00	38.40		1.39

Base prices are based on 9' high first floors and 9' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

ADD FOR PARTITIONING –				Price Range		Typical
Plywood/Wood Stud	8' High	(+)	P.L.F.	\$20.50	- \$30.50	\$25.50
Adjustment for each 1'			P.L.F.	2.40	- 3.60	3.00
Metal	8' High	(+)	P.L.F.	26.00	- 36.00	32.00
Adjustment for each 1'			P.L.F.	3.20	- 4.80	4.00
Wire/Wood Stud	8' High	(+)	P.L.F.	14.50	- 21.50	18.00
Adjustment for each 1'			P.L.F.	1.80	- 2.70	2.25
4" Concrete Block	8' High	(+)	P.L.F.	49.25	- 73.75	61.50
Adjustment for each 1'			P.L.F.	6.20	- 9.20	7.70

ADD FOR ROLL DOORS –

25 S.F.S.A. or Less	(+)	P.S.F.S.A.	\$16.00	- \$24.00	\$20.00
26 - 50 S.F.S.A.	(+)	P.S.F.S.A.	12.50	- 17.50	15.50
51 S.F.S.A. or More	(+)	P.S.F.S.A.	9.50	- 14.00	11.75
Elevators			See "Analyzed Unit Cost" — Page 4 – 27		

OTHER AREA ADJUSTMENTS

Paving & Yard Lighting See "Commercial and Industrial Schedule Short Form" — Page 5 – 14

COMMERCIAL HOOP STRUCTURES

- Walls & Roof - Translucent multi fabric cover.
- Framing - Galvanized tube truss system.
- Foundation - None. (Pony wall prices include a trench foundation.)
- Insulation - None.
- Floor - None.
- Heating - None.
- Plumbing - None.
- Electrical - None.
- Openings - None.



4 GRADE



3 GRADE

S.F. of Bldg.	Price Per Square Foot									
	Single Pipe Truss						Double Pipe Truss			
	22' or less	23' - 28'	29' - 33'	34' - 39'	40' - 48'	49' - 69'	70' - 89'	90' - 109'	110' - 129'	130 or wider
350	\$8.68	—	—	—	—	—	—	—	—	—
400	8.34	\$7.83	—	—	—	—	—	—	—	—
500	8.00	7.25	—	—	—	—	—	—	—	—
600	7.65	7.10	—	—	—	—	—	—	—	—
700	7.33	6.90	—	—	—	—	—	—	—	—
800	7.15	6.75	—	—	—	—	—	—	—	—
900	7.00	6.60	\$6.75	—	—	—	—	—	—	—
1,000	6.95	6.50	6.50	\$6.90	—	—	—	—	—	—
1,250	6.80	6.30	6.35	6.70	\$8.30	—	—	—	—	—
1,500	6.70	6.15	6.20	6.60	8.10	\$9.45	—	—	—	—
1,750	6.60	6.05	6.05	6.50	7.90	9.25	—	—	—	—
2,000	6.50	6.00	5.90	6.40	7.75	9.05	\$11.45	—	—	—
2,250	6.48	5.95	5.80	6.35	7.65	8.95	11.30	—	—	—
2,500	6.45	5.92	5.70	6.30	7.60	8.85	11.20	—	—	—
2,750	6.45	5.90	5.60	6.25	7.55	8.80	11.10	—	—	—
3,000	6.45	5.88	5.57	6.20	7.50	8.75	11.05	—	—	—
3,500	6.45	5.85	5.55	6.15	7.40	8.70	10.95	—	—	—
4,000	6.45	5.83	5.52	6.10	7.35	8.60	10.85	—	—	—
5,000	6.45	5.80	5.50	6.05	7.25	8.50	10.70	—	—	—
6,000	—	5.80	5.50	6.02	7.15	8.40	10.60	—	—	—
7,000	—	—	—	6.00	7.10	8.30	10.50	—	—	—
8,000	—	—	—	6.00	7.08	8.27	10.45	\$16.70	—	—
9,000	—	—	—	6.00	7.05	8.25	10.40	16.50	\$17.35	—
10,000	—	—	—	—	7.05	8.23	10.38	16.30	17.15	\$18.25
12,000	—	—	—	—	—	8.24	10.35	16.05	16.90	18.00
15,000	—	—	—	—	—	8.20	10.33	15.85	16.70	17.75
20,000	—	—	—	—	—	8.20	10.31	15.65	16.45	17.50
25,000	—	—	—	—	—	—	10.30	15.45	16.25	17.25
30,000	—	—	—	—	—	—	10.30	15.25	16.05	17.00
40,000	—	—	—	—	—	—	—	14.85	15.65	16.80
50,000	—	—	—	—	—	—	—	14.45	15.25	16.60
60,000	—	—	—	—	—	—	—	14.05	14.80	16.40
Add for enclosed ends (per end)	1,200	1,300	1,700	2,000	2,500	3,000	6,000	7,750	11,000	16,000

MAIN AREA ADJUSTMENTS

			Price Range		Typical
4" Concrete Floor	(+)	P.S.F.	—	—	\$4.90
6" Concrete Floor	(+)	P.S.F.	—	—	5.95
Electric	(+)	P.S.F.	\$0.45	- \$0.75	0.60
Water	(+)	P.S.F.	0.40	- 0.60	0.50
Metal or Wood/Pole Pony Wall, 4' High	(+)	P.L.F.	27.50	- 40.50	34.00
Add/Deduct for Each Additional Foot	(+)	P.L.F.	8.00	- 12.00	10.00
Reinforced Concrete w/ Foundation Pony Wall, 4' High	(+)	P.L.F.	92.00	- 138.00	115.00
Add/Deduct for Each Additional Foot	(+)	P.L.F.	10.60	- 16.00	13.30
Concrete Panel Pony Wall, 4' High	(+)	P.L.F.	47.00	- 70.00	58.50
Add/Deduct for Each Additional Foot	(+)	P.L.F.	9.50	- 13.50	11.50
Overhead Door (Manual)	(+)	P.S.F.S.A.	15.00	- 22.00	18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.	22.50	- 33.50	28.00
Entrance Door	(+)	Each	600.00	- 900.00	750.00



3 GRADE
CONCRETE BLOCK – WOOD FRAME



3 GRADE
CONCRETE TILT-UP – CONCRETE FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME



5 GRADE
CONCRETE BLOCK – WOOD FRAME

SPECIFICATIONS – STORAGE WAREHOUSE BUILDING

Warehouses designed for storage over a longer time period (as compared to a distribution warehouse). Typically all access to the structure will be through at grade entrance and overhead doors. These structures will exhibit limited electrical service. In many instances these structures may lack interior offices, heat and plumbing.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high first floor, 12' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 6" reinforced concrete at grade. Uppers (and buildings with basement) will vary with type of structure.

Floor Coverings: No covering is base.

Interior Finish: No interior finish is base. Minimal cheap partitioning, if any.

Heating: Minimal perimeter type heating or suspended unit heaters.

Plumbing: Minimum plumbing.

Wiring: Flexible cable or equivalent. Adequate lighting fixtures.

Structural: Use proper schedule.

Note: Metal storage warehouse should be priced from the "Metal Warehouse Buildings" schedule.

STORAGE WAREHOUSE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	Square Feet of Area																		Add for Bsm't	Height Adjust.
		1,500 or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000		
Frame	Wood	\$61.30	\$57.70	\$55.40	\$54.10	\$49.60	\$46.90	\$44.30	\$41.60	\$40.10	\$39.00	\$38.40	\$37.80	\$37.10	\$36.60	\$35.80	\$35.50	\$35.10	\$34.90	\$19.50	\$0.71
Uppers		33.00	30.80	29.40	28.60	26.00	24.50	23.30	21.40	20.50	19.70	19.60	19.00	18.50	18.30	17.80	17.60	17.40	17.20		0.71
Concrete Block or Tile	Wood	65.70	61.80	59.20	57.70	52.50	49.40	46.40	43.30	41.50	40.20	39.50	38.80	37.90	37.30	36.40	36.00	35.50	35.30	19.50	0.73
Uppers		33.70	31.50	30.00	29.20	26.50	24.90	23.70	21.60	20.70	19.90	19.80	19.20	18.70	18.40	17.90	17.60	17.40	17.20		0.73
Concrete Block or Tile	Steel	72.20	68.20	65.70	64.10	59.00	55.90	52.90	49.70	47.90	46.60	45.90	45.20	44.30	43.80	42.90	42.40	42.00	41.80	29.25	1.20
Uppers		49.00	45.30	43.00	41.50	38.10	36.10	33.90	31.90	31.00	30.00	29.60	29.20	28.50	28.30	27.70	27.40	27.10	26.90		1.20
Brick on Block	Wood	92.10	85.80	81.60	79.10	69.90	64.30	59.00	53.20	49.70	47.20	45.90	44.60	42.80	41.80	40.10	39.20	38.40	37.90	19.50	1.24
Uppers		50.10	46.40	43.90	42.50	37.20	34.10	31.10	27.80	25.80	24.30	23.80	22.80	21.70	21.20	20.10	19.60	19.10	18.80		1.24
Brick on Block	Steel	98.60	92.30	88.10	85.60	76.30	70.80	65.40	59.60	56.20	53.70	52.40	51.00	49.30	48.30	46.50	45.70	44.80	44.40	29.25	1.72
Uppers		65.40	60.20	56.90	54.80	48.90	45.30	41.40	38.10	36.20	34.40	33.60	32.80	31.60	31.00	29.90	29.40	28.80	28.50		1.72
Brick on Block	R' Conc.	102.50	96.20	92.00	89.50	80.20	74.70	69.30	63.50	60.10	57.60	56.30	54.90	53.20	52.20	50.40	49.60	48.70	48.30	34.25	1.82
Uppers		69.00	64.20	61.10	59.20	53.40	50.00	46.20	43.00	41.10	39.40	38.60	37.80	36.70	36.10	35.00	34.50	33.90	33.60		1.82
Reinforced Conc.	R' Conc.	82.20	77.70	74.80	73.00	66.90	63.30	59.70	55.90	53.70	52.20	51.30	50.50	49.40	48.70	47.60	47.10	46.60	46.30	34.25	1.44
Uppers		56.80	53.10	50.80	49.30	45.50	43.10	40.70	38.40	37.30	36.10	35.60	35.20	34.40	34.00	33.30	33.00	32.60	32.40		1.44
Concrete Tilt-Up	Steel	92.70	86.90	83.10	80.80	72.40	67.40	62.60	57.40	54.30	52.10	51.00	49.70	48.20	47.30	45.70	45.00	44.20	43.80	29.25	1.64
Uppers		63.00	58.10	54.90	53.00	47.30	44.00	40.30	37.20	35.40	33.80	33.00	32.30	31.20	30.70	29.60	29.10	28.50	28.30		1.64
Concrete Tilt-Up	R' Conc.	96.60	90.80	87.00	84.70	76.30	71.30	66.50	61.30	58.20	56.00	54.90	53.60	52.10	51.20	49.60	48.90	48.10	47.70	34.25	1.75
Uppers		66.70	62.10	59.10	57.40	51.90	48.70	45.20	42.10	40.40	38.80	38.00	37.30	36.20	35.70	34.70	34.20	33.60	33.40		1.75
2" Enameled Insulated Sandwich Panels	Steel	69.40	65.70	63.30	61.90	57.20	54.40	51.60	48.70	47.10	45.90	45.30	44.60	43.80	43.30	42.50	42.10	41.70	41.50	29.25	1.38
Uppers		54.70	50.50	47.90	46.20	41.90	39.30	36.50	34.10	32.80	31.60	31.00	30.50	29.60	29.20	28.50	28.10	27.70	27.40		1.38
EIFS on Masonry	Wood	84.00	78.40	74.70	72.50	64.50	59.70	55.10	50.10	47.20	45.10	44.00	42.80	41.30	40.40	39.00	38.20	37.50	37.10	19.50	1.12
Uppers		46.20	42.90	40.70	39.40	34.70	31.90	29.40	26.30	24.60	23.30	22.90	21.90	21.00	20.50	19.60	19.20	18.70	18.50		1.12
EIFS on Masonry	Steel	90.40	84.90	81.20	79.00	71.00	66.20	61.60	56.60	53.60	51.50	50.40	49.20	47.80	46.90	45.40	44.70	43.90	43.60	29.25	1.60
Uppers		61.50	56.70	53.60	51.70	46.30	43.10	39.60	36.60	35.00	33.40	32.60	32.00	30.90	30.40	29.40	28.90	28.40	28.10		1.60

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

Adjustment	Quantity	Unit	Price Range		Typical
			Min	Max	Typical
Dock Level Floor	(+)	P.S.F.	\$2.40	\$3.60	\$3.00
Sprinkler System	(+)	P.S.F.	1.75	3.75	2.75
No Plumbing	(-)	P.S.F.	—	—	0.80
No Heating	(-)	P.S.F.	—	—	2.50
Internal Office (w/ Heating Only)	(+)	P.S.F.	38.00	46.00	42.00
Internal Office (w/ Heating & Air Cond.)	(+)	P.S.F.	46.00	54.00	50.00
Internal Retail Finish (w/ Heating Only)	(+)	P.S.F.	30.00	36.00	33.00
Internal Retail Finish (w/ Heating & Air Cond.)	(+)	P.S.F.	38.00	44.00	41.00
External Office	(+)	P.S.F.	95.00	130.00	112.50
Open Wood Storage Mezzanine	(+)	P.S.F.	11.00	16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.	27.00	40.00	33.50
Office Mezzanine	(+)	P.S.F.	65.00	86.00	75.50
Overhead Doors (Manual)	(+)	P.S.F.S.A.	15.00	22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.	22.50	33.50	28.00
Elevators			See "Analyzed Unit Cost" — Page 4 – 27		

OTHER AREA ADJUSTMENTS

Loading Docks	(+)	P.S.F.	\$16.00	\$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each	1,050.00	1,550.00	1,300.00
Automatic Dock Levelers			See "Analyzed Unit Cost" — Page 4 – 28		
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



4 GRADE
CONCRETE BLOCK – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME

SPECIFICATIONS – DISTRIBUTION WAREHOUSE BUILDING

A distribution warehouse (commonly referred to as distribution centers) typically stores products for relatively lesser periods as compared to a storage warehouse. Distribution warehouses, apart from storing products may offer value-added services like product mixing, order fulfillment, cross docking, packaging etc. While the role of a storage warehouse is to store products efficiently, the role of distribution warehouse is to efficiently meet customer requirements.

These structures will exhibit superior electrical service as compared to a storage warehouse. Access will include dock level overhead doors with dock levelers, door seals etc. All or a portion of the floor level will be at dock height level (add as an adjustment), or may be accompanied with truck wells. These structures will typically have interior offices, heating systems and plumbing centers.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high first floor, 12' high uppers.

Roof: Rubber membrane roof or equivalent. (Roof deck varies with type of structure.)

Floors: 6" reinforced concrete at grade. Uppers (and buildings with basements) will vary with type of structure. Add for dock level.

Floor Coverings: No floor covering is base.

Interior Finish: No interior finish is base. Minimal partitioning, if any.

Heating: Suspended gas unit heat or equivalent.

Plumbing: Adequate plumbing.

Wiring: Pipe conduit wiring with metal halide or fluorescent light fixtures, or equivalent (electrical service more abundant than a storage warehouse).

Structural: Use proper schedule.

DISTRIBUTION WAREHOUSE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	Square Feet of Area																		Add for Bsm't	Height Adjust.
		1,500 or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000		
Frame	Wood	\$65.50	\$61.60	\$59.10	\$57.50	\$52.90	\$50.10	\$47.40	\$44.60	\$43.00	\$41.90	\$41.40	\$40.80	\$40.00	\$39.50	\$38.80	\$38.40	\$38.00	\$37.80	\$19.50	\$0.71
Uppers		35.90	33.80	32.40	31.50	29.00	27.40	26.30	24.30	23.50	22.70	22.60	22.00	21.50	21.20	20.70	20.50	20.30	20.10		0.71
C Block or Tile	Wood	69.90	65.60	62.80	61.10	55.80	52.60	49.50	46.20	44.40	43.10	42.40	41.70	40.80	40.30	39.40	38.90	38.50	38.30	19.50	0.73
Uppers		36.60	34.40	33.00	32.10	29.40	27.80	26.60	24.60	23.70	22.90	22.70	22.10	21.60	21.30	20.80	20.60	20.30	20.20		0.73
C Block or Tile	Steel	76.30	72.10	69.30	67.60	62.30	59.10	56.00	52.70	50.90	49.60	48.90	48.20	47.30	46.70	45.80	45.40	44.90	44.70	29.25	1.20
Uppers		51.90	48.20	45.90	44.50	41.10	39.00	36.90	34.90	34.00	33.00	32.50	32.20	31.50	31.20	30.60	30.30	30.00	29.80		1.20
Brick on Block	Wood	96.30	89.60	85.20	82.60	73.20	67.50	62.00	56.10	52.70	50.20	48.90	47.50	45.80	44.80	43.00	42.20	41.30	40.90	19.50	1.24
Uppers		53.00	49.30	46.90	45.40	40.20	37.00	34.10	30.70	28.80	27.30	26.70	25.70	24.70	24.10	23.10	22.60	22.10	21.80		1.24
Brick on Block	Steel	102.80	96.10	91.70	89.10	79.60	73.90	68.50	62.60	59.10	56.60	55.30	54.00	52.20	51.20	49.50	48.60	47.80	47.30	29.25	1.72
Uppers		68.30	63.10	59.80	57.80	51.80	48.20	44.30	41.00	39.10	37.40	36.50	35.80	34.60	34.00	32.90	32.30	31.70	31.40		1.72
Brick on Block	R' Conc.	106.70	100.00	95.60	93.00	83.50	77.80	72.40	66.50	63.00	60.50	59.20	57.90	56.10	55.10	53.40	52.50	51.70	51.20	34.25	1.82
Uppers		71.90	67.10	64.00	62.20	56.40	52.90	49.20	46.00	44.00	42.30	41.60	40.80	39.60	39.00	37.90	37.40	36.80	36.50		1.82
R' Concrete	R' Conc.	86.40	81.60	78.40	76.50	70.20	66.40	62.80	58.90	56.70	55.10	54.30	53.40	52.30	51.70	50.60	50.00	49.50	49.20	34.25	1.44
Uppers		59.80	56.10	53.70	52.30	48.40	46.10	43.70	41.40	40.20	39.10	38.60	38.10	37.30	37.00	36.30	35.90	35.50	35.30		1.44
Concrete Tilt-up	Steel	96.90	90.70	86.70	84.30	75.70	70.60	65.70	60.40	57.30	55.10	53.90	52.70	51.10	50.20	48.70	47.90	47.10	46.70	29.25	1.64
Uppers		66.00	61.00	57.90	55.90	50.30	46.90	43.30	40.20	38.40	36.80	36.00	35.30	34.10	33.60	32.60	32.10	31.50	31.20		1.64
Concrete Tilt-up	R' Conc.	100.80	94.60	90.60	88.20	79.60	74.50	69.60	64.30	61.20	59.00	57.80	56.60	55.00	54.10	52.60	51.80	51.00	50.60	34.25	1.75
Uppers		69.60	65.00	62.10	60.30	54.90	51.60	48.10	45.10	43.30	41.70	41.00	40.30	39.20	38.60	37.60	37.10	36.60	36.30		1.75
2" Enameled Insulated Sandwich Panels	Steel	84.30	79.30	76.00	74.00	67.50	63.50	59.70	55.60	53.40	51.70	50.80	49.90	48.80	48.10	46.90	46.40	45.80	45.50	29.25	1.38
Uppers		57.70	53.50	50.80	49.20	44.80	42.20	39.50	37.10	35.80	34.50	33.90	33.40	32.60	32.20	31.40	31.00	30.60	30.40		1.38
EIFS on Masonry	Wood	88.20	82.20	78.30	76.00	67.80	62.90	58.20	53.10	50.10	48.00	46.90	45.70	44.30	43.40	41.90	41.20	40.40	40.10	19.50	1.12
Uppers		49.20	45.80	43.60	42.30	37.70	34.90	32.30	29.30	27.60	26.20	25.80	24.90	24.00	23.50	22.60	22.10	21.70	21.40		1.12
EIFS on Masonry	Steel	94.60	88.70	84.80	82.50	74.30	69.40	64.60	59.50	56.60	54.50	53.40	52.20	50.70	49.80	48.40	47.60	46.90	46.50	29.25	1.60
Uppers		64.50	59.60	56.60	54.70	49.30	46.10	42.60	39.60	37.90	36.30	35.60	34.90	33.80	33.30	32.40	31.90	31.30	31.10		1.60
Metal	Steel	59.40	55.20	52.50	50.90	44.80	42.30	39.30	36.20	34.50	33.30	32.70	32.00	31.20	30.70	29.80	29.40	29.00	28.80	29.25	1.24

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

				Price Range	Typical
Dock Level Floor	(+)	P.S.F.		\$2.40 - \$2.80	\$3.00
Sprinkler System	(+)	P.S.F.		1.75 - 3.75	2.75
No Plumbing	(-)	P.S.F.		—	1.00
No Heating	(-)	P.S.F.		—	2.50
Internal Office (w/ Heating Only)	(+)	P.S.F.		38.00 - 46.00	42.00
Internal Office (w/ Heating & Air Cond.)	(+)	P.S.F.		46.00 - 54.00	50.00
Internal Retail Finish (w/ Heating Only)	(+)	P.S.F.		30.00 - 36.00	33.00
Internal Retail Finish (w/ Heating & Air Cond.)	(+)	P.S.F.		38.00 - 44.00	41.00
External Office	(+)	P.S.F.		95.00 - 130.00	112.50
Open Wood Storage Mezzanine	(+)	P.S.F.		11.00 - 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.		27.00 - 40.00	33.50
Office Mezzanine	(+)	P.S.F.		65.00 - 86.00	75.50
Overhead Doors (Manual)	(+)	P.S.F.S.A.		15.00 - 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.		22.50 - 33.50	28.00
Elevators				See "Analyzed Unit Cost" — Page 4 – 27	

OTHER AREA ADJUSTMENTS

Loading Docks	(+)	P.S.F.		\$16.00 - \$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each		1,050.00 - 1,550.00	1,300.00
Automatic Dock Levelers				See "Analyzed Unit Cost" — Page 4 – 28	
Paving & Yard Lighting				See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



3 GRADE
METAL – STEEL FRAME



4 GRADE
METAL – STEEL FRAME



4 GRADE
METAL – WOOD FRAME



4 + 10 GRADE
METAL – STEEL FRAME

SPECIFICATIONS – TRANSIT WAREHOUSE BUILDING

A transit warehouse is an intermediate warehouse location facility between a "from" warehouse and a "to" warehouse for warehouse transfers. Items in a transit warehouse are in the process of being transferred to a different warehouse (transfer order) and therefore cannot be picked for other orders during transportation. In short, these structures are designed to house products delivered from one warehouse location for short time until they are reloaded for delivery to another warehouse location.

These structures are designed as long and narrow warehouse structures which will be 100% at dock level. They will have numerous dock level overhead doors, door seals and dock levelers or at least edge of dock levelers. These structures will typically have interior offices, heating systems and plumbing centers.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high sidewalls.

Roof: Flat - rubber membrane or equivalent, pitched roofs with asphalt shingles. (Roof deck varies with type of structure.) Metal buildings will have a pitched metal roof.

Floors: 6" reinforced concrete at dock level.

Floor Coverings: No covering is base.

Interior Finish: No interior finish is base. Minimal cheap partitioning, if any.

Heating: Vacuum gas radiant heat or equivalent.

Plumbing: Minimum plumbing.

Wiring: Flexible cable or equivalent. Adequate lighting fixtures.

Structural: Use proper schedule.

TRANSIT WAREHOUSE BUILDINGS

		Square Feet of Area								Add for Bsmt
Exterior Walls	Framing	3,000 or Less	4,000	5,000	6,000	7,500	10,000	12,500	15,000	
Frame	Wood	\$60.60	\$56.20	\$53.60	\$52.60	\$51.50	\$50.60	\$50.10	\$49.90	\$19.50
Conc. Block or Tile	Wood	65.30	60.20	57.20	56.00	54.90	53.80	53.30	52.90	19.50
Conc. Block or Tile	Steel	69.20	64.20	61.10	60.00	58.80	57.70	57.20	56.90	29.25
Brick on Block	Wood	79.40	71.40	66.60	64.80	63.10	61.40	60.50	60.00	19.50
Brick on Block	Steel	85.80	77.80	73.00	71.30	69.50	67.90	67.00	66.40	29.25
Brick on Block	R' Conc.	89.70	81.70	76.90	75.20	73.40	71.80	70.90	70.30	34.25
Reinforced Conc.	R' Conc.	75.50	69.70	66.20	64.90	63.60	62.40	61.80	61.40	34.25
Concrete Tilt-Up	Steel	86.10	78.60	74.10	72.40	70.70	69.20	68.40	67.80	29.25
Concrete Tilt-Up	R' Conc.	84.50	77.00	72.50	70.80	69.10	67.60	66.80	66.20	34.25
2" Enameled Insulated Sandwich Panels	Steel	78.10	72.10	68.50	67.20	65.80	64.60	63.90	63.50	34.25
EIFS on Masonry	Wood	75.50	68.20	63.90	62.30	60.70	59.20	58.40	57.90	19.50
EIFS on Masonry	Steel	84.70	77.40	73.10	71.50	69.90	68.40	67.60	67.10	29.25
Metal	Steel	56.90	51.50	48.20	47.00	45.80	44.60	44.10	43.70	29.25

MAIN AREA ADJUSTMENTS

			Price Range		Typical
Sprinkler System	(+)	P.S.F.	\$1.75	- \$3.75	\$2.75
No Plumbing	(-)	P.S.F.	—	—	1.00
No Heating	(-)	P.S.F.	—	—	3.00
Internal Office (w/ Heating Only)	(+)	P.S.F.	38.00	- 46.00	42.00
Internal Office (w/ Air Cond.)	(+)	P.S.F.	46.00	- 54.00	50.00
External Office	(+)	P.S.F.	95.00	- 130.00	112.50
Open Wood Storage Mezzanine	(+)	P.S.F.	11.00	- 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.	27.00	- 40.00	33.50
Office Mezzanine	(+)	P.S.F.	65.00	- 86.00	75.50
Overhead Doors (Manual)	(+)	P.S.F.S.A.	15.00	- 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.	22.50	- 33.50	28.00

OTHER AREA ADJUSTMENTS

Loading Docks	(+)	P.S.F.	\$16.00	- \$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each	1,050.00	- 1,550.00	1,300.00
Automatic Dock Levelers			See "Analyzed Unit Cost" — Page 4 – 28		
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



3 + 10 GRADE
CONCRETE TILT-UP – STEEL FRAME



3 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME

SPECIFICATIONS – COMPUTER DATA CENTER BUILDING

These structures are designed to protect the interior computer equipment from all outside influences including tornadoes, etc. As such, the buildings are almost exclusively constructed of reinforced concrete and steel framing. The interiors may include control room (interior offices) but will typically also include office additions. In most instances the plumbing centers will be located within these office additions.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: 12" Reinforced concrete tilt-up panels. 16' high first floor, or equivalent. No uppers included.

Roof: Rubber membrane on insulation on concrete topping on reinforced concrete hollow core panels or equivalent.

Floors: 8" to 10" reinforced concrete at grade, reinforced concrete hollow core panel uppers or equivalent.

Floor Coverings: No covering is base.

Interior Finish: Fire rated partitioning and fire rated doors for areas such as electrical rooms, mechanical rooms, loading bays, etc.

Heating: No heating. Heavy air conditioning service with ductwork system to the data center hall.

Plumbing: None, typically included in the office addition.

Wiring: Extensive electrical service, pipe conduit wiring with fluorescent light fixtures or equivalent. Battery and generator back-up systems are not included in the building cost.

Structural: Heavy steel framing.

Fire Suppression: Dual interlock preaction system included. Add for water sprinkler systems.

COMPUTER DATA CENTER BUILDINGS

Square Feet of Area

Exterior Walls (or equivalent)	Framing Steel	Square Feet of Area																	Add for Bsmt	Height Adjust.	
		1,500 or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000			200,000
Concrete Tilt-Up		\$181.00	\$175.90	\$172.30	\$170.40	\$161.50	\$156.20	\$151.10	\$145.50	\$142.00	\$139.40	\$138.00	\$136.60	\$134.80	\$133.80	\$132.00	\$131.10	\$130.20	\$129.80	\$34.25	\$2.35
Uppers		149.50	141.70	136.80	133.70	126.30	121.80	117.30	112.90	110.90	108.70	107.50	106.90	105.40	104.80	103.50	102.90	102.20	101.80	—	2.35

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

			Price Range		Typical
Sprinkler System	(+)	P.S.F.	\$2.50	- \$4.50	\$3.50
Internal Office (w/ Heating Only)	(+)	P.S.F.	38.00	- 46.00	42.00
Internal Office (w/ Heating & Air Cond.)	(+)	P.S.F.	46.00	- 54.00	50.00
Internal Retail Finish (w/ Heating Only)	(+)	P.S.F.	30.00	- 36.00	33.00
Internal Retail Finish (w/ Heating & Air Cond.)	(+)	P.S.F.	38.00	- 44.00	41.00
External Office	(+)	P.S.F.	95.00	- 130.00	112.50
Open Wood Storage Mezzanine	(+)	P.S.F.	11.00	- 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.	27.00	- 40.00	33.50
Office Mezzanine	(+)	P.S.F.	65.00	- 86.00	75.50
Overhead Doors (Manual)	(+)	P.S.F.S.A.	15.00	- 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.	22.50	- 33.50	28.00
Elevators	(+)		See "Analyzed Unit Cost" — Page 4-27		
Plumbing	(+)		See "Analyzed Unit Cost" — Page 4-20		

OTHER AREA ADJUSTMENTS

Loading Docks	(+)	P.S.F.	\$16.00	- \$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each	1,050.00	- 1,550.00	1,300.00
Automatic Dock Levelers	(+)		See "Analyzed Unit Cost" — Page 4 – 28		
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



3 GRADE
PRE-ENGINEERED SANDWICH PANEL – STEEL FRAME



4 GRADE
PRE-ENGINEERED SANDWICH PANEL – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
PRE-ENGINEERED SANDWICH PANEL – STEEL FRAME

SPECIFICATIONS – REFRIGERATED WAREHOUSE & PRODUCTION BUILDINGS

Refrigerated Warehouse refers to refrigerated buildings that are used to store perishable goods or merchandise under refrigeration at temperatures below 50 degrees Fahrenheit. They are similar to a distribution warehouse, except they are designed to store products at a colder temperature. Refrigerated production buildings have industrial quality interior electrical service. These buildings may also exhibit interior finish and plumbing designed to meet U.S.D.A. requirements for food grade manufacturing. The appraiser/assessor should increase the grade (up to one whole grade), or add for the additional finishes/plumbing in adjustments, to allow for these types of structures.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high first floor, 12' high upper. Heavily insulated.

Roof: Rubber membrane roofing or equivalent with heavy insulation (roof deck varies with type of structure).

Floors: Reinforced concrete floors with insulation. Chiller, freezer and sharp freezer areas will also include in floor heat systems.

Floor Coverings: No covering is base.

Interior Finish: Insulation with a finished face. Add for partitioning.

Heating: No heat, interior environment is controlled by "refrigeration equipment" which is not included in the base cost.

Plumbing: Adequate rest room facilities.

Wiring: Pipe conduit wiring with metal halide or fluorescent light fixtures, or equivalent.

Structural: Use proper schedule.

REFRIGERATED WAREHOUSE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	Square Feet of Area																		Chiller	Freezer	Sharp Freezer	Add for Bsm't	Height Adjust.
		1,500 or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000					
C Block or Tile	Wood	\$83.60	\$78.80	\$75.60	\$73.70	\$67.00	\$63.00	\$59.10	\$55.00	\$52.50	\$50.80	\$49.90	\$48.90	\$47.70	\$47.00	\$45.80	\$45.20	\$44.60	\$44.30	\$4.00	\$4.75	\$6.00	\$19.50	\$0.97
Uppers		44.20	41.30	39.40	38.30	34.40	32.10	29.50	27.50	26.10	25.00	24.40	23.90	23.10	22.70	22.00	21.60	21.20	21.00	4.00	4.75	6.00		0.97
C Block or Tile	Steel	90.10	85.30	82.10	80.20	73.50	69.50	65.60	61.40	59.00	57.20	56.30	55.40	54.20	53.40	52.20	51.60	51.00	50.70	4.00	4.75	6.00	29.25	1.44
Uppers		59.50	55.20	52.40	50.70	46.10	43.30	40.40	37.80	36.40	35.10	34.50	33.90	33.00	32.60	31.80	31.40	30.90	30.70	4.00	4.75	6.00		1.44
C Block or Tile	Conc.	94.00	89.20	86.00	84.10	77.40	73.40	69.50	65.30	62.90	61.10	60.20	59.30	58.10	57.30	56.10	55.50	54.90	54.60	4.00	4.75	6.00	34.25	1.54
Uppers		63.10	59.20	56.60	55.00	50.60	48.00	45.20	42.70	41.40	40.10	39.50	38.90	38.00	37.60	36.80	36.40	36.00	35.80	4.00	4.75	6.00		1.54
Brick on Block	Wood	110.10	102.80	98.00	95.20	84.40	77.90	71.70	64.90	60.80	57.80	56.30	54.70	52.70	51.40	49.40	48.40	47.40	46.90	4.00	4.75	6.00	19.50	1.48
Uppers		60.60	56.20	53.30	51.60	45.20	41.30	36.90	33.60	31.20	29.40	28.40	27.50	26.20	25.50	24.20	23.60	23.00	22.60	4.00	4.75	6.00		1.48
Brick on Block	Steel	116.50	109.30	104.50	101.70	90.80	84.30	78.10	71.30	67.20	64.30	62.80	61.10	59.10	57.90	55.90	54.80	53.80	53.30	4.00	4.75	6.00	29.25	1.95
Uppers		75.90	70.10	66.30	64.00	56.80	52.50	47.80	43.90	41.60	39.50	38.40	37.50	36.10	35.40	34.00	33.40	32.60	32.30	4.00	4.75	6.00		1.95
Brick on Block	R' Conc.	120.40	113.20	108.40	105.60	94.70	88.20	82.00	75.20	71.10	68.20	66.70	65.00	63.00	61.80	59.80	58.70	57.70	57.20	4.00	4.75	6.00	34.25	2.06
Uppers		79.50	74.10	70.50	68.40	61.40	57.20	52.70	48.90	46.50	44.40	43.50	42.50	41.10	40.40	39.10	38.40	37.70	37.40	4.00	4.75	6.00		2.06
Reinforced Conc.	R' Conc.	100.10	94.80	91.20	89.10	81.40	76.80	72.40	67.60	64.80	62.80	61.70	60.60	59.20	58.40	57.00	56.30	55.60	55.20	4.00	4.75	6.00	34.25	1.68
Uppers		67.30	63.00	60.20	58.50	53.40	50.40	47.20	44.30	42.70	41.20	40.50	39.80	38.80	38.30	37.40	36.90	36.40	36.20	4.00	4.75	6.00		1.68
Conc. Tilt-Up	Steel	110.60	103.90	99.50	96.90	87.00	81.00	75.30	69.10	65.40	62.70	61.30	59.90	58.00	56.90	55.00	54.10	53.20	52.70	4.00	4.75	6.00	29.25	1.88
Uppers		73.60	68.00	64.30	62.10	55.30	51.20	46.80	43.10	40.80	38.90	37.90	37.00	35.60	35.00	33.70	33.10	32.40	32.10	4.00	4.75	6.00		1.88
Conc. Tilt-Up	R' Conc.	114.50	107.80	103.40	100.80	90.90	84.90	79.20	73.00	69.30	66.60	65.20	63.80	61.90	60.80	58.90	58.00	57.10	56.60	4.00	4.75	6.00	34.25	1.98
Uppers		77.20	72.00	68.50	66.50	59.90	55.90	51.70	48.00	45.80	43.80	42.90	42.00	40.70	40.00	38.80	38.10	37.50	37.20	4.00	4.75	6.00		1.98
Pre-Engineered Sandwich Panels	Steel	96.00	90.60	87.10	85.00	77.40	72.80	68.40	63.60	60.80	58.80	57.80	56.70	55.30	54.40	53.00	52.30	51.60	51.30	4.00	4.75	6.00	29.25	1.55
Uppers		63.10	58.40	55.40	53.60	48.40	45.30	42.00	39.10	37.60	36.10	35.30	34.70	33.70	33.20	32.30	31.80	31.30	31.00	4.00	4.75	6.00		1.55
Pre-Engineered Sandwich Panels	Conc.	99.90	94.50	91.00	88.90	81.30	76.70	72.30	67.50	64.70	62.70	61.70	60.60	59.20	58.30	56.90	56.20	55.50	55.20	4.00	4.75	6.00	34.25	1.66
Uppers		66.70	62.40	59.60	58.00	53.00	50.00	46.90	44.10	42.50	41.00	40.40	39.70	38.70	38.20	37.30	36.90	36.40	36.10	4.00	4.75	6.00		1.66
EIFS on Masonry	Wood	101.90	95.40	91.10	88.60	79.00	73.30	67.80	61.80	58.30	55.70	54.30	52.90	51.10	50.10	48.30	47.40	46.50	46.10	4.00	4.75	6.00	19.50	1.36
Uppers		56.80	52.70	50.10	48.50	42.70	39.20	35.20	32.20	30.00	28.30	27.50	26.60	25.50	24.80	23.70	23.10	22.50	22.30	4.00	4.75	6.00		1.36
EIFS on Masonry	Steel	108.40	101.90	97.60	95.00	85.50	79.70	74.30	68.30	64.70	62.10	60.80	59.40	57.60	56.50	54.70	53.80	53.00	52.50	4.00	4.75	6.00	29.25	1.83
Uppers		72.00	66.60	63.00	60.90	54.30	50.40	46.10	42.50	40.40	38.40	37.50	36.70	35.40	34.70	33.50	32.90	32.20	31.90	4.00	4.75	6.00		1.83
EIFS on Masonry	Conc.	112.30	105.80	101.50	98.90	89.40	83.60	78.20	72.20	68.60	66.00	64.70	63.30	61.50	60.40	58.60	57.70	56.90	56.40	4.00	4.75	6.00	34.25	1.94
Uppers		75.70	70.60	67.20	65.20	58.90	55.10	51.00	47.40	45.30	43.40	42.50	41.70	40.40	39.70	38.60	38.00	37.30	37.00	4.00	4.75	6.00		1.94

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

REFRIGERATED PRODUCTION BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,500 or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000	Chiller	Freezer	Sharp Freezer	Add for Bsmt	Height Adjust.
C Block or Tile	Wood	\$93.60	\$88.80	\$85.60	\$83.70	\$77.00	\$73.00	\$69.10	\$65.00	\$62.50	\$60.80	\$59.90	\$58.90	\$57.70	\$57.00	\$55.80	\$55.20	\$54.60	\$54.30	\$4.00	\$4.75	\$6.00	\$19.50	\$0.97
Uppers		54.20	51.30	49.40	48.30	44.40	42.10	39.50	37.50	36.10	35.00	34.40	33.90	33.10	32.70	32.00	31.60	31.20	31.00	4.00	4.75	6.00		0.97
C Block or Tile	Steel	100.10	95.30	92.10	90.20	83.50	79.50	75.60	71.40	69.00	67.20	66.30	65.40	64.20	63.40	62.20	61.60	61.00	60.70	4.00	4.75	6.00	29.25	1.44
Uppers		69.50	65.20	62.40	60.70	56.10	53.30	50.40	47.80	46.40	45.10	44.50	43.90	43.00	42.60	41.80	41.40	40.90	40.70	4.00	4.75	6.00		1.44
C Block or Tile	Conc.	104.00	99.20	96.00	94.10	87.40	83.40	79.50	75.30	72.90	71.10	70.20	69.30	68.10	67.30	66.10	65.50	64.90	64.60	4.00	4.75	6.00	34.25	1.54
Uppers		73.10	69.20	66.60	65.00	60.60	58.00	55.20	52.70	51.40	50.10	49.50	48.90	48.00	47.60	46.80	46.40	46.00	45.80	4.00	4.75	6.00		1.54
Brick on Block	Wood	120.10	112.80	108.00	105.20	94.40	87.90	81.70	74.90	70.80	67.80	66.30	64.70	62.70	61.40	59.40	58.40	57.40	56.90	4.00	4.75	6.00	19.50	1.48
Uppers		70.60	66.20	63.30	61.60	55.20	51.30	46.90	43.60	41.20	39.40	38.40	37.50	36.20	35.50	34.20	33.60	33.00	32.60	4.00	4.75	6.00		1.48
Brick on Block	Steel	126.50	119.30	114.50	111.70	100.80	94.30	88.10	81.30	77.20	74.30	72.80	71.10	69.10	67.90	65.90	64.80	63.80	63.30	4.00	4.75	6.00	29.25	1.95
Uppers		85.90	80.10	76.30	74.00	66.80	62.50	57.80	53.90	51.60	49.50	48.40	47.50	46.10	45.40	44.00	43.40	42.60	42.30	4.00	4.75	6.00		1.95
Brick on Block	R' Conc.	130.40	123.20	118.40	115.60	104.70	98.20	92.00	85.20	81.10	78.20	76.70	75.00	73.00	71.80	69.80	68.70	67.70	67.20	4.00	4.75	6.00	34.25	2.06
Uppers		89.50	84.10	80.50	78.40	71.40	67.20	62.70	58.90	56.50	54.40	53.50	52.50	51.10	50.40	49.10	48.40	47.70	47.40	4.00	4.75	6.00		2.06
Reinforced Conc.	R' Conc.	110.10	104.80	101.20	99.10	91.40	86.80	82.40	77.60	74.80	72.80	71.70	70.60	69.20	68.40	67.00	66.30	65.60	65.20	4.00	4.75	6.00	34.25	1.68
Uppers		77.30	73.00	70.20	68.50	63.40	60.40	57.20	54.30	52.70	51.20	50.50	49.80	48.80	48.30	47.40	46.90	46.40	46.20	4.00	4.75	6.00		1.68
Conc. Tilt-up	Steel	120.60	113.90	109.50	106.90	97.00	91.00	85.30	79.10	75.40	72.70	71.30	69.90	68.00	66.90	65.00	64.10	63.20	62.70	4.00	4.75	6.00	29.25	1.88
Uppers		83.60	78.00	74.30	72.10	65.30	61.20	56.80	53.10	50.80	48.90	47.90	47.00	45.60	45.00	43.70	43.10	42.40	42.10	4.00	4.75	6.00		1.88
Conc. Tilt-up	R' Conc.	124.50	117.80	113.40	110.80	100.90	94.90	89.20	83.00	79.30	76.60	75.20	73.80	71.90	70.80	68.90	68.00	67.10	66.60	4.00	4.75	6.00	34.25	1.98
Uppers		87.20	82.00	78.50	76.50	69.90	65.90	61.70	58.00	55.80	53.80	52.90	52.00	50.70	50.00	48.80	48.10	47.50	47.20	4.00	4.75	6.00		1.98
Pre-Engineered Sandwich Panels	Steel	106.00	100.60	97.10	95.00	87.40	82.80	78.40	73.60	70.80	68.80	67.80	66.70	65.30	64.40	63.00	62.30	61.60	61.30	4.00	4.75	6.00	29.25	1.55
Uppers		73.10	68.40	65.40	63.60	58.40	55.30	52.00	49.10	47.60	46.10	45.30	44.70	43.70	43.20	42.30	41.80	41.30	41.00	4.00	4.75	6.00		1.55
Pre-Engineered Sandwich Panels	Conc.	109.90	104.50	101.00	98.90	91.30	86.70	82.30	77.50	74.70	72.70	71.70	70.60	69.20	68.30	66.90	66.20	65.50	65.20	4.00	4.75	6.00	34.25	1.66
Uppers		76.70	72.40	69.60	68.00	63.00	60.00	56.90	54.10	52.50	51.00	50.40	49.70	48.70	48.20	47.30	46.90	46.40	46.10	4.00	4.75	6.00		1.66
EIFS on Masonry	Wood	111.90	105.40	101.10	98.60	89.00	83.30	77.80	71.80	68.30	65.70	64.30	62.90	61.10	60.10	58.30	57.40	56.50	56.10	4.00	4.75	6.00	19.50	1.36
Uppers		66.80	62.70	60.10	58.50	52.70	49.20	45.20	42.20	40.00	38.30	37.50	36.60	35.50	34.80	33.70	33.10	32.50	32.30	4.00	4.75	6.00		1.36
EIFS on Masonry	Steel	118.40	111.90	107.60	105.00	95.50	89.70	84.30	78.30	74.70	72.10	70.80	69.40	67.60	66.50	64.70	63.80	63.00	62.50	4.00	4.75	6.00	29.25	1.83
Uppers		82.00	76.60	73.00	70.90	64.30	60.40	56.10	52.50	50.40	48.40	47.50	46.70	45.40	44.70	43.50	42.90	42.20	41.90	4.00	4.75	6.00		1.83
EIFS on Masonry	Conc.	122.30	115.80	111.50	108.90	99.40	93.60	88.20	82.20	78.60	76.00	74.70	73.30	71.50	70.40	68.60	67.70	66.90	66.40	4.00	4.75	6.00	34.25	1.94
Uppers		85.70	80.60	77.20	75.20	68.90	65.10	61.00	57.40	55.30	53.40	52.50	51.70	50.40	49.70	48.60	48.00	47.30	47.00	4.00	4.75	6.00		1.94

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

REFRIGERATED WAREHOUSE & PRODUCTION BUILDINGS (Cont.)

Base prices on the preceding page are for buildings designed to the temperature control range of a cooler. For structures designed for temperature control ranges of a chiller, freezer or sharp freezer make the appropriate adjustment from the cost table. The following table defines the temperature range of each type.

Type	Temperature Control Range
Cooler	33° to 50°
Chiller	5° to 32°
Freezer	-19° to 4°
Sharp Freezer	-45° to -20°

Base prices on the preceding page assumes structures with open warehouse or production areas. Use the following to add for partitioning that separates the warehouse or production areas into separate rooms. Note: partitioning separating warehouse or production areas from interior offices are included in the interior office S.F. rate.

		Finished One Side		Finished Two Sides	
		Price Range	Typical	Price Range	Typical
Glassboard Partitioning	P.L.F. 16' High (+)	\$112.00 - \$166.40	\$139.20	\$188.00 - \$282.40	\$235.20
Adjustment for each 1'	P.L.F.	7.00 - 10.40	8.70	11.75 - 17.65	14.70
Glassboard on Masonry Partitioning	P.L.F. 16' High (+)	160.00 - 240.00	200.00	208.00 - 312.00	260.00
Adjustment for each 1'	P.L.F.	10.00 - 15.00	12.50	13.00 - 19.50	16.25
Metal Sandwich Panel Partitioning	P.L.F. 16' High (+)	—	—	280.00 - 316.00	280.00
Adjustment for each 1'	P.L.F.	—	—	17.50 - 19.75	18.65
Glazed Tile/Block Partitioning	P.L.F. 16' High (+)	232.00 - 347.20	289.60	313.60 - 470.40	392.00
Adjustment for each 1'	P.L.F.	14.50 - 21.70	18.10	19.60 - 29.40	24.50

MAIN AREA ADJUSTMENTS

		Price Range	Typical
Epoxy Flooring (Industrial)	(+) P.S.F.	\$8.00 - \$12.00	\$10.00
Tile Flooring	(+) P.S.F.	10.50 - 15.50	13.00
Brick Paver Flooring	(+) P.S.F.	8.00 - 12.00	10.00
Dock Level Floor	(+) P.S.F.	2.40 - 3.60	3.00
Sprinkler System	(+) P.S.F.	2.50 - 4.50	3.50
No Plumbing	(-) P.S.F.	—	0.80
Internal Office (w/ Heat Only)	(+) P.S.F.	38.00 - 46.00	42.00
Internal Office (w/ Air Cond.)	(+) P.S.F.	46.00 - 54.00	50.00
External Office	(+) P.S.F.	95.00 - 130.00	112.50
Open Wood Storage Mezzanine	(+) P.S.F.	11.00 - 16.00	13.50
Open Steel Storage Mezzanine	(+) P.S.F.	27.00 - 40.00	33.50
Office Mezzanine	(+) P.S.F.	65.00 - 86.00	75.50
Overhead Doors (Manual)	(+) P.S.F.S.A.	15.00 - 22.00	18.50
Overhead Doors (Motorized)	(+) P.S.F.S.A.	22.50 - 33.50	28.00
Elevators		See "Analyzed Unit Cost" — Page 4 – 27	
Refrigeration Equipment		See "Analyzed Unit Cost" — Page 4 – 38	

*Refrigeration equipment may not be assessable pursuant to Iowa Code 427a.1(4).

REFRIGERATION DOORS

HINGED (P.S.F.S.A.)

S.F.S.A.	Cooler	Chiller	Freezer	Sharp Freezer
25 – 49	\$125.00	\$137.50	\$150.00	\$162.50
50 – 120	112.50	125.00	137.50	150.00
Add for Mechanical Operated	93.75	106.25	118.75	131.25

SINGLE SLIDING (P.S.F.S.A.)

25 – 49	\$125.00	\$150.00	\$162.50	\$175.00
50 – 120	69.00	75.00	81.50	87.50
Add for Mechanical Operated	3,900.00	3,950.00	4,000.00	4,375.00

BI-PARTING, ELECTRIC OPERATED (P.S.F.S.A.)

25 – 49	\$210.00	\$215.00	\$225.00	\$235.00
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OTHER AREA ADJUSTMENTS

		Price Range	Typical
Loading Docks	P.S.F.	\$16.00 - \$25.00	\$20.50
Overhead Dock Door Seals	Each	1,050.00 - 1,550.00	1,300.00
Automatic Dock Levelers		See "Analyzed Unit Cost" — Page 4 – 28	
Paving & Yard Lighting		See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



3 GRADE
CONCRETE BLOCK – STEEL FRAME



4 + 10 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME



5 GRADE
CONCRETE BLOCK – WOOD FRAME

SPECIFICATIONS – LIGHT MANUFACTURING BUILDINGS

Light Manufacturing structures house industries that usually are less capital-intensive than heavy industry and are more consumer-oriented than business-oriented, as they typically produce smaller consumer goods. Most light industry products are produced for end users rather than as intermediates for use by other industries. The manufacturing of clothes, furniture, consumer electronics, plastic moldings and household items are a few examples of light industries. Machine shops and fabricating shops also fall into this category

Light manufacturing facilities differ from heavy manufacturing in that they will have lighter electrical service. The building design will not be such that the building framing is incorporated into the manufacturing process.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high first floor, 12' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 6" reinforced concrete at grade. Uppers (and buildings with basement) vary by structure.

Floor Coverings: No covering is base.

Interior Finish: No interior finish is base. Minimal cheap partitioning, if any.

Heating: Adequate heating.

Plumbing: Adequate plumbing.

Wiring: Pipe conduit wiring with metal halide light fixtures or equivalent.

Structural: Use proper schedule.

LIGHT MANUFACTURING BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,500																		Add for Bsmt	Height Adjust.
		or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000		
Conc. Block or Tile	Wood	\$74.40	\$69.60	\$66.40	\$64.50	\$58.90	\$55.50	\$52.80	\$49.90	\$48.10	\$46.80	\$46.10	\$45.40	\$44.50	\$43.90	\$43.00	\$42.60	\$42.10	\$41.90	\$19.50	\$0.73
Uppers		39.20	37.00	35.60	34.70	32.00	30.40	28.80	27.10	26.20	25.40	25.00	24.70	24.10	23.80	23.30	23.10	22.80	22.70		0.73
Conc. Block or Tile	Steel	80.90	76.00	72.90	71.00	65.40	62.00	59.20	56.40	54.50	53.20	52.60	51.80	50.90	50.40	49.50	49.00	48.60	48.30	29.25	1.20
Uppers		54.20	50.60	48.30	46.90	43.50	41.50	39.40	37.40	36.50	35.50	34.90	34.70	34.00	33.70	33.10	32.80	32.50	32.30		1.20
Brick on Block	Wood	100.90	93.60	88.80	86.00	76.20	70.40	65.30	59.80	56.40	53.80	52.50	51.20	49.40	48.40	46.70	45.80	44.90	44.50	19.50	1.24
Uppers		55.60	51.90	49.50	48.00	42.70	39.60	36.50	33.20	31.30	29.80	29.00	28.20	27.20	26.60	25.60	25.10	24.60	24.30		1.24
Brick on Block	Steel	107.30	100.10	95.30	92.50	82.70	76.80	71.80	66.30	62.80	60.30	59.00	57.60	55.90	54.80	53.10	52.20	51.40	50.90	29.25	1.72
Uppers		70.60	65.50	62.20	60.20	54.30	50.70	47.20	43.50	41.60	39.90	38.90	38.20	37.10	36.50	35.40	34.80	34.20	33.90		1.72
Brick on Block	R' Conc.	110.60	103.40	98.60	95.80	86.00	80.10	75.10	69.60	66.10	63.60	62.30	60.90	59.20	58.10	56.40	55.50	54.70	54.20	34.25	1.82
Uppers		74.50	69.70	66.60	64.80	58.90	55.50	52.10	48.50	46.60	44.90	44.00	43.30	42.10	41.50	40.50	39.90	39.30	39.00		1.82
Reinforced Conc.	R' Conc.	90.30	84.90	81.40	79.30	72.70	68.70	65.40	62.00	59.80	58.20	57.40	56.50	55.40	54.70	53.60	53.10	52.50	52.20	34.25	1.44
Uppers		62.40	58.70	56.30	54.90	51.00	48.60	46.30	43.90	42.80	41.60	41.00	40.60	39.80	39.50	38.80	38.40	38.00	37.80		1.44
Conc. Tilt-Up	Steel	101.40	94.70	90.30	87.70	78.80	73.50	69.00	64.10	61.00	58.70	57.60	56.30	54.80	53.80	52.30	51.50	50.80	50.40	29.25	1.64
Uppers		68.30	63.40	60.30	58.30	52.70	49.40	46.10	42.70	40.90	39.20	38.40	37.70	36.60	36.10	35.10	34.50	34.00	33.70		1.64
Conc. Tilt-Up	R' Conc.	104.70	98.00	93.60	91.00	82.10	76.80	72.30	67.40	64.30	62.00	60.90	59.60	58.10	57.10	55.60	54.80	54.10	53.70	34.25	1.75
Uppers		72.20	67.60	64.70	62.90	57.40	54.20	51.00	47.60	45.80	44.30	43.40	42.80	41.70	41.10	40.10	39.60	39.10	38.80		1.75
Frame	Wood	70.00	65.50	62.70	60.90	56.00	53.00	50.70	48.20	46.70	45.60	45.00	44.40	43.60	43.20	42.40	42.00	41.60	41.50	19.50	0.71
Uppers		38.50	36.40	35.00	34.10	31.50	30.00	28.40	26.80	26.00	25.20	24.80	24.50	24.00	23.70	23.20	23.00	22.70	22.60		0.71
2" Enameled Insulated Sandwich Panels	Steel	88.80	83.20	79.60	77.40	70.60	66.40	63.00	59.30	57.00	55.40	54.50	53.60	52.40	51.70	50.60	50.00	49.40	49.10	29.25	1.38
Uppers		60.00	55.80	53.20	51.60	47.30	44.70	42.10	39.50	38.30	37.00	36.30	35.90	35.10	34.70	33.90	33.50	33.10	32.90		1.38
EIFS on Masonry	Wood	92.70	86.20	82.00	79.40	70.90	65.80	61.50	56.80	53.80	51.70	50.60	49.40	47.90	47.00	45.50	44.80	44.10	43.70	19.50	1.12
Uppers		51.80	48.40	46.20	44.90	40.20	37.40	34.70	31.80	30.10	28.80	28.00	27.40	26.50	26.00	25.10	24.60	24.20	23.90		1.12
EIFS on Masonry	Steel	99.20	92.70	88.40	85.90	77.40	72.30	67.90	63.20	60.30	58.10	57.00	55.80	54.40	53.50	52.00	51.30	50.50	50.10	29.25	1.60
Uppers		66.80	62.00	59.00	57.10	51.70	48.50	45.30	42.10	40.40	38.80	38.00	37.40	36.30	35.80	34.80	34.40	33.80	33.60		1.60
Metal	Steel	63.90	59.20	56.20	54.30	48.90	45.70	42.10	39.90	38.20	37.00	36.30	35.70	34.80	34.30	33.50	33.00	32.60	32.40	29.25	1.24
Uppers																					

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

				Price Range	Typical
Sprinkler System	(+)	P.S.F.		\$1.75 - \$3.75	\$2.75
No Plumbing	(-)	P.S.F.			2.45
No Heating	(-)	P.S.F.			3.00
Overhead Doors (Manual)	(+)	P.S.F.S.A.		15.00 - 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.		22.50 - 33.50	28.00
Internal Offices (w/ Heating Only)	(+)	P.S.F.		38.00 - 46.00	42.00
Internal Offices (w/ Heating & Air Cond.)	(+)	P.S.F.		46.00 - 54.00	50.00
External Offices	(+)	P.S.F.		95.00 - 130.00	112.50
Dock Level Floor	(+)	P.S.F.		2.40 - 3.60	3.00
Open Wood Storage Mezzanine	(+)	P.S.F.		11.00 - 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.		27.00 - 40.00	33.50
Office Mezzanine	(+)	P.S.F.		65.00 - 86.00	75.50
Add for Metal Liner	(+)	P.S.F.S.A.		2.80 - 4.00	3.40
Elevators				See "Analyzed Unit Cost" — Page 4-27	

OTHER AREA ADJUSTMENTS

Loading Docks	(+)	P.S.F.		\$16.00 - \$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each		1,050.00 - 1,550.00	1,300.00
Automatic Dock Levelers				See "Analyzed Unit Cost" — Page 4 — 28	
Paving & Yard Lighting				See "Commercial and Industrial Schedule Short Form" — Page 5 — 14	



2 GRADE
CONCRETE TILT-UP – CONCRETE FRAME



3 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME



4 GRADE
BRICK – STEEL FRAME

SPECIFICATIONS – HEAVY MANUFACTURING BUILDINGS

Heavy manufacturing structures house industries that produce "heavy" products. They are very capital-intensive, meaning that they require a lot of machinery and equipment. The manufacturing of steel, large machinery and chemicals are a few examples of heavy manufacturing structures. Some food grade manufacturing buildings may fall into this due to the sanitary design requirements.

In determining the classification of manufacturing structures many variables should be considered. Industries requiring exceptionally heavy electrical service will typically fall into the heavy manufacturing classification. Industries that require the movement of heavy products will also fall into heavy manufacturing class as these structures will require heavy design floor loads. The structural framing of the building will also be heavier, than what is found in a light manufacturing building, as the structure is often incorporated in the weight bearing capacity necessary for the movement of the product. Buildings with craneways are such an example. The sanitary requirements of some food grade manufacturing can cause these buildings to fall into the heavy manufacturing classification. These structures will require items such as washable interior finishes and stainless steel fixtures.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high first floor, 12' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 6" reinforced concrete at grade. Uppers (and buildings with basement) vary by structure.

Floor Coverings: No covering is base.

Interior Finish: No interior finish is base. Minimal cheap partitioning, if any.

Heating: Adequate heating.

Plumbing: Adequate plumbing.

Wiring: Extensive electrical service, pipe conduit wiring with metal halide light fixtures or equivalent.

Structural: Use proper schedule, heavy framing assumed.

HEAVY MANUFACTURING BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,500																		Add for Bsm't	Height Adjust.
		or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000		
Conc. Block or Tile	Wood	\$83.70	\$78.80	\$75.70	\$73.80	\$68.20	\$64.80	\$62.00	\$59.20	\$57.30	\$56.00	\$55.40	\$54.60	\$53.70	\$53.20	\$52.30	\$51.80	\$51.40	\$51.10	\$19.50	\$0.73
Uppers		48.50	46.30	44.80	43.90	41.20	39.60	38.00	36.30	35.40	34.70	34.20	33.90	33.40	33.10	32.60	32.30	32.10	31.90		0.73
Conc. Block or Tile	Steel	90.10	85.30	82.10	80.20	74.60	71.20	68.50	65.60	63.80	62.50	61.80	61.10	60.20	59.60	58.70	58.30	57.80	57.60	29.25	1.20
Uppers		63.50	59.90	57.60	56.20	52.80	50.70	48.60	46.60	45.70	44.70	44.20	43.90	43.20	43.00	42.40	42.10	41.70	41.60		1.20
Brick on Block	Wood	110.10	102.90	98.10	95.30	85.50	79.60	74.60	69.10	65.60	63.10	61.80	60.40	58.70	57.60	55.90	55.00	54.20	53.70	19.50	1.24
Uppers		64.90	61.20	58.70	57.30	52.00	48.80	45.80	42.50	40.60	39.00	38.20	37.50	36.40	35.90	34.80	34.30	33.80	33.50		1.24
Brick on Block	Steel	116.60	109.30	104.50	101.70	91.90	86.10	81.00	75.50	72.10	69.50	68.20	66.90	65.10	64.10	62.40	61.50	60.60	60.20	29.25	1.72
Uppers		79.80	74.80	71.50	69.50	63.50	59.90	56.40	52.80	50.80	49.10	48.20	47.50	46.30	45.70	44.60	44.10	43.50	43.20		1.72
Brick on Block	R' Conc.	119.90	112.60	107.80	105.00	95.20	89.40	84.30	78.80	75.40	72.80	71.50	70.20	68.40	67.40	65.70	64.80	63.90	63.50	34.25	1.82
Uppers		83.80	79.00	75.90	74.00	68.20	64.70	61.30	57.70	55.80	54.10	53.20	52.50	51.40	50.80	49.70	49.20	48.60	48.30		1.82
Reinforced Conc.	R' Conc.	99.60	94.20	90.70	88.60	81.90	78.00	74.70	71.20	69.00	67.40	66.60	65.70	64.60	64.00	62.90	62.30	61.80	61.50	34.25	1.44
Uppers		71.60	67.90	65.60	64.10	60.20	57.90	55.50	53.20	52.00	50.90	50.30	49.90	49.10	48.70	48.00	47.70	47.30	47.10		1.44
Concrete Tilt-Up	Steel	110.70	104.00	99.60	96.90	88.10	82.80	78.20	73.30	70.20	68.00	66.80	65.60	64.00	63.10	61.50	60.80	60.00	59.60	29.25	1.64
Uppers		77.50	72.70	69.50	67.60	62.00	58.60	55.30	51.90	50.10	48.50	47.60	47.00	45.90	45.30	44.30	43.80	43.20	43.00		1.64
Concrete Tilt-Up	R' Conc.	114.00	107.30	102.90	100.20	91.40	86.10	81.50	76.60	73.50	71.30	70.10	68.90	67.30	66.40	64.80	64.10	63.30	62.90	34.25	1.75
Uppers		81.50	76.90	73.90	72.10	66.70	63.40	60.20	56.90	55.10	53.50	52.70	52.00	50.90	50.40	49.40	48.90	48.30	48.10		1.75
Frame	Wood	79.20	74.80	71.90	70.20	65.20	62.30	59.90	57.50	56.00	54.80	54.30	53.70	52.90	52.40	51.70	51.30	50.90	50.70	19.50	0.71
Uppers		47.80	45.60	44.20	43.40	40.80	39.20	37.70	36.10	35.20	34.50	34.10	33.80	33.20	33.00	32.50	32.30	32.00	31.90		0.71
2" Enameled Insulated Sandwich Panels	Steel	98.10	92.50	88.90	86.70	79.80	75.70	72.20	68.60	66.30	64.60	63.70	62.80	61.70	61.00	59.80	59.20	58.70	58.40	29.25	1.38
Uppers		69.20	65.10	62.50	60.80	56.50	54.00	51.40	48.80	47.50	46.30	45.60	45.20	44.30	43.90	43.20	42.80	42.40	42.10		1.38
EIFS on Masonry	Wood	102.00	95.50	91.20	88.70	80.20	75.10	70.70	66.00	63.10	60.90	59.80	58.60	57.20	56.30	54.80	54.10	53.30	52.90	19.50	1.12
Uppers		61.00	57.70	55.40	54.10	49.50	46.70	44.00	41.10	39.40	38.00	37.30	36.70	35.70	35.20	34.30	33.90	33.40	33.20		1.12
EIFS on Masonry	Steel	108.40	101.90	97.70	95.10	86.60	81.50	77.20	72.50	69.50	67.40	66.30	65.10	63.60	62.70	61.20	60.50	59.80	59.40	29.25	1.60
Uppers		76.00	71.30	68.20	66.30	61.00	57.80	54.60	51.30	49.60	48.10	47.20	46.70	45.60	45.10	44.10	43.60	43.10	42.80		1.60
Metal	Steel	73.20	68.50	65.40	63.60	58.20	54.90	51.40	49.20	47.50	46.20	45.60	44.90	44.10	43.60	42.70	42.30	41.90	41.70	29.25	1.24
Uppers																					

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

				Price Range	Typical
Sprinkler System	(+)	P.S.F.		\$1.75 - \$3.75	\$2.75
No Plumbing	(-)	P.S.F.			2.45
No Heating	(-)	P.S.F.			5.50
Overhead Doors (Manual)	(+)	P.S.F.S.A.		15.00 - 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.		22.50 - 33.50	28.00
Internal Offices (w/ Heating Only)	(+)	P.S.F.		38.00 - 46.00	42.00
Internal Offices (w/ Heating & Air Cond.)	(+)	P.S.F.		46.00 - 54.00	50.00
External Offices	(+)	P.S.F.		95.00 - 130.00	112.50
Dock Level Floor	(+)	P.S.F.		2.40 - 3.60	3.00
Open Wood Storage Mezzanine	(+)	P.S.F.		11.00 - 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.		27.00 - 40.00	33.50
Office Mezzanine	(+)	P.S.F.		65.00 - 86.00	75.50
Add for Metal Liner	(+)	P.S.F.S.A.		2.80 - 4.00	3.40
Elevators				See "Analyzed Unit Cost" — Page 4 – 27	
Craneways				See "Analyzed Unit Cost" — Page 4 – 39	

OTHER AREA ADJUSTMENTS

Loading Docks	(+)	P.S.F.		\$16.00 - \$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each		1,050.00 - 1,550.00	1,300.00
Automatic Dock Levelers				See "Analyzed Unit Cost" — Page 4 – 28	
Paving & Yard Lighting				See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



2 GRADE
REINFORCED CONC. – REINFORCED CONCRETE FRAME



3 GRADE
REINFORCED CONC. – REINFORCED CONCRETE FRAME



4 GRADE
REINFORCED CONC. – REINFORCED CONCRETE FRAME



4 + 10 GRADE
REINFORCED CONC. – REINFORCED CONCRETE FRAME

SPECIFICATIONS – PARKING STRUCTURES

Foundation: Heavy reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, partial concrete walls only.

Roof: No roof - upper floor will be an open parking area.

Floors: Concrete topping on reinforced concrete double “T’s” or hollow core planks.

Floor Coverings: No covering is base.

Interior Finish: No interior finish is base.

Heating: No heat is base.

Plumbing: No plumbing is base.

Wiring: Pipe conduit wiring with explosion proof incandescent lighting or equivalent.

Structural: Use proper schedule.

PARKING STRUCTURES

		Square Feet of Area						
Exterior Walls	Framing	7,500	10,000	15,000	20,000	30,000	40,000	50,000
Reinforced Conc.	R' Conc.	\$17.10	\$15.90	\$14.80	\$14.30	\$13.10	\$12.60	\$12.20
Uppers		43.30	42.40	41.50	41.00	40.40	40.00	39.70
Reinforced Conc.	Steel	17.10	15.90	14.80	14.30	13.10	12.60	12.20
Uppers		40.80	39.80	38.90	38.40	37.80	37.40	37.10
Brick	R' Conc.	17.80	16.50	15.30	14.70	13.50	12.90	12.50
Uppers		44.00	43.00	42.00	41.50	40.80	40.30	40.00
Brick	Steel	17.80	16.50	15.30	14.70	13.50	12.90	12.50
Uppers		41.50	40.40	39.40	38.90	38.20	37.60	37.30

MAIN AREA ADJUSTMENTS

			Price Range	Typical
Sprinkler System	(+)	P.S.F.	\$2.50 - \$4.50	\$3.50
Plumbing	(+)	P.S.F.	—	0.65
Office	(+)	P.S.F.	78.50 - 118.50	98.50
Fully Enclosed Walls	(+)	P.L.F.	90.00 - 130.00	110.00
Overhead Doors (Manual)	(+)	P.S.F.S.A.	15.00 - 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.	22.50 - 33.50	28.00
Elevators			See "Analyzed Unit Cost" — Page 4 – 27	
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	

Note: Each parking level is counted as one story. Add an additional floor for basement levels.

BASE PRICES METAL WAREHOUSE TYPE BUILDINGS

Costs in this section are based on a typical metal building used for storage or light manufacturing.

The assessor/appraiser should be aware that basic metal buildings may vary considerably in cost due to such factors as steel gauge and framing density. If the subject building varies considerably in either quality or design, it may be necessary to refer to the "Analyzed Unit Cost" section or appropriate pre-computed section.

Note: Wall, roof and framing cost are based on per square foot of surface area.

		Width		
		18' - 50'	51' - 99'	100' and Over
Wall, Roof and Framing - Steel Frame	P.S.F.S.A.	\$10.00	\$9.50	\$9.75
Wall, Roof and Framing - Wood Frame	P.S.F.S.A.	5.30	5.50	5.80
		Price Range		Typical
Roll Insulation	P.S.F.S.A.	\$1.00 -	\$1.50	\$1.20
Spray Foam Insulation	P.S.F.S.A.	2.50 -	3.70	3.10
1/2" Rigid Condensation Insulation Board	P.S.F.S.A.	1.05 -	1.55	1.30
Reinforced Concrete Foundation	P.L.F.	49.70 -	74.60	62.15
4" Reinforced Concrete Floors at Grade	P.S.F.	3.90 -	5.90	4.90
6" Reinforced Concrete Floors at Grade	P.S.F.	4.75 -	7.15	5.95
6" Reinforced Concrete Floors at Dock Level	P.S.F.	7.15 -	10.75	8.95
Sprinklers (Wet System)	P.S.F.	1.75 -	3.75	2.75
Heating (Unit Type)	P.S.F.	2.00 -	3.00	2.50
Vacuum Gas	P.S.F.	2.25 -	3.75	3.00
Hot Water - In-Floor Heating	P.S.F.	3.00 -	5.00	4.00
Electric Warehouse (Lighting Only)	P.S.F.	1.25 -	2.25	1.75
Electric Warehouse (Storage)	P.S.F.	2.25 -	3.75	3.00
Electric Warehouse (Distribution)	P.S.F.	4.50 -	7.00	5.75
Light Industrial	P.S.F.	5.00 -	7.50	6.25
Heavy Industrial	P.S.F.	10.00 -	16.00	13.00
Interior Metal Liner	P.S.F.S.A.	2.70 -	4.10	3.40
Interior Wood Liner	P.S.F.S.A.	1.10 -	1.70	1.40
Vinyl Barrier (Liner)	P.S.F.S.A.	0.60 -	1.00	0.80
Gutters and Downspouts	P.L.F.	5.40 -	8.10	6.75
Manual Overhead Door	P.S.F.S.A.	15.00 -	22.00	18.50
Motor Driven Overhead Door	P.S.F.S.A.	22.50 -	33.50	28.00
Plumbing	Per Fixture	See "Analyzed Unit Cost" — Page 4 – 20		
*Interior Office (w/ Heating Only)	P.S.F.	38.00 -	46.00	42.00
*Interior Office (w/ Heating & Air Cond.)	P.S.F.	46.00 -	54.00	50.00
*Interior Retail Finish (w/ Heating Only)	P.S.F.	30.00 -	36.00	33.00
*Interior Retail Finish (w/ Heating & Air Cond.)	P.S.F.	38.00 -	44.00	41.00
*Interior Living Quarters (without Air Cond.)	P.S.F.	45.50 -	68.50	57.00
*Interior Living Quarters (w/ Air Cond.)	P.S.F.	48.00 -	72.00	60.00
*Interior Living Quarters - 2nd Floor (without Air Cond.)	P.S.F.	40.50 -	60.50	50.50
*Interior Living Quarters- 2nd Floor (w/ Air Cond.)	P.S.F.	41.50 -	62.50	52.00

*Above cost does not include plumbing fixtures. Add rough plumbing and individual plumbing fixtures separately.

PARTITIONS (P.S.F.S.A.)

	Finished One Side		Finished Two Sides	
	Price Range	Typical	Price Range	Typical
Metal - Steel Frame	\$8.60 - \$12.80	\$10.70	\$11.30 - \$16.90	\$14.10
Metal - Wood Frame	5.20 - 7.80	6.50	7.90 - 11.90	9.90
Drywall - Wood Frame	4.50 - 6.80	5.65	6.30 - 9.50	7.90
Plywood or OSB - Wood Frame	3.20 - 4.80	4.00	4.20 - 6.20	5.20
Concrete Block	—	—	8.35 - 10.25	9.30

Note: Partitioning separating warehouse or production areas from interior offices are included in the interior office S.F. rate

MAIN AREA ADJUSTMENTS

		Price Range	Typical
Loading Docks	P.S.F.	\$16.00 - \$25.00	\$20.50
Dock Levelers		See "Analyzed Unit Cost" — Page 4 – 28	
Entrance Doors	Each	600.00 - 900.00	750.00
Windows	Each	360.00 - 500.00	430.00

OTHER AREA ADJUSTMENTS

Chain Link Fence See "Analyzed Unit Cost" — Page 4 – 33
 Paving & Yard Lighting See "Commercial and Industrial Schedule Short Form" — Page 5 – 14

BASE PRICES METAL WAREHOUSE TYPE BUILDINGS (Continued)

EXAMPLE:
(50' Width x 100' x 14' High Steel Frame Building)

Walls 300' perimeter x 14' high	\$4,200	S.F.S.A.		
Roof 50' x 100'	5,000	S.F.S.A.		
	9,200	S.F.S.A. @ \$10.00	=	\$92,000
Insulation	9,200	S.F.S.A. @ 1.20	=	11,040
Foundation 300' perimeter x 62.15			=	18,645
6" Floor	5.95			
Electrical	3.00			
Heating	2.50			
	11.45	x 5,000 S.F.	=	57,250
Two 10' x 14' Manual Overhead Doors		280 S.F.S.A. @ \$18.50	=	5,180
2 Toilet Room + Rough Plumbing + 1 HW Tank		See "Analyzed Unit Cost"		9,950
50 L.F. of one sided Mtl - Stl Fr Partition, 14 High		50 L.F. @ \$149.80	=	7,490
300 S.F. Internal Office w/ Air Conditioning @ \$50.00			=	15,000
TOTAL COST			=	\$216,555

Note: See following pages for Metal Building Pre-computed Schedules. The grade of metal warehouses and metal light industrial buildings will be predicated on the thickness of the floor, gauge of exterior metal panels and framing, type and quality of HVAC and the electrical service.



4 GRADE
METAL WAREHOUSE – POST FRAME



4 GRADE
METAL WAREHOUSE – STEEL FRAME



4 + 10 GRADE
METAL LIGHT INDUSTRIAL – STEEL FRAME
(HEAVY ELECTRICAL SERVICE)



4 + 5 GRADE
METAL WAREHOUSE – MILLED WOOD FRAME
(RAISED FOUNDATION)



4 – 10 GRADE
METAL WAREHOUSE – MILLED WOOD FRAME
(LIGHT GAUGE MATERIALS)



5 GRADE
METAL WAREHOUSE – MILLED WOOD FRAME
(LIGHT GAUGE MATERIALS)

METAL WAREHOUSE TYPE BUILDINGS

The following pre-computed schedules for metal warehouse buildings have been incorporated to serve as a guide to the assessor/appraiser. Because of the wide variation in quality and use of metal buildings, it will often be necessary to adjust this schedule to fit the subject property. This schedule is for moderate to light storage with the following specifications:

- Walls & Roof - 26 gauge enameled metal panels.
- Framing - Use proper schedule.
- Insulation - Wall and roof insulation.
- Foundation - 6" reinforced concrete foundation for steel frame and wood frame. No foundation for post frame buildings.
- Floor - Reinforced concrete at grade.
- Heating - Minimal suspended gas unit heaters.
- Electrical - Average warehouse electrical.
- Openings - One entrance door.

For additions and deductions see page 6 – 113.

Rigid Steel Framed

Height									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$49.70	\$53.10	\$56.40	\$59.80	\$63.20	\$66.50	\$69.90	\$73.20	\$2.28
40'	35.90	37.60	39.30	41.00	42.70	44.00	46.00	47.70	1.44
60'	30.70	31.80	32.90	33.90	35.00	36.10	37.10	38.20	1.14
80'	28.60	29.40	30.20	31.00	31.80	32.60	33.40	34.20	1.00
100'	27.60	28.20	28.90	29.60	30.20	30.90	31.50	32.20	0.93
120'	26.70	27.30	27.80	28.40	28.90	29.50	30.00	30.50	0.87
140'	26.10	26.60	27.00	27.50	28.00	28.40	28.90	29.40	0.83
160'	25.60	26.00	26.50	26.90	27.30	27.70	28.10	28.50	0.81
180'	25.30	25.60	26.00	26.40	26.70	27.10	27.50	27.80	0.78
200'	25.00	25.30	25.60	26.00	26.30	26.60	27.00	27.30	0.76

Milled Wood Framed

Height									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$38.00	\$39.90	\$41.90	\$43.80	\$45.80	\$47.70	\$49.70	\$51.60	\$1.35
40'	27.70	28.70	29.70	30.60	31.60	32.60	33.60	34.50	0.86
60'	24.70	25.40	26.10	26.70	27.40	28.10	28.70	29.40	0.71
80'	23.10	23.60	24.10	24.60	25.10	25.60	26.10	26.60	0.62
100'	22.50	22.90	23.30	23.70	24.10	24.60	25.00	25.40	0.58
120'	21.80	22.10	22.50	22.80	23.20	23.50	23.90	24.20	0.55
140'	21.30	21.60	21.90	22.20	22.50	22.80	23.10	23.40	0.52
160'	20.90	21.20	21.50	21.70	22.00	22.30	22.50	22.80	0.50
180'	20.70	20.90	21.10	21.40	21.60	21.80	22.10	22.30	0.49
200'	20.40	20.70	20.90	21.10	21.30	21.50	21.70	21.90	0.48

Post Framed

Height									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$28.60	\$30.60	\$32.50	\$34.50	\$36.40	\$38.40	\$40.30	\$42.30	\$1.35
40'	23.10	24.00	25.00	26.00	27.00	27.90	28.90	29.90	0.86
60'	21.60	22.30	22.90	23.60	24.30	25.00	25.60	26.30	0.71
80'	20.70	21.20	21.70	22.20	22.70	23.20	23.70	24.20	0.62
100'	20.60	21.00	21.40	21.80	22.30	22.70	23.10	23.50	0.58
120'	20.20	20.60	20.90	21.30	21.60	22.00	22.30	22.70	0.55
140'	20.00	20.30	20.60	20.90	21.20	21.50	21.80	22.10	0.52
160'	19.80	20.00	20.30	20.60	20.80	21.10	21.40	21.60	0.50
180'	19.60	19.90	20.10	20.30	20.60	20.80	21.00	21.30	0.49
200'	19.50	19.70	19.90	20.10	20.30	20.60	20.80	21.00	0.48

*Height adjustment includes additional framing cost of buildings exceeding 24' high.

Add 10% (i.e. 4 grade to 4 + 10 grade) to metal warehouse buildings with standing seam metal roofs.

Milled wood framed buildings differ from post framed buildings in that the structure will have a perimeter foundation. Post frame buildings lack a perimeter foundation. Milled wood frame buildings may exhibit traditional wood stud framing or post framing set upon a perimeter foundation.

METAL LIGHT INDUSTRIAL BUILDINGS

The following pre-computed schedules for metal light industrial buildings have been incorporated to serve as a guide to the assessor/appraiser. Because of the wide variation in quality and use of metal buildings, it will often be necessary to adjust this schedule to fit the subject property. This schedule is for moderate to light industrial uses with the following specifications:

- Walls & Roof - 26 gauge enameled metal panels.
- Framing - Use proper schedule.
- Insulation - Wall and roof insulation.
- Foundation - 6" reinforced concrete foundation for steel frame and wood frame. No foundation for post frame buildings.
- Floor - 6" reinforced concrete at grade.
- Heating - Vacuum gas heating or equivalent.
- Electrical - Average light industrial electrical.
- Openings - One entrance door.

For additions and deductions see page 6 – 113.

Rigid Steel Framed									
Height									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$53.50	\$56.80	\$60.20	\$63.50	\$66.90	\$70.30	\$73.60	\$77.00	\$2.28
40'	39.70	41.40	43.10	44.70	46.40	48.10	49.80	51.50	1.44
60'	34.50	35.50	36.60	37.70	38.70	39.80	40.90	42.00	1.14
80'	32.30	33.10	33.90	34.70	35.50	36.30	37.10	37.90	1.00
100'	31.30	32.00	32.70	33.30	34.00	34.60	35.30	35.90	0.93
120'	30.50	31.00	31.60	32.10	32.70	33.20	33.80	34.30	0.87
140'	29.80	30.30	30.80	31.30	31.70	32.20	32.70	33.10	0.83
160'	29.40	29.80	30.20	30.60	31.00	31.40	31.80	32.30	0.81
180'	29.00	29.40	29.80	30.10	30.50	30.80	31.20	31.60	0.78
200'	28.70	29.10	29.40	29.70	30.00	30.40	30.70	31.00	0.76

Milled Wood Framed									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$41.70	\$43.70	\$45.60	\$47.60	\$49.50	\$51.50	\$53.40	\$55.40	\$1.35
40'	31.50	32.40	33.40	34.40	35.40	36.30	37.30	38.30	0.86
60'	28.50	29.10	29.80	30.50	31.10	31.80	32.50	33.20	0.71
80'	26.80	27.30	27.80	28.30	28.80	29.30	29.80	30.30	0.62
100'	26.20	26.60	27.00	27.50	27.90	28.30	28.70	29.10	0.58
120'	25.50	25.90	26.20	26.60	26.90	27.30	27.60	28.00	0.55
140'	25.10	25.40	25.70	26.00	26.30	26.60	26.90	27.20	0.52
160'	24.70	25.00	25.20	25.50	25.70	26.00	26.30	26.50	0.50
180'	24.40	24.60	24.90	25.10	25.30	25.60	25.80	26.00	0.49
200'	24.20	24.40	24.60	24.80	25.00	25.20	25.50	25.70	0.48

Post Framed									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$32.40	\$34.30	\$36.30	\$38.20	\$40.20	\$42.10	\$44.10	\$46.00	\$1.35
40'	26.80	27.80	28.80	29.70	30.70	31.70	32.70	33.60	0.86
60'	25.40	26.00	26.70	27.40	28.00	28.70	29.40	30.00	0.71
80'	24.50	25.00	25.50	26.00	26.50	27.00	27.50	28.00	0.62
100'	24.30	24.80	25.20	25.60	26.00	26.40	26.90	27.30	0.58
120'	24.00	24.30	24.70	25.00	25.40	25.70	26.10	26.40	0.55
140'	23.70	24.00	24.30	24.60	24.90	25.20	25.50	25.80	0.52
160'	23.50	23.80	24.10	24.30	24.60	24.80	25.10	25.40	0.50
180'	23.40	23.60	23.80	24.10	24.30	24.50	24.80	25.00	0.49
200'	23.30	23.50	23.70	23.90	24.10	24.30	24.50	24.70	0.48

*Height adjustment includes additional framing cost of buildings exceeding 24' high.

Add 10% (i.e. 4 grade to 4 + 10 grade) to metal industrial buildings with standing seam metal roofs.

Add one whole grade (i.e. 4 grade to 3 grade) for heavy industrial occupancies.

Milled wood framed buildings differ from post framed buildings in that the structure will have a perimeter foundation. Post frame buildings lack a perimeter foundation. Milled wood frame buildings may exhibit traditional wood stud framing or post framing set upon a perimeter foundation.

QUONSET BUILDINGS

<u>Walls & Roof:</u>	Galvanized metal.
<u>Framing:</u>	Light steel or wood.
<u>Insulation:</u>	None.
<u>Foundation:</u>	Reinforced concrete foundation.
<u>Floor:</u>	6" reinforced concrete at grade.
<u>Heating:</u>	None.
<u>Plumbing:</u>	None.
<u>Electrical:</u>	None.
<u>Openings:</u>	One set of sliding doors.



4 GRADE
LIGHT STEEL FRAME

Length	Width				
	30'	40'	50'	60'	70'
30'	\$26.70	—	—	—	—
40'	24.60	\$24.70	—	—	—
50'	23.40	23.20	\$23.40	—	—
60'	22.60	22.20	22.30	\$22.60	—
70'	22.00	21.50	21.50	21.70	\$22.00
80'	21.50	21.00	20.90	21.00	21.20
90'	21.20	20.60	20.50	20.50	20.70
100'	20.90	20.30	20.10	20.10	20.20
120'	20.50	19.80	19.50	19.50	19.50
140'	20.20	19.50	19.10	19.00	19.00
160'	20.00	19.20	18.80	18.70	18.60
180'	—	19.00	18.60	18.40	18.40
200'	—	18.80	18.40	18.20	18.10
220'	—	18.70	18.30	18.00	17.90
240'	—	18.60	18.10	17.90	17.80
260'	—	—	18.00	17.80	17.60
280'	—	—	17.90	17.70	17.50
300' or longer	—	—	17.90	17.60	17.40

MAIN AREA ADJUSTMENTS

Insulation	(+)	P.S.F. of Floor Area	\$1.65
Dirt Floor Only	(-)	P.S.F.	5.95
Heating (Unit Type)	(+)	P.S.F.	2.50
Electrical - Lighting Only	(+)	P.S.F.	1.75
Warehouse Type	(+)	P.S.F.	3.00
Light Manufacturing Type	(+)	P.S.F.	6.25
Manual Overhead Doors	(+)	P.S.F.S.A.	18.50
Motorized Overhead Doors	(+)	P.S.F.S.A.	28.00
Entrance Doors	(+)	Each	750.00
Steel Sliding Doors	(+)	Per Pair	1,150.00
Internal Office	(+)	P.S.F.	\$38.00 - 46.00
Galvanized Metal Liner	(+)	P.S.F.S.A.	3.00
Wood or Compo Interior Liner	(+)	P.S.F.S.A.	1.40

OTHER AREA ADJUSTMENTS

Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 - 14
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3 GRADE
METAL – WOOD FRAME



4 GRADE
METAL – POST FRAME

METAL OFFICE BUILDINGS

The following is to be used as a guide to metal buildings completely finished into office space with the following specifications:

Walls, Roof, Foundation, Floor & Insulation	Same as warehouse, 10' high.
Interior Finish of Exterior Walls	Drywall or equivalent.
Ceiling	Suspended acoustical panels.
Floor Covering	50% commercial grade carpet & 50% asphalt tile or equivalent.
Partitions	Drywall/wood stud.
Lighting	Normal office lighting.
Heating and Air Conditioning	Combination F.H.A.
Plumbing	Adequate.
Openings	Adequate entry doors, windows - 10' c/c average.
Decorative Front	Brick, glass, etc.

BASE CONSTRUCTION

Exterior Walls	Framing	Building Width					Add for Bsmt
		20'	40'	60'	80'	100'	
Metal	Steel	\$124.50	\$92.20	\$82.60	\$78.50	\$76.40	\$29.25
Metal	Wood	112.80	84.00	76.60	73.00	71.30	19.50
Metal	Post	103.50	79.30	73.50	70.70	69.40	N/A

MAIN AREA ADJUSTMENTS

Sprinkler System	(+)	P.S.F.	\$2.75
No Air Conditioning	(-)	P.S.F.	8.00
No Decorative Front	(-)		2%
No Floor Covering (Polished Concrete)	(-)	P.S.F.	1.25

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$10.00 - \$16.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



3 GRADE
METAL – WOOD FRAME



4 GRADE
METAL – STEEL FRAME

METAL RETAIL STORE BUILDINGS

Metal buildings used for retail stores are finished in various degrees. Many of these buildings have the front half-finished and the rear half is storage area. However, the storage area is usually better constructed than the average “warehouse” having better lighting, heating, etc. This pre-computed schedule is based on this premise.

SPECIFICATIONS

	Storage Area	Finished Area
Walls, Roof, Foundation, Floor & Insulation	-----Same as warehouse, 12' high-----	
Interior Finish of Exterior Walls	None	Drywall or panel
Ceiling	Celotex or equivalent	Acoustic panels
Floor Covering	None	Asphalt tile
Partitions	None	Drywall/wood studs
Lighting	-----Fluorescent-----	
Heating & Air Conditioning	Heating only	Comb. F.H.A. & AC
Plumbing	-----Adequate-----	
Openings	Adequate entry doors - Minimal windows	
Decorative Front	-----Brick, glass, etc.-----	

BASE CONSTRUCTION

Exterior Walls	Framing	Building Width										Add for Bsmt
		20'	40'	60'	80'	100'	120'	140'	160'	180'	200'	
<u>Metal</u>	<u>Steel</u>											
1/4 of Sales Area		\$86.70	\$53.20	\$43.20	\$39.50	\$37.80	\$36.40	\$35.40	\$34.70	\$34.10	\$33.60	\$29.25
1/2 of Sales Area		94.90	60.70	50.40	46.60	44.80	43.40	42.40	41.60	41.00	40.50	29.25
3/4 of Sales Area		103.10	65.50	54.90	51.00	49.20	47.70	46.60	45.80	45.30	44.80	29.25
Full Sales Area		111.80	75.90	65.00	61.00	59.00	57.40	56.30	55.50	54.90	54.30	29.25
<u>Metal</u>	<u>Wood</u>											
1/4 of Sales Area		\$73.50	\$44.30	\$36.80	\$33.70	\$32.40	\$31.30	\$30.40	\$29.80	\$29.40	\$29.00	\$19.50
1/2 of Sales Area		81.70	51.80	44.00	40.80	39.50	38.30	37.40	36.80	36.30	35.90	19.50
3/4 of Sales Area		89.90	56.50	48.50	45.20	43.80	42.50	41.60	41.00	40.60	40.10	19.50
Full Sales Area		98.70	67.00	58.60	55.20	53.60	52.30	51.40	50.70	50.10	49.70	19.50
<u>Metal</u>	<u>Post</u>											
1/4 of Sales Area		\$64.20	\$39.60	\$33.70	\$31.40	\$30.60	\$29.70	\$29.10	\$28.70	\$28.30	\$28.00	N/A
1/2 of Sales Area		72.40	47.10	40.90	38.50	37.60	36.70	36.10	35.60	35.20	34.90	N/A
3/4 of Sales Area		80.60	51.90	45.40	42.90	41.90	41.00	40.30	39.80	39.50	39.20	N/A
Full Sales Area		89.40	62.30	55.50	52.80	51.80	50.80	50.00	49.50	49.10	48.80	N/A

MAIN AREA ADJUSTMENTS

Sprinkler System	(+)	P.S.F.	\$2.75
No Air Conditioning (Included in Finished Area Only)	(-)	P.S.F.	8.00
No Ceiling Finish (Finished Area Only)	(-)	P.S.F.	3.25
No Floor Finish (Polished Concrete) (Finished Area Only)	(-)	P.S.F.	0.35

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$10.00 - \$16.00
Paving & Yard Lighting			

See “Commercial and Industrial Schedule Short Form” — Page 5 – 14

GOLF COURSES

Determining factors for golf course improvement values include the quality and/or quantity of topographic design, watering and drainage systems, fairways, greens and tees. Also of importance are lakes, streams, roads, paths and walkways.

Actual golf course construction costs may vary considerably, even for relatively equivalent courses, due to special problems which may arise because of poor terrain, natural barricades or lack of local expertise.

DESIGN GRADE DESCRIPTIONS

E-10 thru E+200 Grade Courses: These courses will be built to all USGA specifications. These are excellent quality championship courses. The complex contouring and bunkering of both fairways and greens make these courses very attractive, both competitively and aesthetically. These courses will exhibit high slope ratings and a large amount of total course acreage.

1-10 thru 1+10 Grade Courses: These courses are generally found in conjunction with a private club. They resemble an E Grade course in many ways but their landscaping and playing areas will be less lavish and complex.

2-10 thru 2+10 Grade Courses: These courses exhibit far more simplicity than does the 1 Grade or E Grade courses. Generally the terrain is less variable, the tees and greens are smaller, the landscaping, however attractive, is less extreme. These courses will still have bunkers, ponds, etc. but they will be less lavish in design.

3-10 thru 3+10 Grade Courses: These represent the simplest of regulation par 70 or better golf courses. They are relatively flat, lack contour or bunkers and have small tees and greens. The landscaping is appropriately not extensive. These courses are designed for the average or novice golfer. The better quality municipal courses will fall under this category.

4-10 thru 4+10 Grade Courses: These courses exhibit shorter fairways and smaller tees and greens than do regulation courses. Lower quality municipal courses fall into this category. Typically, these courses will have no bunkers, or low quality bunks, the tees and greens will typically not be elevated.

5-10 thru 5+10 Grade Courses: Par 3 and better quality pitch and put courses are good examples of this grade. These courses are quite simple in design and offer little more than a casual pastime to the not too serious golfer.

6-30 thru 6+10 Grade Courses: Low quality pitch, and put courses fall into this category. These courses are of low quality and design. It is possible for these courses to have sand greens. They lack contour and are rarely attractive to the experienced golfer.

Below is a chart to provide additional assistance in determining the proper grade of golf courses.

Design	E	1	2	3	4	5	6
Greens/Tees	Excellent	Excellent	Elevated	Sometimes Elevated	At Grade	At Grade	At Grade
Aesthetics	Excellent	Very Good	Good	Average	Simple	Limited	Poor
Sprinkler – Greens	Automatic	Automatic	Automatic	Varies	Varies	Manual	No
Tees	Automatic	Automatic	Automatic	Varies	Manual	Varies	No
Fairway	Automatic	Automatic	Automatic	Varies	Varies	No	No
Bunkers	Excellent	Very Good	Good	Simple	Varies	No	No
Slope Rating (18 Holes)	129 or Greater	127 – 136	120 – 130	110 – 122	85 – 115	85 or less	Not Rated
Yardage From Champion Tees (18 Holes - Approx. Only)	7,150 or Greater	7,000 – 7,300	6,750 – 7,000	6,200 – 6,800	5,000 – 6,500	5,000 or Less	5,000 or Less
Graded Cost Per Hole @ 100% Manual Level	\$147,000 – \$489,300	\$119,000 – \$140,700	\$97,300 – \$114,800	\$78,400 – \$94,500	\$63,000 – \$77,000	\$50,400 – \$62,300	\$33,600 – \$49,700

Base Cost Per Hole
\$70,000

Base cost is for a 4 grade golf course. The cost for all other golf courses should be determined by applying the appropriate grade multiplier to the base price.

Golf course greens and sprinklers must be replaced periodically and therefore, are entitled to depreciation. Because of the non-depreciable items (fairways, landscaping, etc.) it is recommended that depreciation does not exceed 40%.



3 GRADE



4 GRADE

MANUFACTURED HOME PARKS

The general procedure for valuing manufactured home parks is to arrive at a cost per space by considering the relative quantity and quality of the following components: grading (normal topographic conditions), street paving, curbs, patios, walks, pads or runners, parking paving, sewer, water, electric systems, etc.

DESIGN GRADE DESCRIPTIONS

	Grade					
	1	2	3	4	5	6
Site Preparation	Excellent	Good +	Good	Fair	Fair	Poor
Concrete or Asphalt Street	Yes	Yes	Yes	Yes	Varies	No
Curbs	Yes	Yes	Varies	No	No	No
Patios or Walks	Yes	Yes	Yes	Varies	Varies	No
Parking Aprons	Yes	Yes	Varies	Varies	No	No
Pads or Runners	Runners	Runners	Varies	Pads	Pads	No
Sewage and Water	Excellent	Good +	Good	Fair	Fair	Poor
Underground Utilities	Yes	Yes	Varies	Varies	No	No
Landscaping	Good	Good	Varies	Fair	Fair -	Poor
Accommodations for all size trailers	Yes	Yes	Varies	Varies	No	No

COST PER SPACE

Base Price	Number of Spaces								
	10	20	30	50	75	100	125	150	200
(4 Grade)	\$9,300	\$8,900	\$8,800	\$8,600	\$8,500	\$8,450	\$8,400	\$8,350	\$8,300

Note: Grades 5 and 6 may also be used for transient recreational facilities.

No sewer - Deduct \$875/space.

No water - Deduct \$800/space.

All other improvements such as recreation buildings, community buildings, administration buildings, swimming pools, laundry and common bathroom buildings, and fencing should be priced from appropriate schedule.

SPECIFICATIONS – GREENHOUSE

Foundation: Concrete or concrete block. Foundation wall extends approximately 2' above ground level.

Walls: Glazed glass walls extending 3' to 5' above foundation wall. (Grade 3 greenhouse will usually have aluminum or galvanized steel framing for glass.)

Roof: Glazed glass roof, gable (same as walls).

Floor: No floor is base.

Heating: No heating is base.

Wiring: Adequate wiring and lighting.

Plumbing: Water service to building is base.

Sprinkler: No sprinkler or humidifier is base.

GREENHOUSES

	Square Feet of Area											
	100	150	200	250	300	400	500	600	750	1,000	1,250	1,500 or Larger
Grade 4	\$48.10	\$42.00	\$39.00	\$37.20	\$36.00	\$34.50	\$33.60	\$30.50	\$29.80	\$26.00	\$24.70	\$23.30
No Foundation (Deduct)	19.70	16.40	14.80	13.80	13.10	12.30	11.80	10.20	9.80	7.70	7.00	6.20
Polyethylene "Hoop Houses"	16.80	14.70	13.70	13.00	12.60	12.10	11.70	10.70	10.40	9.10	8.60	8.10

	Square Feet of Area											
	2,000	2,500	3,000	4,000	6,000	10,000	20,000	30,000	40,000	50,000	75,000	100,000 or Larger
Grade 4	\$21.30	\$20.80	\$19.60	\$19.20	\$18.70	\$16.30	\$14.50	\$13.90	\$13.60	\$13.40	\$13.10	\$12.90
No Foundation (Deduct)	5.20	4.90	4.30	4.00	3.80	2.50	1.50	1.10	1.00	0.90	0.70	0.60
Polyethylene "Hoop Houses"	7.50	7.30	6.90	6.70	6.60	5.70	5.10	4.90	4.70	4.70	4.60	4.50

Fiberglass Greenhouse or Polycarbonate - Use 80% of above cost (not including Hoop Houses).

Semi-Circular Structures - Use 75% of above cost (not including Hoop Houses).

MAIN AREA ADJUSTMENTS

		Grade 4	Hoop Houses
Humidifier	(+)	\$1.75	\$1.45
No Electrical	(-)	1.35	0.80
Hot Water or Steam Heating	(+)	5.00	4.00
Unit Heating	(+)	2.10	1.60
Add for Duct Distribution	(+)	1.10	0.75
Concrete Floor	(+)	4.00	3.55
Asphalt Floor	(+)	2.75	2.10
Built-In Benches	(+)	3.25	2.60
Watering System	(+)	0.35	0.28

Depreciation: Use 2½ to 3½% per year to 65%.

GREENHOUSE PICTURE GUIDE



3 GRADE



3 GRADE



4 GRADE



5 GRADE

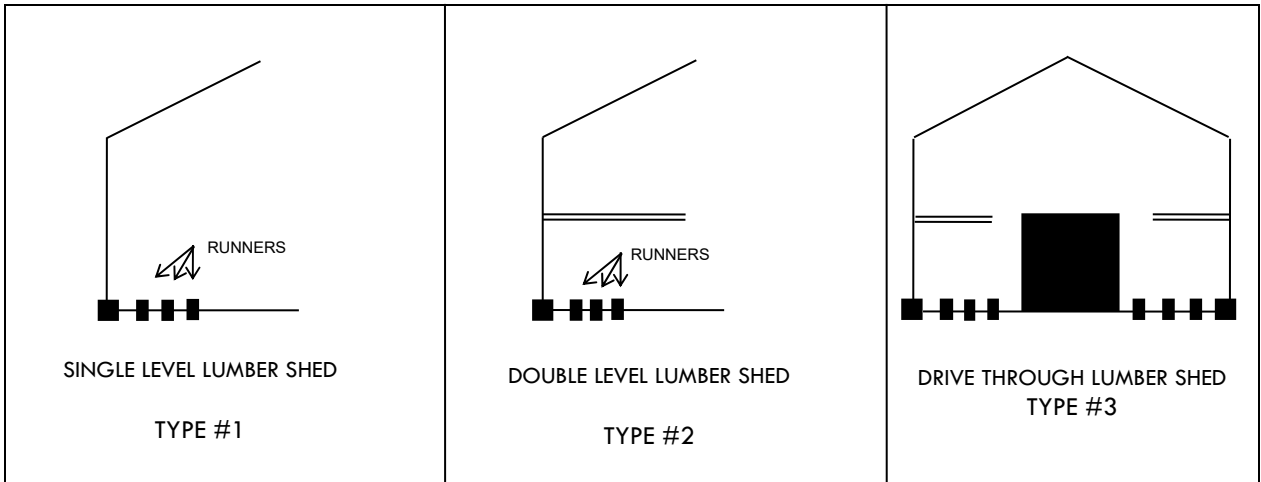


5 GRADE



4 GRADE
POLYETHYLENE "HOOP HOUSE"

LUMBER STORAGE SHEDS



TYPE NO. 1
SINGLE LEVEL LUMBER SHED

Shallow concrete foundation wall (no footings), metal or single siding walls on three sides (front is open), metal or roll roofing on wood sheathing roof. Concrete, creosoted timber or concrete block runners. No heating, lighting or plumbing.

Range per Square Foot _____ \$10.20 – 12.20

TYPE NO. 2
DOUBLE LEVEL LUMBER SHED

Shallow concrete foundation wall (no footings), metal or single siding walls on three sides (front is open), metal or roll roofing on wood sheathing roof. Concrete, creosoted timber or concrete block runners. Second level is single wood planking on timber framing.

Range per Square Foot _____ \$14.50 – 17.70

TYPE NO. 3
DRIVE-THROUGH LUMBER SHED

Concrete foundation wall, metal or single siding walls, slide doors both ends, metal roll roofing or light shingles on wood sheathing roof. Concrete runners or light concrete in storage areas and regular concrete in drive-through area. Second level is single wood planking on timber framing. Minimal lighting, no heating or plumbing.

Range per Square Foot _____ \$23.50 – 28.50

BILLBOARDS

BASE COSTS (Cost per Square Foot of Advertising Surface Area per Face)

	0 - 349	350 - 399	400 - 499	500 - 699	700 or Larger
Wood Pole Construction					
Single Face	\$21.00	\$19.60	\$18.90	\$19.50	\$19.35
Back to Back	13.40	12.60	12.15	12.35	12.20
Stacked or Side by Side	21.00	19.60	18.90	19.50	19.35
Side by Side/Back to Back or Stacked/Back to Back	13.40	12.60	12.15	12.35	12.20
Steel I-Beam Construction					
Single Face	\$60.35	\$56.10	\$49.50	\$41.60	\$36.40
Back to Back	37.20	34.85	31.35	27.20	24.40
Stacked or Side by Side	60.35	56.10	49.50	41.60	36.40
Side by Side/Back to Back or Stacked/Back to Back	37.20	34.85	31.35	27.20	24.40
Steel Monopole Center Mount Construction (Single Pole Mounted in Center of Structure)					
Single Face	\$70.85	\$65.45	\$65.15	\$98.40	\$77.50
Back to Back	42.40	39.50	39.20	55.60	44.95
Stacked or Side by Side	49.40	45.90	45.75	72.80	58.50
Side by Side/Back to Back or Stacked/Back to Back	63.40	59.50	59.00	85.60	70.90
Steel Monopole Flag Mount Construction (Single Pole Mounted to the Side of Structure)					
Single Face	\$81.35	\$75.20	\$74.90	\$113.10	\$89.10
Back to Back	49.00	45.45	44.95	65.00	51.50
Stacked or Side by Side	56.85	52.70	52.80	83.60	67.40
Side by Side/Back to Back or Stacked/Back to Back	73.05	68.40	67.65	98.40	81.35
Building Mounted (Roof Top)					
Single Face	\$52.50	\$48.45	\$45.35	\$40.80	\$38.00
Back to Back	33.25	31.00	29.25	26.80	25.20
Building Side Mount					
Single Face or Side by Side	\$22.75	\$20.40	\$18.15	\$16.00	\$13.95

ADJUSTMENTS TO BASE PRICES ABOVE

Add for Digital Advertising Faces (P.S.F.S.A.)	\$280.00	\$275.00	\$265.00	\$260.00	\$255.00
Add for Active Lighting Single Face (P.S.F.S.A.)	6.80	6.50	6.00	5.00	4.00
2 Faces	4.40	4.30	4.25	3.60	3.00
3 Faces	3.60	3.55	3.45	3.20	2.65
4 Faces	3.45	3.40	3.35	3.00	2.50
*Add for Permanent Work Platform (P.L.F.)	22.50	22.50	22.50	22.50	22.50

Billboard prices assume 20' high (ground level to bottom of billboard advertising surface).

For billboards higher than 20' adjust as follows:

21' to 30'	Add 15%
31' to 40'	Add 30%
41' to 55'	Add 50%
56' to 80'	Add 80%
80' or higher	Add 85%

*Permanent work platform is a horizontal walking area at the base of the sign face used when work is being performed on the sign.

BILLBOARDS (Continued)

PRICING EXAMPLES

12' x 25' single face steel I beam billboard:
 $300 \text{ S.F.S.A.} \times 60.35 = \$18,105$

12' x 25' back to back steel I beam billboard:
 $300 \text{ S.F.S.A.} \times 37.20 = 11,160 \times 2 \text{ faces} = \$22,320$

Two 12' x 25' side by side steel I beam billboards:
 $300 \text{ S.F.S.A.} \times 60.35 = 18,105 \times 2 \text{ faces} = \$36,210$

Stacked/back to back steel I beam billboards, four 12' x 25' faces:
 $300 \text{ S.F.S.A.} \times 37.20 = 11,160 \times 4 \text{ faces} = \$44,640$

Two 12' x 25' side by side steel I beam billboards with one 12' x 50' back metal face:
 $300 \text{ S.F.S.A.} \times 37.20 = 11,160 \times 2 \text{ faces} = \$22,320$
 $600 \text{ S.F.S.A.} \times 27.20 = \underline{16,320}$
\$38,640



WOOD POLE BILLBOARD
SINGLE FACE



STEEL I-BEAM BILLBOARD
STACKED FACE



STL MONOPOLE CENTER MOUNT BILLBOARD
SIDE BY SIDE/BACK TO BACK FACE



STL MONOPOLE FLAG MOUNT BILLBOARD
BACK TO BACK FACE



BUILDING MOUNTED BILLBOARD
SINGLE FACE



BUILDING SIDE MOUNT BILLBOARD
SIDE BY SIDE FACE



SELF SUPPORTING TOWER
(WITH REINFORCED CONCRETE EQUIPMENT BUILDING)



GUYED TOWER



MONOPOLE TOWER
(MOUNTED WITH DISHES)

TOWERS

Each tower is unique in that it is designed for a specific weight load, wind factor, soil condition, icing conditions, etc. Whenever possible actual construction costs including materials, delivery, labor, taxes, permits, etc. should be gathered to assist the assessor/appraiser in developing a replacement cost.

The following guide for towers is based on normal construction conditions. Actual cost can vary significantly. Costs include footings, platforms, paint, lighting (if over 200'), etc.

TOWERS (P.L.F. of Height)

Height	Light Designed Load (A.M. Radio, VHF Bands, Ham Radio, Public Service Bands, etc.)			Heavy Designed Load (Television, Microwave, Cellular, etc.)		
	Guyed	Self -		Guyed	Self -	
		Supporting	Monopole		Supporting	Monopole
50'	\$225	\$450	\$450	\$450	\$550	\$550
75'	275	500	500	500	600	600
100'	325	550	600	550	700	750
150'	375	575	625	575	800	975
200'	425	600	650	600	1,000	1,150
250'	475	650	700	625	1,100	1,350
300'	525	700	850	650	1,250	1,500
350'	575	800	950	675	1,350	1,650
400'	625	—	—	700	—	—
500'	650	—	—	725	—	—
600'	700	—	—	800	—	—
800'	700	—	—	900	—	—
1,000'	700	—	—	1,000	—	—
1,200'	700	—	—	1,100	—	—
1,500'	700	—	—	1,200	—	—
& taller	700	—	—	1,200	—	—

Depreciation: Due to maintenance mandates, towers in use would not normally depreciate beyond 40%. If additional depreciation is needed, it is by observation.

TOWER EQUIPMENT (INSTALLED)

		Price Range	Typical
Antennas	Each	\$1,200.00 - \$2,000.00	\$1,600.00
Small Dishes Mounted on Towers	Each	1,400.00 - 6,000.00	3,700.00
Coaxial Cable	1/4" P.L.F.	3.00 - 4.00	3.50
	1/2" P.L.F.	4.00 - 6.00	5.00
	7/8" P.L.F.	7.00 - 10.00	8.50
	1" P.L.F.	8.00 - 11.00	9.50
	1 1/4" P.L.F.	12.00 - 16.00	14.00
	1 5/8" P.L.F.	16.00 - 24.00	20.00
	2 1/4" P.L.F.	22.00 - 30.00	26.00
	2 3/4" P.L.F.	26.00 - 34.00	30.00
	3 1/4" P.L.F.	33.00 - 41.00	37.00
	3 3/4" P.L.F.	45.00 - 55.00	50.00
	4 1/4" P.L.F.	54.00 - 64.00	59.00
	5" P.L.F.	68.00 - 78.00	73.00

SATELLITE AND MICROWAVE DISHES

	Price Range	Typical
Price Per Meter of Diameter	\$1,500.00 - \$2,400.00	\$1,950.00
Price Per Foot of Diameter	480.00 - 720.00	600.00

EQUIPMENT BUILDINGS

Type of Construction	Price Range	Typical
Frame or Metal Frame	\$70.00 - \$110.00	\$90.00
Cement Block	85.00 - 135.00	110.00
Reinforced Concrete Panels	130.00 - 300.00	215.00



MONOPOLE TOWER
WIND TURBINE



LATTICE TOWER
WIND TURBINE



GROUND MOUNT
SOLAR



ROOF MOUNT
SOLAR

SOLAR & WIND TURBINES

Solar array cost include panels, invertor, controller, erection, permits and taxes.

Wind turbines can be located on towers or mounted on existing structures. The turbine should first be priced, then the tower should be priced if applicable. Each wind turbine is unique in that it is engineered for a specific weight load, wind factor, soil condition, icing conditions, etc. Cost include turbine, generator, invertor, etc. Tower costs include foundation, tower and erection.

Whenever possible, actual construction cost including materials, delivery, labor, taxes, permits, etc. should be gathered to assist the assessor/appraiser in developing replacement cost. Neither solar nor wind turbine costs include battery backup. Solar and wind turbine cost are costs before any federal, state, or local tax credits.

Rated Capacity (Kilowatts)	Solar		Wind Turbines			
	(Price per KW)		(Price per KW)		Add for Towers (Price per Foot of Height)	
	Base Cost	Add for Each Additional Kilowatt	Base Cost	Add for Each Additional Kilowatt	Monopole Tower	Lattice or Guyed Tower
1	\$4,000 +	\$3,600	\$4,400 +	\$4,000	\$150	\$100
5	18,400 +	3,100	20,400 +	3,400	225	160
10	33,900 +	2,750	37,400 +	2,950	275	190
15	47,650 +	2,500	52,150 +	2,650	375	260
20	60,150 +	2,300	65,400 +	2,400	450	300
25	71,650 +	2,200	77,400 +	2,300	500	330
30	82,650 +	2,100	88,900 +	2,200	525	350
35	93,150 +	2,000	99,900 +	2,100	550	375
40	103,150 +	1,925	110,400 +	2,025	600	400
45	112,775 +	1,850	120,525 +	1,950	700	500
50	122,025 +	1,775	130,275 +	1,875	900	625
75	166,400 +	1,725	177,150 +	1,825	950	650
100	209,525 +	1,675	222,775 +	1,775	975	675
500	879,525 +	1,600	932,775 +	1,700	1,000	700
1,000	1,679,525 +	1,500	1,782,775 +	1,600	1,050	725
1,500	2,429,525 +	1,450	2,582,775 +	1,550	1,100	750

Above solar costs assume ground mounted systems. Deduct 10 % for roof mounted systems.

Wind turbines can be located on tower or mounted on existing structures. The turbine should first be priced then the tower pricing should be added if applicable.



CRIBBED ELEVATOR
WITH CRIBBED ANNEX



CONCRETE ELEVATOR
WITH CONCRETE ANNEX

GRAIN ELEVATORS

CRIBBED

Concrete or equal foundation or pad, 2 x 4 to 2 x 8 cribbing, walls and bin partitions, corrugated metal exterior covering, frame and metal head house and roof, timber framing, timber or steel bin bottoms, 1 leg, 1 manlift, small load-out scales, ladders, head and spouting, electric, augers or belt conveyor from dump to leg. Annex has minimum of conveying equipment. Pit and normal center or side truck drive included.

Bu. Cap.	Elevator Cost/Bu.	Annex Cost/Bu.
7,500	\$15.25	\$9.75
10,000	13.85	8.80
15,000	11.90	7.50
20,000	10.55	6.70
25,000	10.20	6.35
30,000	9.65	5.95
35,000	9.30	5.70
40,000	8.80	5.50
45,000	8.35	5.20
50,000	8.00	4.95
60,000	7.65	4.80
70,000	7.05	4.60
80,000	6.80	4.45
100,000	6.30	4.15
120,000	5.90	3.95
140,000	5.60	3.70
200,000	4.95	3.55
250,000	4.50	3.30

CONCRETE

Concrete foundation or pad. 5" to 7" concrete slip form constructed tanks, concrete bins over drive, concrete head house and roof, reinforced concrete frame, concrete or steel bin bottoms, 1 leg, 1 manlift, head and spouting, electric, auger or belt conveyor from dump to leg, overhead conveyor in galley. Storage tanks have minimum of conveying equipment. Pit and normal center or side truck drive included.

Bu. Cap.	Elevator w/ Hd Hse Cost/Bu.	Elevator No Hd Hse Cost/Bu.	Multi-Silo Annex w/ Intersticing Bins	
			Cost/Bu.	Silo Annex Cost/Bu.
50,000	\$11.05	\$8.95	\$6.15	\$5.45
75,000	10.15	8.25	5.60	5.05
100,000	9.70	7.85	5.35	4.80
150,000	8.60	7.05	5.00	4.55
200,000	7.85	6.45	4.75	4.30
250,000	7.30	5.95	4.50	4.05
300,000	6.95	5.65	4.30	3.90
400,000	6.65	5.45	4.10	3.75
500,000	6.45	5.25	3.90	3.55
600,000	6.05	5.05	3.80	3.45
700,000	5.85	4.85	3.65	3.30
800,000	5.65	4.65	3.50	3.20
900,000	5.55	4.55	3.40	3.15
1,000,000	5.35	4.45	3.25	3.05
2,000,000	4.55	3.75	2.75	2.60
—	—	—	—	—
—	—	—	—	—
—	—	—	—	—

These costs are for average construction and based on grain handling and gathering type units.

Multi-silo concrete annex will have multiple silos and interstice (void between connecting silos) bins. Silo annex will consist of one silo or a single line of silos.

Use 2 to 2 1/2 per year average depreciation to 65% - observed thereafter.

SUPPLEMENTAL EQUIPMENT

		Price Range		Typical
Concrete Canopies	P.S.F.	\$22.00	- \$32.00	\$27.00
Frame Canopies	P.S.F.	12.00	- 18.00	15.00
Enclosed Drive - Post Frame	P.S.F.	20.00	- 30.00	25.00
Enclosed Drive - Wood Frame	P.S.F.	26.00	- 40.00	33.00
Enclosed Drive - Steel Frame	P.S.F.	42.00	- 62.00	52.00
Dump Pits Each	Each	6,500	- 16,500	11,500.00
Steel Roll Doors	P.S.F.S.A.	21.25	- 31.75	26.50
Electric Operated (Steel Roll Doors)	Add Each	1,320.00	- 1,980.00	1,650.00
Truck Lifts - Concrete & Steel Platform - Hydraulic Type	Each	95,000.00	- 215,000.00	155,000.00

GRAIN ELEVATORS (Continued)

GRAIN DRYERS – CONTINUOUS FLOW (EACH)

Bushel Per Hour Rated Capacity	Price Range	Typical
300	\$39,500 - \$59,500	\$49,500
400	49,000 - 73,000	61,000
500	58,000 - 87,000	72,500
600	67,000 - 101,000	84,000
700	78,000 - 117,000	97,500
800	88,500 - 132,500	110,500
900	97,500 - 146,500	122,000
1,000	107,000 - 160,000	133,500
1,200	124,000 - 186,000	155,000
1,500	145,000 - 218,000	181,500
2,000	178,500 - 267,500	223,000
2,500	211,000 - 317,000	264,000
3,000	243,000 - 364,000	303,500
3,500	273,000 - 410,000	341,500
4,000	302,500 - 453,500	378,000
5,000	355,000 - 533,000	444,000
7,500	422,500 - 633,500	528,000
10,000	563,000 - 845,000	704,000

Use low price for batch dryers.

Depreciate guide for dryers: 7% per year up to 70%. Add for legs.

BUCKET CONVEYORS (LEGS) (P.L.F. OF HEIGHT)

Bushels Per Hour	Tons Per Hour	Height								
		20'	40'	60'	80'	100'	120'	140'	160'	180' +
400	11	\$510	\$360	\$330	\$300	\$280	—	—	—	—
500	14	560	400	350	330	300	—	—	—	—
600	17	590	410	360	330	310	—	—	—	—
800	22	630	440	360	350	330	—	—	—	—
1,000	28	650	450	380	360	340	\$330	—	—	—
1,500	42	810	530	430	390	380	380	\$370	—	—
2,000	56	850	630	500	440	430	410	410	—	—
2,500	70	990	630	510	450	440	430	410	—	—
3,000	84	1,070	660	540	460	450	440	430	\$430	—
3,500	98	1,080	680	580	480	480	460	440	430	—
4,000	112	1,210	760	610	540	490	460	450	440	—
5,000	140	1,350	840	680	590	530	500	480	460	\$440
6,000	168	1,750	1,090	860	760	690	650	610	590	580
7,000	196	1,800	1,130	900	770	720	660	630	610	590
8,000	224	1,820	1,140	910	780	730	680	650	630	610
9,000	252	1,840	1,140	920	810	740	700	660	640	630
10,000	280	1,950	1,210	980	870	780	760	710	680	640
15,000	420	—	—	1,010	900	800	780	760	730	720
20,000	560	—	—	1,150	1,080	1,030	940	920	900	890
30,000	840	—	—	—	1,300	1,250	1,170	1,160	1,120	1,100
40,000	1,120	—	—	—	1,530	1,470	1,390	1,380	1,340	1,320
50,000	1,400	—	—	—	1,750	1,690	1,630	1,600	1,550	1,540
60,000	1,680	—	—	—	1,970	1,910	1,870	1,820	1,760	1,760

Conversion from bushels to tons is based on corn which weighs 56 pounds per bushel, soybeans weigh 60 pounds per bushel.
Double above prices for stainless steel.

Leg Towers (Add)	P.L.F.	Price Range	Typical
		\$550 - \$750	\$650

GRAIN ELEVATORS (Continued)

DISTRIBUTORS (HEAD)

	Manual		Typical	Auto		Typical
	Price Range			Price Range		
Low	\$5,500	- \$8,300	\$6,900	\$14,800	- \$22,200	\$18,500
Average	9,200	- 13,800	11,500	20,300	- 30,500	25,400
High	15,400	- 23,000	19,200	30,200	- 45,200	37,700

Low range will typically contain 8 or less spouts, 8" diameter.

Average range will typically contain 9 to 16 spouts, 12" diameter.

High range will typically contain more than 16 spouts, greater than 12" diameter.

DRAG CONVEYORS (COMPLETE WITH DRIVE & MOTOR)

Note: Drag conveyors can be priced by either "bushel per hour", "ton per hour" or "belt size".

Bushel Per Hour	Ton Per Hour	Belt Size	Length (Price P.L.F.)			
			50'	100'	150'	200'
2,500	70	8"	\$460	\$370	\$340	\$310
5,000	140	12"	560	440	410	380
7,500	210	16"	600	500	490	460
10,000	280	20"	680	560	580	530
15,000	420	24"	790	650	640	630
20,000	560	30"	910	750	740	730
30,000	840	36"	1,040	850	840	830
40,000	1,120	42"	1,170	970	960	940
50,000	1,400	48"	1,310	1,080	1,070	1,060
60,000	1,680	54"	1,450	1,200	1,190	1,180

AUGERS (P.L.F.)

Horizontal Augers complete with trough, drive unit, motor and mountings. Prices are for average quality construction. Add 20% for heavy duty type.

Diameter					
8"	9"	10"	12"	14"	16"
\$360	\$380	\$390	\$410	\$530	\$600

ADDITIONS TO DRAG CONVEYORS AND AUGERS

Add to Conveyors/Augers for Elevated Superstructures	P.L.F.	\$60.00	-	\$150.00
Add for Catwalk	P.L.F.	60.00	-	75.00

PNEUMATIC CONVEYING SYSTEMS

Cost per Bin	\$7,500	-	\$12,500
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Use low range for systems comprised of more than 3 small bins (less than 100,000 bushel capacity).

Use high range for systems servicing less than 3 small bins or for systems servicing large bins (greater than 100,000 bushel capacity).

Depreciation for Bucket Conveyors, Distributors, Drag Conveyors and Augers: 4% per year up to 70% or by observation.



4 GRADE
FRAME



3 GRADE
FRAME W/ BLENDING TOWER



4 GRADE
FRAMED DOME



4 GRADE
CONCRETE DOME

FERTILIZER BUILDINGS

Foundation: Reinforced concrete.

Walls: Wood frame walls on wood studs, 15' high average. Walls in fertilizer storage areas are cribbed (or equivalent) plywood liner. The height of the domed structures is approximately 1/2 the building width. Concrete dome structures have concrete walls.

Floor: 6" reinforced concrete.

Roof: Asphalt shingles on plywood supported by wood rafters and trusses. Concrete roof on concrete dome structures.

Bin Partitions: Plywood on wood cribbing (or equivalent) approximately 14' high with framing 12" c/c. No partitioning in domed structures.

Electric: Pipe conduit wiring with explosion proof incandescent lighting. No interior lighting in dome structures.

Area	Price Per S.F.		
	Frame	Framed Dome	Concrete Dome
2,000	\$63.25	\$77.25	\$94.50
3,000	57.25	70.00	85.50
4,000	52.50	64.00	78.25
5,000	49.75	60.75	74.25
6,000	48.25	59.00	72.00
7,000	46.25	56.25	68.75
9,000	44.25	53.75	65.75
12,000	43.50	53.00	64.75
15,000	43.00	52.50	64.00
18,000	42.50	51.75	63.25
25,000	42.00	51.25	62.75
35,000	41.50	50.50	61.75

ADJUSTMENTS

			Price Range		Typical
Interior Offices	(+)	P.S.F.	\$46.00	- \$54.00	\$50.00
Exterior Offices	(+)	P.S.F.	95.00	- 130.00	112.50
*Blending Tower	(+)	Per Ton	2,400	3,600	3,000

*Does not include blending equipment or scale.

FEED MILLS



**4 GRADE
CRIBBED FEED MILL W/ DISTRIBUTION FLOOR**



**4 GRADE
METAL FEED MILL W/ NO DISTRIBUTION FLOOR**



**4 GRADE
METAL FEED MILL W/ DISTRIBUTION FLOOR**



**4 GRADE
REINFORCED CONCRETE FEED MILL
W/ NO DISTRIBUTION FLOOR**



**3 GRADE
REINFORCED CONCRETE FEED MILL
W/ DISTRIBUTION FLOOR**



**3 GRADE
REINFORCED CONCRETE FEED MILL
W/ DISTRIBUTION FLOOR**

FEED MILLS

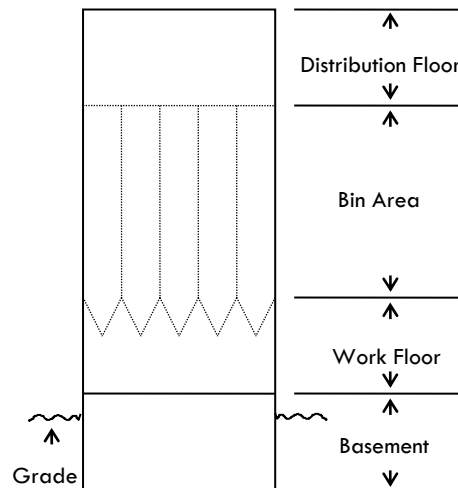
Feed Mills are to be priced on a per cubic foot basis. Work floors, distribution floors, truck loading and unloading areas are all included in the cubic foot price. Add for warehouses separately. Due to design, size of bins and capacity, prices may vary by 20%.

<u>Cubic Feet</u>	<u>Cribbed</u>	<u>Metal w/ Distribution Floor</u>	<u>Metal w/ No Distribution Floor</u>	<u>R' Conc. w/ Distribution Floor</u>	<u>R' Conc. w/ No Distribution Floor</u>
20,000 or Less	\$7.65	\$8.25	\$9.65	\$10.10	\$11.20
20,001 to 40,000	7.35	7.90	9.50	9.75	10.95
40,001 to 60,000	7.25	7.80	9.45	9.40	10.90
60,001 to 80,000	7.15	7.70	9.35	9.30	10.80
80,001 to 100,000	7.05	7.60	9.30	9.20	10.70
100,001 to 125,000	7.00	7.55	9.25	9.15	10.65
125,001 to 150,000	6.95	7.50	9.20	9.10	10.60
150,001 or More	6.95	7.50	9.20	9.10	10.60

Add for scales, dump pits, man lifts, bucket conveyors (legs) and distributors (heads) separately.

ADD FOR BASEMENT

<u>Depth of Basement</u>	<u>P.S.F.</u>
8'	\$37.70
10'	44.80
12'	51.90
14'	59.00
16'	66.10
18'	73.20
20'	80.30



OTHER AREA ADJUSTMENTS

	<u>Price Range</u>	<u>Typical</u>
Interior Office (P.S.F.)	\$46.00 - \$54.00	\$50.00
Loading Docks (P.S.F.)	16.00 - 25.00	20.50
Manlift (Per Foot of Rise)	450.00 - 650.00	550.00
Scales	See "Analyzed Unit Cost" — Page 4 – 29	
Dump Pits	See Page 6 – 131	
Bucket Conveyors (Legs)	See Page 6 – 132	
Distributors (Heads)	See Page 6 – 133	

STEEL GRAIN BINS

Height	Diameter													
	Storage 15'	Dryer 15'	Storage 18'	Dryer 18'	Storage 21'	Dryer 21'	Storage 24'	Dryer 24'	Storage 27'	Dryer 27'	Storage 30'	Dryer 30'	Storage 33'	Dryer 33'
10'	\$4,900	\$14,300	\$6,400	\$16,600	\$8,100	\$19,000	\$9,500	\$21,200	\$11,600	\$24,600	\$13,800	\$27,700	\$16,100	\$31,100
12'	5,900	15,300	7,600	17,800	9,800	20,700	11,500	23,200	13,800	26,800	16,300	30,200	18,900	33,900
15'	7,400	16,800	9,500	19,700	12,300	23,200	14,400	26,100	17,000	30,000	20,000	33,900	23,100	38,100
17'	8,400	17,800	10,800	21,000	13,900	24,800	16,300	28,000	19,100	32,100	22,500	36,400	26,000	41,000
20'	9,900	19,300	12,800	23,000	16,400	27,300	19,100	30,800	22,400	35,400	26,300	40,200	30,100	45,100
22'	10,800	20,200	14,000	24,200	18,000	28,900	21,000	32,700	24,500	37,500	28,800	42,700	33,000	48,000
25'	12,300	21,700	15,900	26,100	20,500	31,400	23,900	35,600	27,800	40,800	32,600	46,500	37,100	52,100
27'	13,300	22,700	17,100	27,300	22,100	33,000	25,800	37,500	29,900	42,900	35,100	49,000	40,000	55,000
30'	14,800	24,200	19,100	29,300	24,500	35,400	28,600	40,300	33,100	46,100	38,900	52,800	44,100	59,100
32'	15,800	25,200	20,400	30,600	26,100	37,000	30,500	42,200	35,300	48,300	41,400	55,300	47,000	62,000
35'	17,100	26,500	22,300	32,500	28,600	39,500	33,400	45,100	38,500	51,500	45,100	59,000	51,100	66,100
37'	18,100	27,500	23,500	33,700	30,300	41,200	35,300	47,000	40,800	53,800	47,600	61,500	54,000	69,000
40'	19,600	29,000	25,400	35,600	32,800	43,700	38,100	49,800	43,900	56,900	51,400	65,300	58,100	73,100
42'	—	—	26,800	37,000	34,400	45,300	40,100	51,800	46,100	59,100	53,900	67,800	61,000	76,000
45'	—	—	28,600	38,800	36,800	47,700	42,900	54,600	49,400	62,400	57,800	71,700	65,300	80,300
47'	—	—	29,900	40,100	38,400	49,300	44,900	56,600	51,500	64,500	60,300	74,200	68,000	83,000
50'	—	—	—	—	40,900	51,800	47,800	59,500	54,800	67,800	64,000	77,900	72,300	87,300
52'	—	—	—	—	42,500	53,400	49,600	61,300	56,900	69,900	66,500	80,400	75,000	90,000
55'	—	—	—	—	45,000	55,900	52,500	64,200	60,100	73,100	70,300	84,200	79,300	94,300
Add for each Add'l 1' in height	500	500	630	630	840	840	960	960	1,090	1,090	1,250	1,250	1,410	1,410

EQUIPMENT (+)

Aeration Floor	\$1,100	Base	\$1,600	Base	\$2,300	Base	\$2,900	Base	\$3,600	Base	\$4,500	Base	\$5,400	Base
Vertical Auger	2,000	Base	2,000	Base	2,000	Base	2,000	Base	2,000	Base	2,000	Base	2,000	Base
Electric Spreader	900	Base	900	Base	900	Base	1,000	Base	1,100	Base	1,100	Base	1,100	Base
Power Sweep	2,600	Base	2,900	Base	2,900	Base	3,000	Base	3,400	Base	3,400	Base	3,500	Base
Unloading System	1,500	Base	1,500	Base	1,500	Base	1,500	Base	1,500	Base	1,500	Base	1,600	Base
Incline Auger	1,300	Base	1,300	Base	1,300	Base	1,300	Base	1,400	Base	1,400	Base	1,400	Base
Stir-A-Tor	3,900	\$3,900	4,500	\$4,500	5,100	\$5,100	5,800	\$5,800	5,900	\$5,900	6,400	\$6,400	6,900	\$6,900

5 grade bins constructed with light gauge panels. 4 grade average quality bins. Bins with heavy gauge steel (and/or stiffeners and heavy raised foundations should be given up to a 3 grade. Large bins (90' diameter and larger) many times require additional earth work to stabilize a solid base and heavier gauge materials. This is especially true for bins constructed near a railroad. Consider a 3 grade for the bins.

The prices above are average prices constructed by contractor, complete with foundation, ladder, load-out door and top cap. Dryer bins are complete with foundation, aeration floor, ladder, load-out door, sweep auger, vertical auger and electric spreader. Add for fans, dryers and stir-a-tor.

Prices may vary as much as 20% due to quality, manufacturer and purchases in large quantities or off season.

STEEL GRAIN BINS (Continued)

Height	Diameter													
	Storage 36'	Dryer 36'	Storage 39'	Storage 42'	Storage 45'	Storage 48'	Storage 51'	Storage 54'	Storage 57'	Storage 60'	Storage 63'	Storage 66'	Storage 69'	Storage 72'
21'	\$37,800	\$54,300	\$42,600	\$46,900	\$52,900	\$58,800	\$69,200	\$79,600	\$90,000	\$100,400	\$107,200	\$113,900	—	—
22'	39,400	55,900	44,400	49,000	55,200	61,300	72,100	82,800	93,600	104,300	111,500	118,600	—	—
24'	42,600	59,100	47,900	53,100	59,700	66,300	77,700	89,100	100,500	111,800	119,900	127,900	—	—
26'	45,800	62,300	51,400	57,400	64,400	71,300	83,400	95,500	107,500	119,400	128,300	137,100	—	—
29'	50,400	66,900	56,800	63,800	71,400	79,000	92,000	105,000	117,900	130,800	141,000	151,100	—	—
32'	55,300	71,800	62,000	70,000	78,300	86,600	100,600	114,500	128,400	142,300	153,700	165,100	\$178,700	\$192,300
35'	59,900	76,400	67,300	76,100	85,100	94,100	109,100	124,000	138,800	153,600	166,300	179,000	194,000	209,000
37'	63,100	79,600	70,800	80,400	89,900	99,300	114,900	130,400	145,900	161,300	174,900	188,400	204,400	220,300
40'	67,900	84,400	76,000	86,800	96,900	107,000	123,500	139,900	156,300	172,600	187,500	202,300	219,900	237,400
42'	71,100	87,600	79,500	90,900	101,500	112,000	129,200	146,300	163,400	180,400	196,000	211,600	230,100	248,600
45'	75,800	92,300	84,900	97,300	108,400	119,500	137,700	155,800	173,900	191,900	208,700	225,500	245,500	265,500
48'	80,600	97,100	90,100	103,500	115,300	127,100	146,200	165,300	184,300	203,300	221,400	239,500	260,900	282,300
50'	83,800	100,300	93,600	107,800	120,000	132,100	151,900	171,600	191,200	210,800	229,800	248,800	271,200	293,500
53'	88,500	105,000	98,900	113,900	126,900	139,900	160,500	181,100	201,700	222,300	242,400	262,500	286,600	310,600
55'	91,600	108,100	102,300	118,300	131,600	144,900	166,200	187,400	208,600	229,800	250,900	271,900	296,900	321,900
58'	96,500	113,000	107,500	124,400	138,500	152,500	174,800	197,000	219,200	241,300	263,600	285,800	312,200	338,600
63'	104,300	120,800	116,500	134,900	150,000	165,100	189,000	212,800	236,600	260,300	284,700	309,000	338,000	367,000
66'	109,100	125,600	121,600	141,300	157,100	172,900	197,700	222,400	247,000	271,600	297,300	323,000	353,500	383,900
70'	115,500	132,000	128,600	149,600	166,300	182,900	209,000	235,000	261,000	287,000	314,300	341,600	374,000	406,300
74'	—	—	—	157,900	175,500	193,000	220,300	247,600	274,800	302,000	331,100	360,100	394,500	428,800
77'	—	—	—	164,300	182,600	200,800	229,100	257,300	285,400	313,500	343,800	374,100	410,000	445,900
81'	—	—	—	172,600	191,700	210,800	240,400	269,900	299,400	328,800	360,800	392,800	430,600	468,300
Add for each Add'l 1' in height	1,600	1,600	1,750	2,100	2,300	2,500	2,830	3,160	3,485	3,810	4,235	4,660	5,130	5,600

EQUIPMENT (+)

Aeration Floor	\$6,400	Base	\$7,500	\$8,800	\$10,100	\$11,400	\$12,900	\$14,400	\$16,100	\$17,800	\$19,700	\$21,500	\$23,500	\$25,500
Vertical Auger	2,000	Base	—	—	—	—	—	—	—	—	—	—	—	—
Electric Spreader	1,100	Base	1,100	1,100	1,100	1,100	—	—	—	—	—	—	—	—
Power Sweep	4,000	Base	5,600	6,600	7,100	7,500	8,300	9,000	9,500	10,000	10,500	11,000	11,500	12,000
Unloading System	1,600	Base	—	—	—	—	—	—	—	—	—	—	—	—
Incline Auger	1,400	Base	—	—	—	—	—	—	—	—	—	—	—	—
Stir-A-Tor	7,500	\$7,500	8,100	8,800	9,700	10,600	11,300	11,900	12,500	13,100	13,900	14,600	15,200	15,800

5 grade bins constructed with light gauge panels. 4 grade average quality bins. Bins with heavy gauge steel (and/or stiffeners and heavy raised foundations should be given up to a 3 grade. Large bins (90' diameter and larger) many times require additional earth work to stabilize a solid base and heavier gauge materials. This is especially true for bins constructed near a railroad. Consider a 3 grade for the bins.

The prices above are average prices constructed by contractor, complete with foundation, ladder, load-out door and top cap. Dryer bins are complete with foundation, aeration floor, ladder, load-out door, sweep auger, vertical auger and electric spreader. Add for fans, dryers and stir-a-tor.

Prices may vary as much as 20% due to quality, manufacturer and purchases in large quantities or off season.

For bins over 36' diameter price unloading equipment from page 6 – 133.

STEEL GRAIN BINS (Continued)

Height	Diameter													
	75'	78'	81'	84'	87'	90'	93'	96'	99'	102'	105'	108'	111'	114'
21'	—	—	—	—	—	—	—	—	—	—	—	—	—	—
22'	—	—	—	—	—	—	—	—	—	—	—	—	—	—
24'	—	—	—	—	—	—	—	—	—	—	—	—	—	—
26'	—	—	—	—	—	—	—	—	—	—	—	—	—	—
29'	—	—	—	—	—	—	—	—	—	—	—	—	—	—
32'	\$206,500	\$222,000	\$238,300	\$254,600	\$272,600	\$290,600	\$310,400	\$330,100	\$351,600	\$373,100	\$394,600	\$417,500	\$441,000	\$465,100
35'	225,000	242,000	259,800	277,600	297,200	316,800	338,100	359,400	382,500	405,700	428,800	453,700	479,200	505,500
37'	237,400	255,100	274,100	293,000	313,700	334,300	356,600	378,800	403,000	427,300	451,500	477,700	504,600	532,200
40'	256,000	275,100	295,500	315,900	338,000	360,100	384,100	408,000	433,800	459,700	485,500	513,600	542,600	572,300
42'	268,100	288,500	310,000	331,400	354,500	377,600	402,500	427,400	454,400	481,300	508,300	537,800	568,100	599,200
45'	286,800	308,500	331,300	354,100	379,000	403,800	430,200	456,600	485,100	513,600	542,100	573,500	605,800	639,000
48'	305,100	328,400	352,900	377,300	403,600	429,900	457,900	485,900	516,000	546,200	576,300	609,700	644,000	679,300
50'	317,500	341,600	367,100	392,500	420,000	447,400	476,400	505,300	536,500	567,700	598,900	633,600	669,300	706,000
53'	336,000	361,500	388,600	415,600	444,500	473,400	504,000	534,500	567,300	600,200	633,000	669,700	707,400	746,200
55'	348,400	374,900	402,900	430,900	460,900	490,800	522,500	554,100	587,900	621,800	655,600	693,600	732,700	772,800
58'	366,800	394,600	424,200	453,800	485,400	516,900	550,100	583,300	618,800	654,300	689,800	729,800	770,900	813,100
63'	397,600	428,000	460,100	492,100	526,300	560,400	596,200	632,000	670,200	708,300	746,500	789,800	834,300	880,000
66'	416,100	448,000	481,600	515,100	550,800	586,500	623,800	661,100	700,900	740,600	780,400	825,600	872,100	919,900
70'	440,800	474,500	510,200	545,800	583,600	621,400	660,700	700,000	742,000	784,000	826,000	873,900	923,100	973,700
74'	465,400	501,000	538,700	576,400	616,400	656,300	697,700	739,000	783,100	827,200	871,300	921,800	973,700	1,027,100
77'	484,000	521,000	560,300	599,500	640,900	682,300	725,300	768,300	814,000	859,700	905,400	957,900	1,011,800	1,067,300
81'	508,600	547,500	588,800	630,100	673,600	717,100	762,100	807,100	855,000	902,900	950,800	1,005,900	1,062,600	1,120,800
Add for each Add'l 1' in height	6,160	6,630	7,150	7,660	8,200	8,730	9,230	9,730	10,270	10,810	11,350	12,010	12,680	13,380

EQUIPMENT (+)

Aeration Floor	\$27,600	\$29,900	\$32,400	\$34,800	\$37,400	\$39,900	\$42,600	\$45,300	\$48,200	\$51,200	\$54,100	\$57,200	\$60,500	\$63,800
Vertical Auger	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Electric Spreader	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Power Sweep	12,600	13,600	14,100	14,500	15,000	15,500	16,000	16,500	17,000	17,600	18,100	19,100	20,200	21,300
Unloading System	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Incline Auger	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Stir-A-Tor	16,600	17,300	17,900	18,500	19,200	19,900	20,500	21,100	21,800	22,400	23,100	24,400	25,800	27,200

5 grade bins constructed with light gauge panels. 4 grade average quality bins. Bins with heavy gauge steel (and/or stiffeners and heavy raised foundations should be given up to a 3 grade. Large bins (90' diameter and larger) many times require additional earth work to stabilize a solid base and heavier gauge materials. This is especially true for bins constructed near a railroad. Consider a 3 grade for the bins.

The prices above are average prices constructed by contractor, complete with foundation, ladder, load-out door and top cap. Add for fans, dryers and stir-a-tor.

Prices may vary as much as 20% due to quality, manufacturer and purchases in large quantities or off season.

For bins over 36' diameter price unloading equipment from page 6 – 133.

STEEL GRAIN BINS (Continued)

Height	Diameter											
	117'	120'	123'	126'	129'	132'	135'	138'	141'	144'	147'	150'
21'	—	—	—	—	—	—	—	—	—	—	—	—
22'	—	—	—	—	—	—	—	—	—	—	—	—
24'	—	—	—	—	—	—	—	—	—	—	—	—
26'	—	—	—	—	—	—	—	—	—	—	—	—
29'	—	—	—	—	—	—	—	—	—	—	—	—
32'	\$489,900	\$515,400	\$541,500	\$568,200	\$595,600	\$623,600	\$652,300	\$681,600	\$711,600	\$742,200	\$773,400	\$805,300
35'	532,400	560,100	588,400	617,500	647,200	677,700	708,800	740,700	773,200	806,500	840,500	875,100
37'	560,600	589,700	619,600	650,200	681,500	713,600	746,400	779,900	814,200	849,200	884,900	921,400
40'	602,800	634,100	666,200	699,100	732,800	767,300	802,600	838,600	875,500	913,100	951,600	990,800
42'	631,100	663,900	697,500	732,000	767,200	803,300	840,300	878,000	916,600	956,000	996,300	1,037,300
45'	673,100	708,000	743,900	780,600	818,200	856,700	896,100	936,400	977,500	1,019,600	1,062,500	1,106,300
48'	715,600	752,700	790,800	829,900	869,900	910,800	952,700	995,500	1,039,200	1,083,900	1,129,600	1,176,100
50'	743,600	782,200	821,800	862,400	904,000	946,500	990,000	1,034,500	1,080,000	1,126,400	1,173,800	1,222,200
53'	786,000	826,800	868,600	911,500	955,400	1,000,400	1,046,400	1,093,400	1,141,500	1,190,600	1,240,700	1,291,800
55'	814,000	856,300	899,600	944,100	989,600	1,036,100	1,083,800	1,132,500	1,182,200	1,233,100	1,285,000	1,338,000
58'	856,500	901,000	946,600	993,300	1,041,200	1,090,200	1,140,300	1,191,500	1,243,900	1,297,400	1,352,000	1,407,800
63'	926,900	975,000	1,024,400	1,075,000	1,126,800	1,179,800	1,234,000	1,289,500	1,346,100	1,404,000	1,463,100	1,523,500
66'	969,000	1,019,300	1,070,900	1,123,800	1,177,900	1,233,300	1,290,100	1,348,000	1,407,300	1,467,800	1,529,600	1,592,700
70'	1,025,600	1,078,900	1,133,500	1,189,400	1,246,800	1,305,400	1,365,400	1,426,800	1,489,500	1,553,600	1,619,000	1,685,700
74'	1,081,800	1,138,000	1,195,600	1,254,700	1,315,100	1,377,000	1,440,300	1,505,000	1,571,200	1,638,800	1,707,800	1,778,200
77'	1,124,200	1,182,600	1,242,400	1,303,800	1,366,600	1,430,900	1,496,700	1,563,900	1,632,700	1,702,900	1,774,600	1,847,800
81'	1,180,500	1,241,900	1,304,700	1,369,200	1,435,100	1,502,700	1,571,700	1,642,400	1,714,500	1,788,300	1,863,600	1,940,400
Add for each Add'l 1' in height	14,090	14,820	15,570	16,340	17,130	17,940	18,760	19,610	20,470	21,350	22,250	23,160

EQUIPMENT (+)

Aeration Floor	\$67,200	\$70,700	\$74,200	\$77,900	\$81,700	\$85,500	\$89,400	\$93,400	\$97,600	\$101,800	\$106,000	\$110,400
Vertical Auger	—	—	—	—	—	—	—	—	—	—	—	—
Electric Spreader	—	—	—	—	—	—	—	—	—	—	—	—
Power Sweep	22,500	23,600	24,800	26,100	27,300	28,600	29,900	31,300	32,600	34,000	35,500	36,900
Unloading System	—	—	—	—	—	—	—	—	—	—	—	—
Incline Auger	—	—	—	—	—	—	—	—	—	—	—	—
Stir-A-Tor	28,700	30,200	31,700	33,300	34,900	36,500	38,200	39,900	41,700	43,400	45,300	47,100

5 grade bins constructed with light gauge panels. 4 grade average quality bins. Bins with heavy gauge steel (and/or stiffeners and heavy raised foundations should be given up to a 3 grade. Large bins (90' diameter and larger) many times require additional earth work to stabilize a solid base and heavier gauge materials. This is especially true for bins constructed near a railroad. Consider a 3 grade for the bins.

The prices above are average prices constructed by contractor, complete with foundation, ladder, load-out door and top cap. Add for fans, dryers and stir-a-tor.

Prices may vary as much as 20% due to quality, manufacturer and purchases in large quantities or off season.

For bins over 36' diameter price unloading equipment from page 6 – 133.

STEEL GRAIN BINS (Continued)

Height	Diameter				Fans & Dryers		
	Storage 153'	Storage 156'	Storage 159'	Storage 162'	Fan	Fan w/ Heater or Dryer Unit	
21'	—	—	—	—	3/4 HP	\$825	—
22'	—	—	—	—			
24'	—	—	—	—	1 HP	900	—
26'	—	—	—	—			
29'	—	—	—	—	1 ½ HP	1,025	—
32'	\$837,800	\$871,000	\$904,800	\$939,300			
35'	910,500	946,500	983,300	1,020,700	2 HP	1,200	—
37'	958,700	996,600	1,035,300	1,074,800			
40'	1,030,800	1,071,700	1,113,300	1,155,700	3 HP	1,525	—
42'	1,079,300	1,122,000	1,165,600	1,210,000			
45'	1,151,000	1,196,600	1,243,100	1,290,400	5 HP	1,950	\$3,450
48'	1,223,600	1,272,100	1,321,500	1,371,800			
50'	1,271,600	1,322,000	1,373,300	1,425,600	7 ½ HP	2,200	3,875
53'	1,344,000	1,397,300	1,451,500	1,506,800			
55'	1,392,000	1,447,100	1,503,300	1,560,600	10 HP	2,475	4,325
58'	1,464,600	1,522,600	1,581,700	1,642,000			
63'	1,585,000	1,647,800	1,711,800	1,777,000	15 HP	3,325	5,600
66'	1,657,000	1,722,600	1,789,500	1,857,700			
70'	1,753,800	1,823,300	1,894,100	1,966,200	20 HP	4,400	6,750
74'	1,850,000	1,923,300	1,997,900	2,074,000			
77'	1,922,400	1,998,500	2,076,100	2,155,200	25 HP	4,725	7,225
81'	2,018,800	2,098,700	2,180,200	2,263,300			
Add for each Add'l 1' in height	24,100	25,050	26,030	27,020	30 HP	5,975	7,875
EQUIPMENT (+)					40 HP	6,875	8,875
Aeration Floor	\$114,900	\$119,400	\$124,100	\$128,800	50 HP	8,000	10,125
Vertical Auger	—	—	—	—	60 HP	9,375	11,750
Electric Spreader	—	—	—	—			
Power Sweep	38,400	40,000	41,500	43,100			
Unloading System	—	—	—	—			
Incline Auger	—	—	—	—			
Stir-A-Tor	49,000	51,000	53,000	55,000			

5 grade bins constructed with light gauge panels. 4 grade average quality bins. Bins with heavy gauge steel (and/or stiffeners and heavy raised foundations) should be given up to a 3 grade. Large bins (90' diameter and larger) many times require additional earth work to stabilize a solid base and heavier gauge materials. This is especially true for bins constructed near a railroad. Consider a 3 grade for the bins.

The prices above are average prices constructed by contractor, complete with foundation, ladder, load-out door and top cap. Add for fans, dryers and stir-a-tor.

Prices may vary as much as 20% due to quality, manufacturer and purchases in large quantities or off season.

For bins over 36' diameter price unloading equipment from page 6 – 133.



4 GRADE



5 GRADE
(LIGHT GAUGE MATERIALS)



3 GRADE

HOPPER BINS (COMMERCIAL)

Round Hopper Bins

Size		Capacity		Price	
DIA	x Height	BU.	Tons	Bolted Steel	Welded Steel
6'	x 3'	100	2.5	\$1,800	\$5,180
For each additional 1' of height add				80.00	208.00
For each additional bushel add				3.50	9.20
For each additional ton add				140.40	364.90
7'	x 3'	140	3.5	\$2,190	\$5,340
For each additional 1' of height add				105.00	237.00
For each additional bushel add				3.40	7.70
For each additional ton add				135.90	306.80
8'	x 5'	351	8.8	\$2,970	\$6,030
For each additional 1' of height add				135.00	266.00
For each additional bushel add				3.30	6.60
For each additional ton add				133.70	263.40
9'	x 5'	390	9.8	\$3,480	\$6,360
For each additional 1' of height add				165.00	320.00
For each additional bushel add				3.20	6.30
For each additional ton add				129.20	250.50
10'	x 10'	938	23.5	\$5,890	\$9,650
For each additional 1' of height add				200.00	390.00
For each additional bushel add				3.20	6.20
For each additional ton add				127.00	247.60
12'	x 10'	1,256	31.4	\$8,590	\$12,390
For each additional 1' of height add				280.00	448.00
For each additional bushel add				3.10	4.90
For each additional ton add				123.20	197.10
13.5'	x 10'	1,637	40.9	\$11,450	\$15,850
For each additional 1' of height add				347.00	540.00
For each additional bushel add				3.00	4.70
For each additional ton add				120.70	187.80
15'	x 10'	2,101	52.5	\$14,540	\$19,190
For each additional 1' of height add				425.00	665.00
For each additional bushel add				3.00	4.70
For each additional ton add				119.70	187.30
16'	x 10'	2,410	60.3	\$16,760	\$20,790
For each additional 1' of height add				480.00	755.00
For each additional bushel add				3.00	4.70
For each additional ton add				118.90	187.00
18'	x 11'	4,080	102.0	\$21,710	—
For each additional 1' of height add				585.00	—
For each additional bushel add				2.90	—
For each additional ton add				114.40	—
21'	x 11'	5,695	142.4	\$26,540	—
For each additional 1' of height add				668.00	—
For each additional bushel add				2.40	—
For each additional ton add				96.00	—
24'	x 11'	7,785	194.6	\$32,450	—
For each additional 1' of height add				807.00	—
For each additional bushel add				2.20	—
For each additional ton add				88.80	—
27'	x 11'	9,890	247.3	\$46,800	—
For each additional 1' of height add				1,005.00	—
For each additional bushel add				2.20	—
For each additional ton add				87.40	—
30'	x 11'	12,615	315.4	\$55,940	—
For each additional 1' of height add				1,200.00	—
For each additional bushel add				2.10	—
For each additional ton add				84.50	—

Double the above pricing for stainless steel construction.

*Square or Rectangular Holding Bins (Add for elevated superstructures from below)

Size		Capacity		Price	
S.F.	x Height	BU.	Tons	Bolted Steel	Welded Steel
36	x 3'	127	3.2	\$6,580	—
For each additional 1' of height add				264.00	—
For each additional bushel add				11.70	—
For each additional ton add				463.40	—
49	x 3'	178	4.4	\$6,780	—
For each additional 1' of height add				301.00	—
For each additional bushel add				9.80	—
For each additional ton add				389.60	—
64	x 5'	446	11.1	\$7,660	—
For each additional 1' of height add				338.00	—
For each additional bushel add				8.40	—
For each additional ton add				334.50	—
81	x 5'	495	12.4	\$8,080	—
For each additional 1' of height add				406.00	—
For each additional bushel add				8.00	—
For each additional ton add				318.10	—
100	x 10'	1,191	29.8	\$12,260	—
For each additional 1' of height add				495.00	—
For each additional bushel add				7.90	—
For each additional ton add				314.50	—
144	x 10'	1,595	39.9	\$15,740	—
For each additional 1' of height add				569.00	—
For each additional bushel add				6.20	—
For each additional ton add				250.30	—
182	x 10'	2,079	52.0	\$20,130	—
For each additional 1' of height add				686.00	—
For each additional bushel add				6.00	—
For each additional ton add				238.50	—
225	x 10'	2,668	66.7	\$24,370	—
For each additional 1' of height add				845.00	—
For each additional bushel add				6.00	—
For each additional ton add				237.90	—
256	x 10'	3,061	76.5	\$26,400	—
For each additional 1' of height add				959.00	—
For each additional bushel add				6.00	—
For each additional ton add				237.50	—

*Add 25% to above cost to multi compartment holding bins.

SUPERSTRUCTURES (ELEVATE BINS FOR TRUCK DRIVE UNDER)

	Price Range	Typical
Small (Less than 12' diameter bin)	\$9,600 - \$14,400	\$12,000
Medium (11'-17' diameter bin)	16,000 - 24,000	20,000
Large (18' diameter bin or larger)	25,600 - 38,400	32,000



SQUARE HOLDING BIN
W/ SUPERSTRUCTURE



ROUND HOPPER BIN
W/ SUPERSTRUCTURE

These are typical prices constructed by contractor, complete with steel supports, concrete piers or pads, roof and ladder. Center draw. Price, bushel, and ton capacities may differ by 20% due to different degrees of slope to the hopper bottoms. Add for superstructure when elevated for truck loadout.

Hopper bins can be priced by sidewall height, bushels or tons. See page 6 – 133 for unloading equipment. Conversion to tons based on 40 pounds per bushel.

FLAT GRAIN STORAGE BUILDINGS

Cost includes R' concrete foundations, concrete slab floor with vapor seal, sand or stone base, normal openings. These buildings are designed and built for the storage of grain.

Exterior Walls	Roof	Framing	Base Sidewall Height	2,000 or Less	4,000	6,000	10,000	20,000	30,000	45,000	60,000	80,000	120,000 or Larger
*Metal	Metal	Steel	12'	\$36.30	\$31.90	\$28.30	\$25.50	\$23.40	\$22.90	\$21.40	\$20.70	\$20.30	\$19.60
For each additional 1' in height add				1.08	0.84	0.64	0.48	0.36	0.32	0.24	0.20	0.18	0.14
**R' Conc. w/ Metal Above	Metal	Steel	12'	\$51.50	\$43.90	\$38.50	\$34.20	\$31.00	\$30.20	\$28.10	\$27.10	\$26.60	\$25.60
For each additional 1' in height add				1.08	0.84	0.64	0.48	0.36	0.32	0.24	0.20	0.18	0.14
R' Conc. w/ Hoop Roof	Hoop Structure	Metal Pipe	12'	\$45.20	\$36.00	\$34.80	\$33.80	\$29.30	\$27.90	\$27.10	\$25.80	\$25.10	\$24.00
For each additional 1' in height add				1.51	1.18	0.90	0.67	0.50	0.45	0.34	0.28	0.25	0.20

* Metal on Steel Flat Grain Storage structures assume enameled steel wall panels. If buildings are galvanized steel deduct 10%.

** R' Concrete with metal above structures assume 12' of R' Concrete wall, any wall above 12' is assumed to be metal/steel.

MAIN AREA ADJUSTMENTS

	Price Range	Typical
Electrical Service (power for fans, conveyors, etc.)	\$0.32 - \$0.48	\$0.40
Exhaust Fans	See "Analyzed Unit Cost" — Page 4 – 17	
Aeration Fans	See page 6 – 141	



Metal – Steel Frame Flat Grain Storage



Reinforced Concrete w/ Metal – Steel Frame above Flat Grain Storage



Concrete w/ Hoop Structure Flat Grain Storage

TEMPORARY GRAIN STORAGE BUNK

		Price Range		Typical
Reinforced Precast Concrete Panel Walls	P.S.F.S.A.	\$10.00	- \$15.00	\$12.50
Metal Bunker Walls	P.S.F.S.A.	6.75	- 12.25	11.50
Silage Bunker Floor (4" Wire Reinforced Concrete Floor)	P.S.F.	3.90	- 5.90	4.90
Concrete Temporary Storage Base	P.S.F.	5.80	- 8.70	7.25
Asphalt Temporary Storage Base	P.S.F.	3.60	- 5.40	4.50
Crushed Rock Temporary Storage Base	P.S.F.	1.40	- 2.20	1.80
Underground Concrete Conveyor Tunnels -	4' x 4'	P.L.F.	150.00 - 250.00	200.00
	6' x 6'	P.L.F.	240.00 - 360.00	300.00
	8' x 8'	P.L.F.	320.00 - 480.00	400.00
*Aeration Tower	Each	180,000	- 270,000	225,000
Fill Conveyors & Catwalks				See Page 6 – 133
Fans				See Page 6 – 141

*Includes tower, lift ring, distribution box, skirt, and winches. (Does not include tarp.)



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