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Selection of Schedules

The following is an alphabetical list of various commercial and industrial improvements. The list shows the use-type from Schedule A or, if Schedule A does not apply, the proper schedule to be used in computing the replacement cost. The list refers to commercial and industrial type construction. If the improvement involved is either a dwelling or a converted dwelling, it would be more appropriate to use the residential pricing schedules in computing the replacement cost. The following is the alphabetical listing:

- Airport facilities as follows:
 - Cargo facilities — GCI warehouse.
 - Maintenance and service buildings — GCI small shop.
 - Passenger terminals, ground floor — GCM hotel/motel service.
 - Passenger terminals, upper floor — GCM general office.
- Apartments as follows:
 - Commercial flats, one (1) through three (3) stories and wood joist framing — GCR apartment unit.
 - Commercial flats, four (4) or more stories — GCM apartment unit.
 - Club house — GCR service.
 - Elevator apartments, one (1) through three (3) stories and wood joist framing — GCR apartment unit.
 - Elevator apartments, four (4) or more stories — GCM apartment unit.
 - Fireproof steel apartments — GCM apartment unit.
 - Fire resistant apartments — GCM apartment unit.
 - Reinforced concrete apartments — GCM apartment unit.
 - Walk-up wood joist framed apartments — GCR apartment unit.
 - Service areas "1" — GCR motel service.
- Arenas — Schedule G.
- Auditoriums — GCM theater.
- Auto and truck agencies as follows:
 - Administrative offices as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Body shop — "1" — GCI commercial garage.
 - Parts storage — "1" — GCI utility storage.
 - Service garage — GCM auto service.
 - Showrooms — GCM auto showroom.
- Auto and truck repair as follows:
 - Auto agencies service departments — GCM auto service.
 - Body shops — "1" — GCI commercial garage.
 - Department store centers — GCM auto service.
 - Franchise type centers — GCM auto service.
 - Small private garages — GCM utility storage.
 - Truck terminal garage — GCI small shop.

- Industrial related garages — GCI small shop.
- Bakeries — GCM general retail.
- Banks as follows:
 - One story wood joist framing — GCR bank.
 - Multi-story or fire resistant, reinforced concrete, or fire-proof steel framing — GCM bank.
- Barber shops — GCM general retail.
- Bars and grills — GCM general retail.
- Beauty shops — GCM general retail.
- Boat garages or storage — GCM utility storage.
- Boat sales and service — GCM general retail and utility storage.
- Body shops — GCI commercial garage.
- Bottling plants as follows:
 - Administrative office — GCI office.
 - Processing facilities — GCI manufacturing.
- Bowling alleys — GCM bowling alley.
- Bulk plants as follows:
 - Administrative offices — GCI office.
 - Maintenance and service facilities — GCI small shop.
 - Processing facilities — GCI manufacturing.
 - Tanks — Schedule G.
- Bus terminals as follows:
 - Inter-city — GCM hotel/motel service.
 - Urban-suburban — GCM general retail.
- Carry outs — GCM general retail and utility storage.
- Car washes as follows:
 - Auto wash — GCM car wash auto.
 - Drive-through — Schedule G.
- Churches — GCM theater.
- City clubs — GCM hotel.
- City halls as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Class and lectures as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Classroom multipurpose as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.

- Club houses — GCR service.
- Cold storage — GCI small shop.
- College facilities as follows:
 - Class and lecture as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Laboratory as follows:
 - One store wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Student union as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Community recreational centers as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Condominiums as follows:
 - One (1) through three (3) stories and wood joist framing — GCR apartment unit.
 - Four (4) or more stories — GCM apartment unit.
 - Residential row type — Residential Schedule A.
- Convenience markets — GCM convenience market.
- Convents — GCM apartment.
- Correctional institutions as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Country clubs — GCM hotel service.
- Courthouses as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Credit unions as follows:
 - One story wood joist framing — GCR bank.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing - GCM bank.
- Dairies as follows:
 - Administrative offices — GCI office.
 - Plant — GCI manufacturing.
 - Small retail type -"2" — GCM general retail and utility storage.

- Data processing centers -"3" as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Day care centers as follows:
 - Commercial type as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Residential type — Residential Schedule A.
- Dental laboratories as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Dental offices as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Department stores — GCM department stores.
- Discount stores — GCM discount.
- Dispensaries as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Dock facilities — Schedule E.
- Dormitories — GCM apartment.
- Drive-in theaters — Schedule G.
- Drug stores — GCM general retail.
- Dry cleaners as follows:
 - Administrative office — GCI office.
 - Plant — GCI small shop.
 - Small retail type — GCM general retail and utility storage "2".
- Electric generation as follows:
 - Auxiliary maintenance and service buildings — GCI small shop.
 - Processing facility — GCI power generating plant.
- Emergency medical centers as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Factories — GCI manufacturing.
- Financial offices as follows:
 - One story wood joist framing — GCR general office.

- Multi-story or fire resistant, reinforced concrete, or fireproof steel framing
 - GCM general office.
- Fire stations — GCI office.
- Food and beverage processing facilities as follows:
 - Administrative offices — GCI office.
 - Plant — GCI manufacturing.
- Fraternal associations as follows:
 - Administrative offices as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Assembly hall — GCM theater.
 - Dining areas — GCM dining lounge.
- Fraternity houses as follows:
 - Residential type — Residential Schedule A.
 - Modern high rise — GCM apartment.
- Funeral homes as follows:
 - Residential type — Residential Schedule A.
 - Designed as follows:
 - One (1) through three (3) stories and wood joist framing — GCR funeral home.
 - Four (4) or more stories — GCM funeral home.
- Furniture marts as follows:
 - Sales area — GCM discount.
 - Warehouse area — GCM utility storage.
- Garage as follows:
 - Residential type — Yard improvement rule.
 - Commercial type — Commercial garage schedule.
- Golfing facilities as follows:
 - Club houses, private course — GCM hotel service.
 - Club houses, public course — GCM general retail.
 - Driving ranges — Schedule G.
 - Miniature courses — Schedule G.
 - Regulation play — Schedule G.
 - Short play — Schedule G.
- Governmental offices as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing
 - GCM general office.
- Grain elevators — Grain elevator schedule.
- Greenhouses as follows:
 - Commercial type — Schedule G.

- Residential type — Residential Schedule G.
- Gymnasiums — GCM theater.
- Hangars — GCI hangar.
- Health clubs — GCM health club.
- Hospitals as follows:
 - Convalescent as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Full line as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Hotels, resort lodge, as follows:
 - Guest rooms — GCM hotel/motel units.
 - Service — GCM hotel/motel service.
- Ice skating rinks — GCM ice rink.
- Industrial facilities as follows:
 - Administrative offices — GCI office.
 - Maintenance and service — "1" — GCI small shop.
 - Manufacturing, processing, and assembly — GCI manufacturing.
 - Receiving and storage — "1" — GCI warehouse.
- Labor associations as follows:
 - Administrative offices as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Assembly halls — GCM theater.
- Laundromats — GCM general retail.
- Libraries as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Lounges — GCM dining lounge.
- Maintenance and service shops — GCI small shop.
- Mall enclosures — Mall concourse area schedule.
- Manufacturing facilities as follows:
 - Manufacturing, processing, and assembly — GCI manufacturing.
 - Small shops — GCI small shop.
- Marinas as follows:
 - Boat sales — GCM general retail.
 - Boat service — GCM utility storage.

- Boat garages or storage — GCM utility storage.
- Medical clinics as follows:
 - Full line — See hospitals.
 - Limited service as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
 - Special purpose as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
 - Multipurpose as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Mini-warehouses — GCI mini-warehouse.
- Mobile home parks — commercial yard improvement rule.
- Motels as follows:
 - Low-rise walk-up type and wood joist framing — GCR motel units.
 - Elevator types as follows:
 - One (1) through three (3) stories and wood joist framing — GCR motel units.
 - Four (4) or more stories — GCM hotel/motel units.
 - Service as follows:
 - One (1) through (3) stories and wood joist framing — GCR motel service.
 - Four (4) or more stories — GCM hotel/motel service.
- Museums as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Night clubs — GCM dining lounge.
- Nursery schools as follows:
 - Residential type — Residential Schedule A.
 - Commercial type as follows:
 - One story wood joist — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Nursing homes as follows:
 - One (1) through three (3) stories and wood joist framing — GCR nursing home.
 - Four (4) or more stories — GCM nursing home.
- Offices as follows:

- Governmental as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Multipurpose as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Special purpose — GCI office.
- Medical as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Open lumber storage — GCM utility storage (adjust for lack of walls and interior components).
- Parking garages — GCM parking garage.
- Photo labs as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Police stations — GCI office.
- Post offices as follows:
 - Designed as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Rural type — GCM general retail.
 - Residential type — Residential Schedule A.
- Printing and publishing facilities as follows:
 - Administrative offices — GCI office.
 - Plants — GCI manufacturing.
 - Small commercial type — GCI small shop.
- Racquetball court building — GCM health club.
- Radio and television stations as follows:
 - Building — GCI office "4".
 - Small transmitting buildings as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Rectories — GCM apartment.
- Research and development facilities — GCI research/development.
- Reservoirs — Schedule G.
- Restaurants as follows:

- Special purpose designs, supper club type — GCM dining lounge.
- Multipurpose designs, neighborhood type — GCM general retail.
- Fast food — Fast food schedule.
- Roller rinks — GCM bowling alley.
- Savings and loan as follows:
 - One story wood joist framing — GCR bank.
 - Multi-story or fire resistant, reinforced concrete, or fire-proof steel framing - GCM bank.
- Schools as follows:
 - Grades one (1) through twelve (12) as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Grades thirteen (13) plus as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Service stations — Service station schedule.
- Showrooms as follows:
 - Auto agency — GCM auto showroom.
 - Auto service center — GCM auto service.
- Small shops — GCI small shop.
- Steam generating plants as follows:
 - Auxiliary maintenance and service buildings — GCI small shop.
 - Processing facility — GCI power generating plant.
- Storage — GCM utility storage.
- Stores as follows:
 - Bake shops — GCM general retail and utility storage "2".
 - Beverage carry-outs — GCM general retail and utility storage "2".
 - Drug stores — GCM general retail.
 - Personal service shops — GCM general retail.
- Student unions as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Supper clubs — GCM dining lounge.
- Swimming pools as follows:
 - Commercial — Schedule G.
 - Residential — Residential Schedule G.
 - Pool enclosure as follows:
 - Residential type — Residential Schedule G.
 - Commercial type — GCM general retail.

- Synagogues and temples — See churches.
- Taverns, neighborhood type — GCM general retail.
- Telephone exchange offices as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Tennis barns — GCM health club.
- Theaters as follows:
 - Community, live performance — GCM theater.
 - Drive-in — Schedule G.
 - Metropolitan, live performance or movie — GCM theater.
 - Suburban, movie — GCM theater.
- Town halls as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Trailer courts — Yard improvement rule.
- Truck terminals, dock type and back-in type — GCI truck terminal.
- Tunnels — Basement rates from GCM or GCI, calculate using tunnel PAR.
- University facilities — See college facilities.
- Veterinary hospitals as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Warehouses — GCI warehouse.
- Water storage tanks — Schedule G.
- Youth hostels — GCR nursing home.

- **Note:** If an item listed in the Selection of Schedules section contains a number, such as “1”, it means the following:
 - "1" means if priced as a separate building, section, or floor.
 - "2" means calculated percentage of each.
 - "3" means generally requires a floor adjustment from Schedule C.
 - "4" means a plus or minus design consideration.

Appendix G

Commercial and Industrial Cost Schedules

Schedule A.1

GCMBase Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2										1	3	4	
					Fire Resistant										Wood	Rein	F P	
					1	2	3	4	5	6	7	8	9	10	+1 (-)	(+)	Steel (+)	
Sub	UF	Parking	8'	2	25.87	28.64	32.07	36.93	39.09	43.02	47.91	55.01	60.12	66.49	11.77	11.53	10.93	10.55
Bsmt																		
Bsmt	UF	Utility/Storage	9'	1	17.26	18.42	19.97	22.32	23.03	24.72	26.98	30.29	32.60	35.55	6.25	7.80	7.43	7.12
				2	18.12	20.18	22.76	26.20	28.00	30.83	34.33	39.15	42.68	47.02	7.55	9.44	8.60	8.25
		Stand Alone	9'	1	21.68	23.68	26.31	29.74	31.46	34.21	37.64	42.59	46.11	50.46	7.66	7.76	8.57	8.22
		Basement		2	22.55	25.45	29.10	33.62	36.43	40.33	45.00	51.45	56.19	61.93	8.95	9.43	9.49	9.10
		Parking Garage	8'	2	21.44	23.37	25.73	29.51	30.65	33.53	37.24	42.71	46.61	51.58	10.36	9.57	8.48	8.19
FO		General Retail	12'	1	39.69	42.07	45.63	49.98	52.04	55.28	59.37	65.23	69.21	74.14	8.28	8.93	8.72	8.46
				2	54.38	57.96	63.33	69.28	72.87	77.56	83.25	91.15	96.56	103.11	9.17	10.33	10.12	9.83
		Dining/Lounge	10'	1	53.27	55.69	59.73	64.30	66.49	69.70	73.80	79.76	83.61	88.38	7.50	8.93	6.22	6.09
				2	54.21	57.62	62.79	68.55	71.93	76.39	81.86	89.47	94.65	100.93	8.92	10.34	6.85	6.69
FD		General Office	10'	1	58.88	60.15	61.16	63.17	65.03	66.84	70.86	76.71	80.51	85.21	7.47	7.81	6.74	6.59
				2	59.97	62.34	64.44	67.52	69.13	73.54	78.92	86.42	91.54	97.76	8.90	9.22	7.42	7.24
		Apartment	10'	1	38.85	40.79	43.90	47.62	49.28	51.91	55.31	60.24	63.50	67.55	6.89	8.29	9.00	7.13
				2	40.13	43.21	47.60	52.71	55.69	59.78	64.76	71.65	76.47	82.33	8.76	8.98	10.00	7.76
First	UF	Utility/Storage	14'	1	20.37	24.37	29.36	34.49	39.33	44.38	49.90	57.09	62.20	68.53	6.40	11.68	13.90	12.14
				2	21.86	27.42	34.20	41.18	47.91	54.95	62.61	72.39	79.61	88.33	8.64	12.93	15.38	13.43
		Parking Garage*	10'	1	19.72	22.45	25.79	29.96	32.64	36.35	40.60	46.71	50.84	56.26	8.37	11.48	13.35	11.7'
				2	20.69	24.43	28.94	34.32	38.23	43.24	48.88	56.69	62.18	69.17	9.83	12.09	14.25	12.52
				4	18.95	22.27	26.22	31.06	34.45	38.93	43.98	51.04	55.97	62.31	9.27	11.63	13.69	11.69
SF		Car Wash Auto	12'	1	27.74	31.74	36.98	42.25	47.09	52.11	57.65	64.97	70.04	76.34	6.28	11.19	13.31	11.65
				2	28.97	34.26	40.97	47.78	54.18	60.84	68.14	77.61	84.42	92.70	8.12	12.45	14.80	12.96
		Ice Rink	18'	1	40.13	45.31	52.21	59.11	65.37	71.87	79.05	88.49	95.10	103.17	7.82	14.45	17.19	15.97
				2	42.13	49.43	58.73	68.14	76.94	86.11	96.19	109.14	118.57	129.87	10.84	13.18	15.69	14.56
		Auto Service	14'	1	34.43	38.88	44.84	50.78	56.15	61.75	67.92	76.09	81.75	88.71	6.80	12.67	15.08	13.17
				2	35.92	41.93	49.67	57.47	64.74	72.31	80.64	91.40	99.15	108.52	9.03	14.07	16.73	14.62
FO		Auto Showroom	14'	1	44.99	50.76	58.48	66.16	73.14	80.37	88.37	98.86	106.24	115.18	8.54	9.55	11.36	9.92
				2	46.48	53.81	63.31	72.86	81.72	90.93	101.08	114.17	123.64	134.98	10.78	10.72	12.76	11.14
		Bowling Alley	14'	1	45.46	50.45	57.31	64.08	70.11	76.34	83.27	92.48	98.79	106.53	7.39	9.37	11.15	10.43
				2	46.95	53.51	62.14	70.78	78.69	86.91	95.98	107.79	116.20	126.33	9.63	10.22	12.16	11.37
		Theater**	20'	1	57.49	63.99	72.85	81.61	89.40	97.43	106.42	118.12	126.34	136.27	9.29	11.28	13.43	12.42
				2	59.76	68.63	80.21	91.80	102.47	113.52	125.78	141.43	152.84	166.43	12.70	11.91	14.16	13.1'
		Health Club***	12'	1	53.59	57.52	61.41	65.33	69.23	74.98	81.38	89.95	95.73	102.86	6.73	7.82	9.26	8.53
				2	55.02	60.37	65.69	71.00	76.32	83.70	91.88	102.59	110.11	119.21	8.58	8.99	9.98	9.21
		General Retail	14'	1	42.53	47.84	54.98	62.06	68.48	75.10	82.45	92.14	98.89	107.13	7.91	8.90	12.26	11.65
				2	44.02	50.89	59.81	68.76	77.06	85.66	95.16	107.44	116.30	126.93	10.16	10.39	13.27	12.61
		Discount	14'	1	40.94	45.87	52.51	59.14	65.04	71.14	77.96	86.88	93.10	100.72	7.36	10.10	12.01	11.42
				2	42.42	48.92	57.34	65.83	73.62	81.71	90.67	102.18	110.50	120.52	9.61	10.95	13.02	12.38
		Regional Shopping Center - mall shop	14'	1	42.93	48.26	55.44	62.56	69.01	75.66	83.05	92.79	99.57	107.85	7.94	9.57	11.38	10.82
				2	44.42	51.31	60.28	69.26	77.59	86.23	95.76	108.10	116.98	127.65	10.19	10.46	12.44	11.84
		Neighborhood Shopping Center	14'	1	42.07	47.36	54.47	61.52	67.92	74.51	81.84	91.49	98.23	106.44	7.90	10.13	12.06	11.46
				2	43.56	50.41	59.30	68.22	76.50	85.08	94.56	106.80	115.64	126.25	10.14	11.03	13.11	12.47
		Department Store	16'	1	53.80	59.11	64.32	69.58	74.80	82.02	90.07	100.52	107.90	116.86	8.54	11.26	13.39	10.83
				2	55.83	63.16	70.40	77.65	84.88	94.42	104.99	118.49	128.34	140.12	11.17	12.27	14.58	11.84
		Supermarket	14'	1	45.06	50.42	57.70	64.90	71.38	78.06	85.49	95.31	102.12	110.43	7.94	9.14	10.88	10.35
				2	46.55	53.47	62.53	71.59	79.96	88.62	98.21	110.61	119.53	130.23	10.18	9.95	11.83	11.26
		Convenience Market	12'	1	45.59	50.72	57.76	64.69	70.88	77.27	84.38	93.81	100.31	108.25	7.57	9.20	10.94	10.46
				2	46.82	53.24	61.75	70.22	77.97	85.99	94.88	106.46	114.68	124.60	9.42	9.83	11.70	11.1'
		Dining/Lounge	12'	1	56.27	61.27	68.49	75.49	81.53	87.76	94.73	104.11	110.38	118.08	7.15	5.76	9.18	8.77
				2	57.50	63.79	72.48	81.02	88.62	96.48	105.23	116.75	124.76	134.43	9.00	5.32	9.83	9.39
FD		Hotel - Motel Service	12'	1	56.13	61.13	68.35	75.34	81.39	87.58	94.55	103.92	110.19	117.88	7.15	8.32	9.90	9.13
				2	57.36	63.65	72.34	80.87	88.47	96.31	105.05	116.56	124.57	134.24	9.00	8.86	10.54	9.72
		Bank	14'	1	71.21	74.74	78.80	82.80	87.58	91.78	96.48	106.42	113.15	121.38	7.68	8.67	8.84	8.15
				2	73.11	78.48	84.36	90.10	95.27	101.65	109.19	121.72	130.56	141.19	9.91	9.05	9.66	8.90
		General Office	12'	1	62.61	66.71	70.77	74.86	78.95	85.11	92.01	101.27	107.48	115.11	7.12	6.77	10.57	9.77
				2	64.03	69.56	75.04	80.53	86.04	93.84	102.51	113.91	121.86	131.46	8.97	6.07	11.25	10.39
		Medical Office	12'	1	69.18	73.29	77.34	81.43	85.52	91.85	98.94	108.51	114.87	122.68	7.19	8.15	10.30	9.53
				2	70.61	76.13	81.62	87.11	92.61	100.57	109.44	121.15	129.25	139.03	9.04	7.45	10.93	10.1'

Schedule A.1 (continued)

GCM Base Prices (continued)

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2 Fire Resistant										1	3	4	
															Wood Jst	Rein Conc	F P Steel	
					1	2	3	4	5	6	7	8	9	10	+1 (-)	(+)	(+)	
First	FD	Country Club	12'	1	61.31	66.37	73.81	80.96	87.07	93.32	100.37	109.90	116.21	123.96	7.11	5.23	10.29	9.49
				2	62.54	68.89	77.80	86.48	94.16	102.04	110.87	122.55	130.59	140.31	8.96	4.79	10.91	10.06
		Funeral Home	12'	1	57.39	62.36	69.57	76.53	82.53	88.67	95.58	104.91	111.11	118.73	7.06	5.24	10.34	9.54
				2	58.62	64.88	73.56	82.06	89.62	97.39	106.08	117.55	125.49	135.09	8.91	4.80	11.01	10.17
		Nursing Home	10'	1	52.82	57.32	63.88	70.22	75.67	81.25	87.50	95.99	101.59	108.51	6.41	6.82	10.51	9.72
				2	53.79	59.31	67.03	74.59	81.26	88.13	95.79	105.96	112.93	121.41	7.87	6.13	10.99	10.17
		Hotel - Motel Unit	10'	1	53.37	57.06	60.70	64.38	68.06	73.53	79.63	87.82	93.30	100.07	6.33	8.14	10.15	9.39
				2	54.50	59.31	64.07	68.86	73.65	80.41	87.91	97.79	104.64	112.97	7.79	8.62	10.62	9.83
		Apartment	10'	1	40.91	45.11	50.98	56.74	61.82	67.08	72.91	80.74	86.00	92.52	6.18	6.61	10.04	9.31
				2	41.88	47.10	54.12	61.11	67.42	73.96	81.20	90.71	97.34	105.42	7.64	7.09	10.72	9.81
Wall Hgt.	UF	+/-	1'	1	0.16	0.25	0.36	0.47	0.59	0.71	0.84	0.99	1.12	1.26	0.14	0.15	0.17	0.14
				2	0.28	0.52	0.78	1.06	1.33	1.63	1.94	2.33	2.64	2.99	0.33	0.26	0.31	0.26
	SF	+/-	1'	1	0.47	0.56	0.67	0.78	0.89	1.01	1.14	1.29	1.42	1.56	0.13	0.17	0.20	0.16
				2	0.60	0.83	1.09	1.36	1.64	1.93	2.24	2.63	2.93	3.28	0.33	0.29	0.35	0.29
	FO	+/-	1'	1	0.40	0.50	0.63	0.75	0.88	1.00	1.14	1.31	1.44	1.60	0.14	0.13	0.15	0.12
				2	0.53	0.77	1.05	1.34	1.62	1.92	2.25	2.64	2.96	3.32	0.33	0.18	0.21	0.19
	FD	+/-	1'	1	0.81	0.92	1.06	1.21	1.34	1.48	1.63	1.83	1.97	2.14	0.14	0.13	0.15	0.13
				2	0.94	1.18	1.49	1.79	2.09	2.40	2.74	3.16	3.49	3.86	0.34	0.17	0.20	0.18
Upper	UF	Utility/Storage	12'	1	17.72	20.03	22.93	26.54	28.73	31.90	35.60	40.70	44.44	48.99	6.84	8.01	9.53	8.90
				2	19.06	22.79	27.30	32.60	36.49	41.45	47.10	54.55	60.18	66.90	8.87	9.14	10.88	10.14
		Parking Garage*	10'	1	17.68	19.02	20.61	23.63	24.01	26.22	29.07	33.60	36.74	40.85	9.24	11.85	13.79	12.09
				2	20.69	24.43	28.94	34.32	38.23	43.24	48.88	56.69	62.18	69.17	9.83	12.09	14.25	12.52
				3	18.95	22.27	26.22	31.06	34.45	38.93	43.98	51.04	55.97	62.31	9.27	11.63	13.69	11.69
				4	18.95	22.27	26.22	31.06	34.45	38.93	43.98	51.04	55.97	62.31	9.27	11.63	13.69	11.69
	FO	Health Club***	12'	1	51.22	53.63	55.84	58.81	61.86	64.82	69.81	76.77	81.55	87.33	7.51	5.81	6.92	6.61
				2	52.78	56.75	60.52	65.02	68.34	74.37	81.30	90.61	97.29	105.24	9.54	6.43	7.65	7.31
		General Retail	12'	1	39.25	42.44	46.97	52.03	55.26	59.48	64.42	71.27	76.05	81.82	7.59	7.78	9.25	9.00
				2	40.60	45.20	51.34	58.08	63.02	69.03	75.91	85.11	91.79	99.73	9.61	8.45	10.04	9.78
		Mall Shops	14'	1	40.75	44.67	50.07	56.01	60.12	65.24	71.19	79.30	85.07	91.99	8.78	7.24	8.62	8.34
				2	42.35	47.96	55.28	63.23	69.38	76.63	84.90	95.80	103.84	113.34	11.20	8.13	9.67	9.36
		Department Store	14'	1	49.72	52.62	55.33	58.78	62.33	65.80	71.34	78.96	84.30	90.71	8.14	8.41	10.01	9.17
				2	51.58	56.34	60.91	66.18	70.30	77.19	85.05	95.46	103.07	112.07	10.56	8.99	10.71	9.81
		Dining/Lounge	12'	1	54.22	57.83	63.29	69.12	72.86	77.56	83.11	90.86	96.12	102.45	7.85	5.71	6.80	6.62
				2	55.57	60.59	67.65	75.17	80.62	87.12	94.61	104.70	111.86	120.36	9.88	6.26	7.46	7.26
	FD	Hotel - Motel Service	12'	1	54.08	57.68	63.13	68.95	72.69	77.39	82.93	90.67	95.92	102.25	7.85	6.71	7.99	7.61
				2	55.42	60.44	67.49	75.01	80.45	86.94	94.43	104.51	111.66	120.16	9.88	7.23	8.61	8.20
		General Office	12'	1	53.26	55.55	60.87	66.60	70.28	74.92	80.39	88.02	93.21	99.47	7.83	6.64	7.90	7.68
				2	53.99	58.30	65.24	72.66	78.04	84.47	91.89	101.86	108.95	117.38	9.85	7.20	8.56	8.33
		Medical Office	11'	1	56.60	60.09	65.48	71.22	74.81	79.35	84.74	92.32	97.40	103.53	7.62	6.30	7.48	7.31
				2	57.82	62.58	69.43	76.69	81.82	87.99	95.13	104.83	111.62	119.71	9.45	6.76	8.03	7.85
		Nursing Home	10'	1	50.77	53.88	58.67	63.86	66.99	71.07	75.93	82.80	87.41	92.99	7.20	6.58	7.83	7.50
				2	51.86	56.10	62.20	68.74	73.26	78.78	85.21	93.98	100.12	107.44	8.83	7.03	8.36	8.00
		Motel Units	10'	1	49.93	53.18	55.15	57.89	60.68	63.40	68.09	74.70	79.20	84.66	7.20	6.34	7.54	7.23
				2	52.26	55.70	58.93	62.90	65.70	71.11	77.37	85.88	91.91	99.11	8.83	6.78	8.07	7.73
		Apartment	10'	1	38.87	41.68	45.80	50.41	53.20	56.95	61.38	67.62	71.90	77.11	7.05	7.64	9.09	7.24
				2	39.96	43.91	49.32	55.30	59.47	64.66	70.66	78.79	84.61	91.56	8.69	8.15	9.70	7.79

* Add to base price (1st floor) to account for roof deck parking	5.00			
** Adjust base price to account for balconies, per square foot of balcony area	26.63	1.77	2.47	4.95
*** Add per court	43,500			
- racquetball	34,000			
- squash				
Add to base price (1st floor) to account for elevated floor construction ¹	6.39	5.05	0.64	1.96
Typical base price (1st floor) component for roof & framing	--			

¹ These rates represent an amount of increased cost to elevate a floor over and above what is included in the model for a floor. For instance, most if not all of our first floor models, have included a concrete floor. These costs represent the increased cost to suspend (based on the framing types) a floor higher than the existing floor. An example of this type of entity would be a raised area in a department store, where a set of 3 or 4 steps is required to raise the customer onto a more specialized or exclusively priced area of the store. The raising of a floor over and above what is included in the models could occur in any of the GCM first floor models. These rates are only applicable to the area that is raised within a structure. If less than 100% of the structure or building section includes this feature, then the appropriate rate is multiplied by the percentage of the building or section that has this feature to determine the applicable adjustment.

SCHEDULE A.2

GCI Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	Fire Resistant										Wood			3	4
					1	2	3	4	5	6	7	8	9	10	+1	Jst (-)	Conc (+)	FP Steel (+)	
Bsmt	UF	Light Utility/Storage	9'	1	18.65	20.58	22.00	24.10	25.14	27.23	27.79	31.32	33.75	36.84	6.97	6.83	8.00	7.40	
					2	19.51	22.35	24.79	27.98	30.11	33.34	35.15	40.18	43.82	48.31	8.27	6.74	7.89	7.30
		Heavy Utility/Storage	9'	1	23.21	25.31	27.04	29.42	30.65	32.93	33.72	37.57	40.19	43.51	7.10	6.93	7.72	7.81	
					2	24.08	27.07	29.83	33.29	35.62	39.04	41.08	46.44	50.27	54.97	8.40	6.85	7.64	7.72
SF		Light Manufacturing	9'	1	32.20	34.52	36.76	39.57	41.08	43.61	44.72	49.07	51.93	55.54	6.83	6.92	8.11	7.50	
					2	33.06	36.28	39.56	43.45	46.05	49.73	52.08	57.93	62.01	67.00	8.13	6.84	8.01	7.41
		Heavy Manufacturing	9'	1	39.17	41.74	44.47	47.71	49.51	52.34	53.81	58.66	61.82	65.77	7.03	7.01	7.81	7.90	
					2	40.03	43.50	47.27	51.58	54.48	58.46	61.17	67.52	71.89	77.23	8.33	6.94	7.74	7.82
FO		Truck Terminal	9'	1	31.68	34.17	36.59	39.59	41.31	44.06	45.41	50.03	53.13	57.00	6.99	6.98	8.18	7.57	
					2	32.54	35.93	39.39	43.47	46.27	50.17	52.76	58.89	63.20	68.47	8.28	6.90	8.09	7.48
First	UF	Light Utility/Storage	14'	1	22.91	27.30	32.77	38.45	43.56	49.07	55.17	63.09	68.75	75.79	7.41	10.82	13.34	11.23	
					2	24.33	30.21	37.39	44.85	51.76	59.17	67.32	77.73	85.39	94.72	9.55	10.87	13.39	11.27
		Heavy Utility/Storage	14'	1	22.51	26.49	31.50	36.68	41.34	46.34	51.85	59.03	64.10	70.43	6.75	11.09	13.66	11.50	
					2	27.47	32.02	37.81	43.76	49.07	54.77	61.10	69.35	75.20	82.46	7.54	10.89	13.03	11.59
		Light Warehouse	18'	1	28.89	34.94	42.43	50.16	57.27	64.87	73.25	83.98	91.84	101.39	9.68	10.92	13.07	11.63	
					2	27.08	31.21	36.54	41.99	46.85	52.04	57.78	65.28	70.54	77.10	6.87	11.12	13.30	11.84
		Mini Warehouse	12'	1	26.30	31.34	37.64	44.14	50.04	56.37	63.36	72.40	78.91	86.93	8.30	11.99	14.80	12.40	
					2	28.25	35.32	43.94	52.87	61.23	70.15	79.94	92.37	101.62	112.77	11.22	12.02	14.84	12.44
		Commercial Garage	14'	1	25.80	30.32	36.03	41.90	47.22	52.89	59.15	67.26	73.04	80.19	7.47	12.32	15.21	12.75	
					2	15.96	19.65	24.13	28.85	33.11	37.75	42.87	49.54	54.30	60.29	6.04	9.65	12.14	9.81
		Hangar	20'	1	17.13	22.03	27.91	34.08	39.82	46.01	52.81	61.51	67.91	75.77	7.79	9.72	12.23	9.88	
					2	15.62	18.95	23.03	27.32	31.19	35.39	40.00	46.01	50.25	55.62	5.46	9.92	12.48	10.08
		Truck Terminal Warehouse	14'	1	30.48	35.06	40.96	47.01	52.33	58.06	64.42	72.76	78.62	85.90	7.50	10.95	13.50	11.36	
					2	31.91	37.97	45.58	53.40	60.54	68.16	76.58	87.39	95.26	104.83	9.65	10.97	13.52	11.38
		Loft Warehouse	14'	1	30.09	34.25	39.70	45.23	50.12	55.33	61.11	68.69	73.96	80.54	6.84	11.18	13.77	11.59	
					2	32.80	38.28	45.26	52.41	58.84	65.71	73.32	83.18	90.25	98.91	8.80	12.65	15.63	13.08
		Light Manufacturing	14'	1	35.00	42.79	52.41	62.31	71.53	81.33	92.12	105.81	115.99	128.19	12.11	12.66	15.65	13.10	
					2	32.25	37.15	43.49	49.94	55.72	61.87	68.67	77.51	83.77	91.47	7.90	12.99	16.05	13.44
		Heavy Manufacturing	14'	1	25.95	30.85	36.43	42.22	47.31	53.10	59.62	67.23	73.16	80.56	7.73	10.81	13.33	11.22	
					2	27.38	33.76	41.05	48.62	55.51	63.19	71.77	81.87	89.80	99.49	9.87	10.85	13.38	11.26
		Loft Manufacturing	12'	1	25.56	30.04	35.17	40.45	45.09	50.36	56.31	63.17	68.50	75.20	7.06	11.06	13.63	11.47	
					2	20.69	25.11	30.54	36.22	41.36	46.92	53.05	60.99	66.70	73.80	7.50	10.88	13.41	11.29
		Mill Manufacturing	40'	1	22.11	28.02	35.16	42.61	49.56	57.02	65.20	75.63	83.34	92.73	9.65	10.91	13.45	11.32	
					2	37.08	41.90	48.27	54.72	60.35	66.37	73.07	81.90	88.05	95.66	7.32	10.92	13.45	11.32
		Small Shop	14'	1	38.50	44.81	52.89	61.12	68.55	76.46	85.23	96.53	104.69	114.59	9.46	10.94	13.48	11.35	
					2	36.68	41.09	47.00	52.95	58.13	63.63	69.76	77.83	83.39	90.30	6.65	11.13	13.71	11.54
		Power Generating Plant	30'	1	38.80	43.95	50.74	57.62	63.64	70.08	77.24	86.64	93.23	101.34	7.76	10.95	13.10	11.66	
					2	40.22	46.86	55.36	64.01	71.84	80.17	89.39	101.27	109.87	120.27	9.90	10.98	13.13	11.68
		Truck Terminal Bunk Room	9'	1	38.40	43.13	49.47	55.85	61.42	67.34	73.93	82.57	88.57	95.98	7.10	11.15	13.34	11.87	
					2	26.08	30.33	35.75	41.33	46.27	51.61	57.52	65.27	70.73	77.54	7.13	10.26	12.63	10.65
		Research/Devel.	12'	1	27.24	32.72	39.52	46.56	52.98	59.87	67.46	77.24	84.34	93.02	8.88	10.29	12.67	10.69	
					2	71.96	81.91	89.01	93.08	100.18	112.45	125.98	143.19	155.92	171.08	14.26	19.11	22.32	20.74
		Industrial Office	12'	1	79.19	92.13	104.32	114.05	130.09	149.26	170.27	196.54	216.57	240.09	22.08	19.02	22.22	20.64	
					2	70.85	76.09	83.13	88.87	94.98	106.04	118.24	133.80	145.21	158.83	12.82	19.76	23.09	21.45
		Dock Floor	+1'	1	27.97	32.57	38.42	44.44	49.80	55.56	61.95	70.28	76.19	83.51	7.59	10.83	13.35	11.24	
					2	29.40	35.48	43.04	50.84	58.00	65.66	74.10	84.92	92.83	102.45	9.73	10.87	13.39	11.27
		Truck Terminal Bunk Room	9'	1	27.58	31.76	37.15	42.67	47.58	52.83	58.63	66.22	71.53	78.15	6.93	11.06	13.63	11.48	
					2	78.77	85.67	90.75	96.68	104.68	110.67	120.84	131.63	142.74	156.04	12.37	13.76	15.55	15.36
		Industrial Office	12'	1	85.95	99.25	105.59	111.43	123.59	136.50	149.64	171.64	188.23	207.79	18.23	13.72	15.50	15.31	
					2	30.12	34.03	39.18	44.44	48.95	53.83	59.28	66.52	71.49	77.74	6.03	9.61	11.81	10.00
		Research/Devel.	12'	1	31.71	37.28	44.32	51.56	58.09	65.08	72.81	82.81	90.00	98.80	8.41	9.60	11.79	9.99	
					2	30.05	33.87	38.93	44.08	48.50	53.28	58.61	65.70	70.55	76.67	5.90	9.74	11.96	10.13
		Industrial Office	12'	1	53.44	58.66	65.98	73.23	79.34	85.83	93.13	102.85	109.45	117.60	7.41	10.28	12.65	10.67	
					2	54.60	61.05	69.76	78.46	86.05	94.09	103.07	114.82	123.06	133.08	9.17	10.30	12.68	10.69
		Research/Devel.	12'	1	53.09	57.96	64.89	71.69	77.42	83.47	90.26	99.32	105.40	112.93	6.83	10.39	12.79	10.79	
					2	64.49	69.57	73.85	77.09	83.31	89.89	97.31	107.21	113.91	122.16	7.46	10.26	12.63	10.65
		Research/Devel.	12'	1	65.35	71.76	77.85	82.32	90.01	98.15	107.25	119.18	127.52	137.65	9.21	10.28	12.66	10.68	
					2	57.89	62.93	68.59	75.56	81.39	87.53	94.44	103.68	109.86	117.50	6.87	10.37	12.76	10.77
Dock Floor			+1'	1	0.53	0.69	0.88	1.08	1.27	1.47	1.68	1.95	2.16	2.40	0.22				
					2	0.59	0.80	1.05	1.30	1.55	1.81	2.09	2.44	2.72	3.03	0.29			

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE A.2 (continued)

GCI Base Prices (continued)

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2 Fire Resistant										1 Wood Jst	3 Rein Conc	4 F P Steel	
					1	2	3	4	5	6	7	8	9	10	+1 (-)	(+)	(+)	
Wall	UF	+/-	1'	1	0.18	0.28	0.39	0.50	0.62	0.74	0.87	1.03	1.16	1.30	0.13	0.24	0.30	0.26
Hgt.				2	0.31	0.54	0.81	1.09	1.37	1.66	1.98	2.36	2.67	3.03	0.33	0.25	0.31	0.27
				3	0.16	0.22	0.30	0.39	0.47	0.55	0.65	0.76	0.85	0.95	0.10	0.30	0.37	0.31
SF	+/-		1'	1	0.27	0.37	0.48	0.60	0.72	0.84	0.98	1.14	1.27	1.42	0.14	0.25	0.31	0.27
				2	0.40	0.63	0.91	1.19	1.47	1.76	2.09	2.48	2.79	3.14	0.33	0.26	0.32	0.27
				3	0.25	0.31	0.40	0.49	0.57	0.66	0.76	0.87	0.97	1.07	0.10	0.32	0.41	0.33
FO	+/-		1'	1	0.27	0.37	0.48	0.60	0.72	0.84	0.98	1.14	1.27	1.42	0.14	0.25	0.31	0.26
				2	0.40	0.63	0.91	1.19	1.47	1.76	2.09	2.48	2.79	3.14	0.33	0.26	0.32	0.27
				3	0.25	0.31	0.40	0.49	0.57	0.66	0.76	0.87	0.97	1.07	0.10	0.31	0.39	0.30
FD	+/-		1'	1	0.72	0.83	0.97	1.11	1.24	1.37	1.52	1.71	1.85	2.02	0.14	0.25	0.31	0.26
				2	0.85	1.09	1.39	1.69	1.99	2.29	2.63	3.05	3.37	3.74	0.34	0.26	0.32	0.26
				3	0.69	0.77	0.88	0.99	1.09	1.19	1.30	1.44	1.55	1.67	0.10	0.29	0.36	0.28
Upper	UF	Light Utility/Storage	12'	1	18.21	21.16	23.75	27.07	29.36	32.81	34.85	39.94	43.66	48.22	7.73	7.74	9.14	8.35
		Heavy Utility/Storage	12'	1	19.68	24.15	28.50	33.64	37.80	43.20	47.34	54.99	60.76	67.68	9.93	7.73	9.12	8.33
				2	21.39	26.43	31.45	37.29	42.13	48.24	53.16	61.76	68.29	76.06	10.71	7.84	8.84	8.77
SF		Loft Warehouse	12'	1	20.89	23.97	26.80	30.33	32.79	36.40	38.63	43.99	47.87	52.62	7.86	9.26	11.12	9.83
				2	22.36	26.97	31.55	36.90	41.22	46.79	51.12	59.03	64.97	72.08	10.06	9.25	11.11	9.81
		Light Manufacturing	12'	1	29.82	33.12	36.46	40.41	43.13	47.00	49.54	55.38	59.50	64.54	7.58	7.71	9.09	8.31
				2	31.29	36.12	41.21	46.99	51.57	57.38	62.03	70.42	76.60	84.00	9.78	7.70	9.09	8.31
		Heavy Manufacturing	12'	1	31.54	35.40	39.42	44.06	47.46	52.04	55.36	62.15	67.02	72.92	8.37	7.82	8.82	8.75
				2	33.00	38.39	44.16	50.64	55.90	62.42	67.85	77.19	84.13	92.38	10.57	7.83	8.83	8.75
		Loft Manufacturing	12'	1	22.92	26.04	28.99	32.61	35.13	38.80	41.10	46.57	50.50	55.32	7.89	7.71	9.10	8.31
				2	24.38	29.04	33.74	39.19	43.56	49.19	53.59	61.61	67.61	74.78	10.09	7.70	9.09	8.31
		Small Shop	12'	1	24.12	27.29	30.31	34.01	36.58	40.30	42.66	48.20	52.19	57.06	7.92	7.72	9.11	8.32
				2	25.58	30.29	35.06	40.58	45.01	50.68	55.15	63.25	69.29	76.53	10.12	7.71	9.10	8.31
		Power Generating Plant	*	0	40.47	43.45	46.77	50.55	52.90	56.34	58.47	63.94	67.58	72.07	6.78	1.60	0.75	2.59
FO		Truck Terminal	9'	1	31.60	34.72	37.91	41.67	44.17	47.80	50.09	55.65	59.51	64.25	7.15	7.08	8.27	7.68
		Bunk Room		2	32.68	36.92	41.39	46.50	50.36	55.42	59.26	66.69	72.07	78.54	8.77	7.05	8.24	7.66
FD		Industrial Office	12'	1	50.27	54.37	59.23	64.51	68.20	73.03	76.71	84.14	89.23	95.38	8.17	7.64	9.02	8.24
				2	51.74	57.37	63.97	71.08	76.63	83.41	89.20	99.19	106.33	114.84	10.37	7.65	9.02	8.25
		Research/Devel.	12'	1	57.43	61.71	66.97	72.59	76.49	81.52	85.46	93.28	98.55	104.93	8.26	7.60	8.97	8.19
				2	58.90	64.71	71.72	79.17	84.92	91.90	97.95	108.32	115.65	124.40	10.46	7.61	8.98	8.20

SCHEDULE A.3

GCR Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1 Wood Joist										2 Fire Res	
					1	2	3	4	5	6	7	8	9	10	+1 (+)	
Bsmt	UF	Utility/Storage	9'	1	13.60	14.48	15.67	17.08	18.01	19.28	21.01	23.89	25.85	28.36	5.12	6.61
				2	14.13	15.56	17.39	19.47	21.07	23.04	25.54	29.35	32.05	35.42	5.92	8.00
FO		Dining/Lounge	9'	1	46.36	48.29	51.64	54.91	57.11	59.62	62.86	67.92	71.09	75.03	5.90	7.67
				2	46.90	49.38	53.37	57.30	60.17	63.38	67.39	73.37	77.29	82.09	6.69	8.88
		Motel Service	9'	1	41.23	43.03	46.09	49.11	51.16	53.52	56.58	61.36	64.40	68.18	5.83	7.66
				2	41.76	44.12	47.81	51.50	54.22	57.29	61.11	66.82	70.60	75.23	6.63	8.86
FD		General Office	9'	1	43.49	45.35	48.53	51.66	53.78	56.20	59.34	64.25	67.34	71.19	5.86	6.70
				2	44.02	46.43	50.25	54.05	56.84	59.97	63.87	69.70	73.55	78.25	6.66	7.92
		Apartment	9'	1	32.11	33.69	36.23	38.82	40.60	42.71	45.45	49.74	52.53	56.02	5.82	7.07
				2	32.64	34.78	37.95	41.20	43.66	46.47	49.98	55.19	58.73	63.07	6.63	7.67
First	FO	Motel Service	12'	1	46.82	51.09	57.15	62.84	67.71	72.57	78.19	85.78	91.01	96.81	5.34	
				2	48.86	55.43	63.87	71.78	78.94	86.19	94.36	105.23	113.04	121.91	6.29	
		Dining/Lounge	12'	1	51.01	55.39	61.69	67.57	72.57	77.55	83.32	91.13	96.47	102.40	5.40	
				2	53.05	59.72	68.41	76.52	83.80	91.17	99.49	110.58	118.51	127.50	6.34	
	FD	Bank	10'	1	56.83	60.37	63.79	67.05	70.30	75.22	80.92	88.63	93.91	99.78	5.37	
				2	58.97	64.83	70.34	75.36	80.44	87.50	95.48	106.14	113.75	122.38	6.04	
		General Office	10'	1	47.84	51.99	57.94	63.49	68.22	72.92	78.37	85.76	90.81	96.41	5.14	
				2	49.69	55.94	64.05	71.59	78.36	85.20	92.93	103.28	110.65	119.01	5.80	
		Medical Office	10'	1	59.86	63.23	66.49	69.58	72.66	77.46	83.05	90.65	95.80	101.52	5.18	
				2	62.01	67.70	73.04	77.89	82.80	89.75	97.61	108.16	115.64	124.12	5.85	

SCHEDULE A.3 (continued)

GCR Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1 Wood Joist											2 Fire Res (+)
					1	2	3	4	5	6	7	8	9	10	+1	
First	FD	Motel Units	9'	1	44.66	47.94	51.12	52.75	57.11	61.45	66.47	73.25	77.94	83.13	4.91	
					2	45.68	50.07	54.23	56.59	61.91	67.26	73.35	81.52	87.31	93.81	5.17
		Funeral Home	12'	1	51.51	55.90	62.23	68.14	73.15	78.14	83.93	91.77	97.12	103.07	5.40	
					2	53.55	60.24	68.95	77.08	84.38	91.76	100.10	111.22	119.16	128.17	6.35
		Nursing Home	10'	1	54.44	57.81	61.07	64.16	67.24	71.91	77.33	84.68	89.71	95.28	5.13	
					2	56.59	62.28	67.62	72.47	77.38	84.20	91.90	102.20	109.54	117.88	5.79
		Apartment	9'	1	35.52	39.36	44.61	49.58	53.94	58.29	63.31	70.04	74.76	79.96	4.99	
					2	36.39	41.24	47.51	53.41	58.74	64.10	70.19	78.31	84.12	90.64	5.25
Upper	FO	Motel Service	12'	1	39.98	42.24	45.76	49.30	51.85	54.87	58.50	63.75	67.23	71.48	5.99	
					2	41.00	44.29	49.02	53.78	57.61	62.16	67.29	74.32	79.27	85.67	6.67
		Dining/Lounge	12'	1	44.23	46.60	50.36	54.10	56.78	59.91	63.70	69.17	72.77	77.16	5.98	
					2	45.26	48.65	53.63	58.58	62.53	67.20	72.48	79.75	84.81	91.34	6.67
	FD	Motel Units	9'	1	35.55	37.48	40.49	43.55	45.70	48.31	51.48	56.11	59.17	62.93	5.55	
					2	36.29	38.95	42.84	46.76	49.83	53.60	57.85	63.78	67.91	73.36	5.81
		Apartment	9'	1	28.54	30.29	32.91	35.64	37.58	39.99	42.91	47.17	50.04	53.58	5.46	
					2	29.28	31.77	35.26	38.85	41.71	45.28	49.28	54.84	58.78	64.01	5.73
		Nursing Home	10'	1	46.09	47.87	49.46	50.87	53.07	55.22	57.72	62.72	66.01	70.04	5.71	
					2	47.06	49.24	51.78	54.07	56.12	60.23	64.89	71.36	75.85	81.72	6.12

SCHEDULE A.4

GCK Base Rates

Light pre-engineered steel and pole framed buildings (used for C/I occupancies)

Per square foot, average quality, 12' eaves height

	Perimeter/Area Ratio										
	1	2	3	4	5	6	7	8	9	10	+1
Light metal/wood siding, pole frame	7.47	8.80	9.95	11.68	13.02	12.45	14.13	14.59	16.84	17.96	3.18
Add per P/A ratio:											
Exterior sheathing	0.20	0.36	0.51	0.61	0.79	0.90	1.12	1.26	1.42	1.59	0.23
Insulation	0.10	0.18	0.25	0.30	0.39	0.44	0.55	0.62	0.70	0.78	0.12
Steel girts and purlins	0.57	0.63	0.68	0.74	0.80	0.86	0.91	0.97	1.03	1.08	0.95
Aluminum siding and roofing	2.69	2.95	3.21	3.38	3.68	3.86	4.22	4.46	4.74	5.01	0.39
Interior liner (1)	0.40	0.69	0.99	1.19	1.53	1.74	2.16	2.43	2.75	3.07	0.45
Heavy gauge siding and roofing (2)	0.61	0.67	0.72	0.76	0.83	0.87	0.95	1.01	1.07	1.13	0.09
Plastic panel siding	0.33	0.58	0.82	0.99	1.28	1.46	1.80	2.03	2.30	2.56	0.38
Sandwich paneling	6.16	6.74	7.33	7.73	8.41	8.83	9.65	10.19	10.82	11.45	0.90
Interior finish (3)											
Unfinished occupancies (UF)	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97
Semi-finished occupancies (SF)	14.15	14.15	14.15	14.15	14.15	14.15	14.15	14.15	14.15	14.15	14.15
Finished open occupancies (FO)	20.39	20.81	21.23	21.63	22.14	22.46	23.09	23.52	24.16	24.57	0.75
Finished divided occupancies (FD)	37.77	38.19	38.61	39.01	39.52	39.84	40.47	40.90	41.54	41.95	0.75
Add per square foot for floor area for frame variations:											
Steel post and beam	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35
Rigid steel frame construction	-0.33	-0.29	-0.25	-0.21	-0.18	-0.14	-0.10	-0.06	-0.02	0.02	
Deduct per square foot floor area for floor:											
Concrete floor	3.51	3.58	3.65	3.71	3.79	3.84	3.94	4.01	4.09	4.17	

Add or deduct 2% (against the total rate) per foot of wall height variation.

Deduct 2% (against the total rate) for low profile (1:12 or less pitch) roof construction.

Adjust for quality grade from Schedule F.

Note (1) Liner is included with manufactured sandwich paneling

Note (2) 24 to 20 gauge steel; .032" to .050" thick aluminum.

Note (3) Interior Components:	Walls/				Add			
	LF	Flooring	Ceiling	Ptns&OF	Lighting	Heating	A/C	Sprk
Unfinished occupancies (UF)	---	---	---	0.73	1.69	1.54	3.99	6
Semi-finished occupancies (SF)	---	1.85	0.43	1.53	5.65	4.69	2.45	6
Finished open occupancies (FO)	44.72	2.89	4.30	1.75	6.14	4.69	2.45	4
Finished divided occupancies (FD)	44.72	3.35	4.30	8.50	12.60	8.40	2.45	3

SCHEDULE B

GC Base Price Adjustment for Story Height (BPA)

BPA Factor	Story Height																
	B	1-3	4	5-7	8-9	10-11	12-13	14-15	16-18	19-20	21-22	23-24	25-26	27-28	29-30	31-32	33-34
*NA	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	

*Basements and sub-basements are not included in the count of the story height, but the percentage multiplier is applicable to the base rates.

SCHEDULE C

GC Base Price Components and Adjustments

ID	Floor Level	Fin Type	Use Type	CH	Interior Finish			Ptns	Ltg	Htg		Add for A.C.	Adjust Lighting	Spk **	
					Walls Per LF	Floors Per SF	Ceil Per SF			Vent A.C.	Htg Only				
GCM	Sub	UF	Parking	8'	---	---	---	0.33	2.26	1.47	---	---	0.35	0.80	6
	Bsmt														
	Bsmt	UF	Utility/Storage	9'	---	---	---	0.73	1.69	---	1.06	3.99	0.38	0.63	6
			Stand Alone Basement	9'	---	---	---	0.73	1.69	---	1.06	3.99	0.38	0.63	6
			Parking Garage	8'	---	---	---	0.33	2.26	1.47	---	---	0.28	0.64	4
	FO		General Retail	10'	39.02	2.89	3.65	2.83	9.20	10.43	5.72	---	1.85	3.99	4
			Dining/Lounge	8'	32.56	5.06	4.30	3.60	10.23	22.93	12.60	---	1.32	2.70	4
	FD		Office	8'	36.76	2.89	4.30	7.81	12.60	15.28	8.40	---	1.79	3.72	3
			Apartment	8'	39.34	3.09	4.57	10.39	5.74	---	4.69	2.45	1.82	3.78	2
	First	UF	Utility/Storage	14'	---	---	---	1.14	1.69	---	1.06	3.99	0.38	0.63	6
			Parking Garage	10'	---	---	---	0.41	2.26	0.73	---	---	0.28	0.64	4
		SF	Car Wash Auto	12'	8.77	---	---	3.91	5.65	---	1.06	---	0.81	1.83	6
			Ice Rink	18'	12.99	1.90	1.72	5.86	12.29	---	2.29	---	0.83	1.85	4
			Auto Service Center	14'	10.17	1.96	0.87	4.56	9.60	---	1.06	3.99	2.32	4.80	5
	FO		Auto Showroom	12'	53.67	2.89	4.30	3.68	10.23	10.43	5.72	---	1.60	3.30	4
			Bowling Alley	12'	53.67	0.71	4.08	3.02	12.29	12.94	7.09	---	1.12	2.35	4
			Theater	18'	80.91	3.71	4.30	8.14	12.29	15.33	8.43	---	1.01	2.11	1
			Health Club	10'	27.57	2.75	2.58	6.80	12.29	12.94	7.09	---	1.65	3.54	4
			General Retail	12'	40.25	2.89	3.65	3.27	9.20	10.43	5.72	---	1.85	3.99	4
			Discount	12'	42.93	2.29	3.44	3.27	8.87	9.61	5.28	---	2.38	4.94	4
			Regional Shopping Center	12'	41.94	3.33	3.44	3.27	8.87	10.43	5.72	---	1.40	2.91	4
			Neighborhood Shopping Ctr	14'	45.80	2.29	3.44	3.43	8.87	10.43	5.72	---	1.68	3.49	4
			Department Store	14'	45.80	2.92	3.44	5.56	8.87	12.26	6.72	---	0.90	1.86	4
			Supermarket	12'	39.26	1.73	3.44	4.90	9.09	12.94	7.09	---	1.64	3.50	4
			Convenience Market	10'	36.48	2.60	4.30	4.25	9.54	13.03	7.15	---	1.57	3.26	4
			Dining/Lounge	10'	44.72	5.06	4.30	4.25	10.23	22.93	12.60	---	1.32	2.70	4
	FD		Hotel/Motel Service	10'	44.72	5.06	4.30	9.77	10.23	15.28	8.40	---	1.29	2.67	2
			Bank	12'	53.67	3.27	4.30	9.80	10.23	17.39	9.60	---	1.04	2.14	3
			General Office	10'	44.72	3.07	4.30	8.50	12.60	15.28	8.40	---	2.70	5.84	3
			Medical Office	10'	44.72	3.07	4.30	12.75	12.60	16.69	9.14	---	2.16	4.66	3
			Country Club	10'	36.19	6.76	4.57	8.50	10.23	22.93	12.60	---	1.51	3.12	3
			Funeral Home	10'	36.19	3.07	4.30	8.50	10.23	22.12	12.17	---	2.32	4.80	3
			Nursing Home	8'	28.95	3.38	4.30	9.61	10.23	15.42	8.48	---	2.38	4.91	3
			Hotel/Motel Unit	8'	35.78	3.38	4.65	10.88	5.74	4.75	4.69	---	1.32	2.74	2
			Apartment Units	8'	28.95	3.52	4.57	10.39	5.74	---	4.69	2.45	1.82	3.78	2
	Upper	UF	Utility/Storage	12'	---	---	---	0.98	1.69	---	1.06	3.99	0.38	0.63	6
			Parking Garage	10'	---	---	---	0.41	2.26	0.73	---	---	0.28	0.64	4
	FO		Health Club	10'	26.83	2.75	2.58	6.80	12.29	12.94	7.09	---	1.65	3.54	4
			General Retail	10'	38.01	2.89	3.65	2.83	9.20	10.43	5.72	---	1.85	3.99	4
			Department Store	14'	52.06	2.92	3.44	4.90	8.87	12.26	6.72	---	0.90	1.86	4
			Mall Shops	12'	39.26	3.33	3.44	3.27	8.87	10.43	5.72	---	1.40	2.91	4
			Dining/Lounge	10'	44.72	5.06	4.30	4.25	10.23	22.93	12.60	---	1.32	2.70	4
	FD		Hotel/Motel Service	10'	44.72	5.06	4.30	9.77	10.23	15.28	7.09	---	1.29	2.67	2
			General Office	10'	44.72	3.07	4.30	8.50	12.60	15.28	7.09	---	2.70	5.84	3
			Medical Office	9'	38.79	3.07	4.30	11.78	12.60	16.69	9.14	---	2.16	4.66	3
			Nursing Home	8'	35.78	3.38	4.30	9.61	10.23	15.42	8.48	---	2.38	4.91	3
			Hotel/Motel Unit	8'	35.78	3.38	4.65	10.88	5.74	4.75	4.69	---	1.32	2.74	2
			Apartment Units	8'	35.78	3.52	4.57	10.39	5.74	---	4.69	2.45	1.82	3.78	2

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE C (continued)

GC Base Price Components and Adjustments (continued)

ID	Floor Level	Fin Type	Use Type	CH	Interior Finish			Ptns	Ltg	Htg Vent A.C.	Htg Only	Add for A.C.	Adjust		Spk **	
					Walls Per LF	Floors Per SF	Ceil Per SF						Lighting	Lighting		
GCI	Bsm	UF	Light Utility/Storage	9'	---	---	---	0.73	2.82	---	1.54	3.99	0.14	0.41	6	
			Heavy Utility/Storage	9'	---	---	---	0.73	2.82	---	1.54	3.99	0.14	0.41	6	
		SF	Light Manufacturing	9'	6.33	1.85	---	1.77	9.60	5.82	4.69	2.45	0.55	1.37	5	
			Heavy Manufacturing	9'	6.33	1.85	---	1.77	9.60	5.82	4.69	2.45	0.55	1.37	5	
		FO	Truck Terminal Bunk Room	9'	28.95	2.89	4.57	1.75	5.74	---	4.69	2.45	0.41	0.90	5	
	First	UF	Light Utility/Storage	14'	---	---	---	1.14	2.82	---	1.54	3.99	0.14	0.41	6	
			Heavy Utility/Storage	14'	---	---	---	1.14	2.82	---	1.54	3.99	0.14	0.41	6	
				Light Warehouse	18'	---	---	---	1.16	5.65	---	1.54	3.99	0.35	0.87	6
				Mini Warehouse	12'	---	---	---	5.59	1.13	---	**	0.10	0.15	5	
				Commercial Garage	14'	---	1.85	---	1.14	9.60	5.82	1.54	3.99	0.56	1.26	5
				Hangar	20'	---	1.85	---	1.63	9.60	5.82	1.54	3.99	0.52	1.29	6
				Truck Terminal Warehouse	14'	---	0.29	---	1.23	5.65	---	1.38	3.99	0.41	0.81	5
			SF	Loft Warehouse	14'	9.85	---	---	1.53	4.52	---	4.71	3.99	0.31	0.62	6
				Light Manufacturing	14'	9.85	1.85	---	2.76	9.60	5.82	4.69	2.45	0.55	1.37	5
				Heavy Manufacturing	14'	9.85	1.85	---	2.76	9.60	5.82	4.69	2.45	0.55	1.37	5
				Loft Manufacturing	12'	8.44	---	---	2.63	5.65	5.82	1.54	3.99	0.36	0.79	5
				Mill Manufacturing	40'	28.14	2.78	---	7.88	9.60	9.38	5.82	4.75	0.63	1.30	5
			Small Shop	14'	9.85	1.96	0.43	2.01	5.65	---	1.54	3.99	0.44	0.88	6	
			Power Generating Plant	30'	21.11	4.24	0.52	3.61	9.60	---	5.82	4.62	0.63	1.30	5	
		FO	Truck Terminal Bunk Room	8'	32.57	2.89	4.57	1.75	5.74	---	4.69	2.45	0.41	0.90	6	
		FD	Industrial Office	10'	44.72	3.35	4.30	8.50	12.60	13.32	8.40	---	0.87	1.74	3	
			Research/Development	10'	44.72	4.23	4.30	11.20	12.60	13.32	8.40	---	0.82	1.79	3	
	Upper	UF	Light Utility/Storage	12'	---	---	---	0.98	1.69	---	1.54	3.99	0.08	0.24	6	
			Heavy Utility/Storage	12'	---	---	---	0.98	1.69	---	1.54	3.99	0.08	0.24	6	
SF		Loft Warehouse	12'	9.85	---	---	1.31	4.52	---	1.54	3.99	0.31	0.62	6		
		Light Manufacturing	12'	9.85	1.85	---	2.36	5.65	5.82	4.69	2.45	0.34	0.84	5		
			Heavy Manufacturing	12'	9.85	1.85	---	2.36	5.65	5.82	4.69	2.45	0.34	0.84	5	
			Loft Manufacturing	12'	8.44	---	---	2.63	5.65	5.82	1.54	3.99	0.36	0.79	5	
			Small Shop	12'	9.85	1.96	0.43	1.74	5.65	---	1.54	3.99	0.44	0.88	5	
			Power Generating Plant	*	---	4.24	0.52	1.44	9.60	---	5.82	4.75	0.63	1.30	5	
		FO	Truck Terminal Bunk Room	8'	32.57	2.89	4.57	1.75	6.14	---	4.69	2.45	0.41	0.90	5	
		FD	Industrial Office	10'	44.72	3.35	4.30	8.50	12.60	13.32	8.40	---	0.87	1.74	3	
			Research/Development	10'	44.72	4.23	4.30	11.20	12.60	13.32	8.40	---	0.82	1.79	3	
GCR		Bsm	UF	Utility/Storage	9'	---	---	---	0.73	2.82	---	1.54	---	0.13	0.19	6
				FO	Dining/Lounge	9'	26.01	4.92	3.10	2.85	10.23	22.93	12.60	---	1.50	2.19
			Motel Service	9'	26.01	3.08	4.61	4.27	12.60	15.28	8.40	---	1.00	1.46	2	
		FD	General Office	9'	26.01	3.08	3.10	6.17	12.60	15.28	8.40	---	1.00	1.46	3	
			Apartment Units	9'	26.01	2.84	4.57	8.21	5.74	---	4.69	2.45	0.50	0.73	2	
	First	FO	Motel Service	12'	34.67	3.08	4.30	5.13	12.60	15.28	8.40	---	1.00	1.46	2	
			Dining/Lounge	12'	34.67	4.92	4.30	3.42	10.23	22.93	12.60	---	1.50	2.19	4	
		FD	Bank	10'	28.90	3.08	4.30	5.79	10.23	17.39	9.60	---	1.14	1.66	3	
			General Office	10'	28.90	3.36	4.30	6.28	12.60	15.28	8.40	---	1.00	1.46	3	
			Medical Office	10'	28.90	3.08	4.30	8.69	13.86	16.69	9.14	---	1.09	1.59	3	
				Motel Units	9'	26.01	2.84	4.57	7.59	10.23	4.75	4.69	---	0.50	0.73	2
				Funeral Home	12'	34.67	2.84	4.30	6.84	10.23	22.12	12.17	---	1.45	2.12	2
				Nursing Home	10'	28.90	3.10	4.30	7.73	10.23	15.42	8.48	---	1.01	1.47	2
			Apartment Units	9'	26.01	2.84	4.57	8.35	5.74	---	4.69	2.45	0.50	0.73	2	
	Upper	FO	Motel Service	12'	34.67	2.84	4.61	5.13	12.60	15.28	8.40	---	1.00	1.46	2	
			Dining/Lounge	12'	34.67	4.92	4.30	3.42	10.23	22.93	12.60	---	1.50	2.19	4	
		FD	Motel Units	9'	26.01	2.84	4.57	7.59	10.23	4.75	4.69	---	0.50	0.73	2	
			Apartment Units	9'	26.01	2.84	4.57	8.21	5.74	---	4.69	2.45	0.50	0.73	2	
Nursing Home			10'	28.90	3.10	4.30	7.73	10.23	15.42	8.48	---	1.01	1.47	2		

* Upper floor price exclusive of walls

** Add for unit heat in mini warehouse at \$1.73 per square foot

Sprinkler Group	Total S.F. of Gross Coverage Per Floor									
	5,000	10,000	15,000	20,000	30,000	40,000	50,000	75,000	100,000	Over
1	5.13	4.30	3.88	3.70	3.47	3.23	3.02	2.92	2.81	2.81
2	5.07	4.19	3.75	3.58	3.41	3.18	2.88	2.85	2.74	2.69
3	4.98	4.14	3.69	3.52	3.35	3.12	2.85	2.79	2.68	2.62
4	4.67	3.93	3.51	3.34	3.16	2.99	2.74	2.74	2.57	2.57
5	4.47	3.72	3.32	3.28	3.05	2.88	2.68	2.61	2.51	2.50
6	3.46	2.97	2.66	2.55	2.44	2.27	2.15	2.06	1.97	1.95

SCHEDULE C (continued)

Unit Cost Adjustments

WALL FINISH

Per square foot of wall surface

Paint on masonry	1.05
Plaster on masonry, painted	3.19
Drywall, painted	0.62
Lath & plaster, painted	4.09
Hardboard paneling	
Patterned	2.39
Plain	2.39
Plywood paneling	
Softwood	2.56
Hardwood	3.35
Wood Paneling	
Softwood	3.33
Hardwood	7.44
Tile or block glazing	10.27
Ceramic or quarry tile	13.29
Enameled metal tile	7.13
Plastic tile	4.05
Acoustical tile	2.10
Marble	17.00
Add for canvas or cloth	2.71
Add for custom grade wallpaper	3.25
Add for standard grade wallpaper	1.46
Add for furring, wood	1.00
Add for furring, metal	2.25
Add for vinyl wall covering	1.62
Add insulation for masonry walls	1.29
Add insulation for studded walls	0.91

FLOOR FINISH

Per square foot

Softwood	5.23
Hard wood	6.93
Maple	8.91
Parquet	17.88
Add for sleepers	1.18
Parquet and mastic	5.12
Woodblock, creosoted	7.48
Steel plate tile, heavy duty industrial	15.49
Concrete topping, integral, plain, 1 1/2 to 2"	1.12
Concrete hardener and sealer	1.58
Acid proof brick, heavy duty industrial	35.81
Asphalt tile	1.65
Vinyl Tile	2.89
Cork and rubber tile	12.15
Vinyl composition tile	2.89
Sheet tile	4.19
Sheet linoleum	3.01
Ceramic and quarry tile	13.29
Terrazzo	10.18
Slate, grouted	18.49
Marble	36.37
Carpet and pad	3.14
Carpet, indoor, outdoor	1.62
Computer floor, elevated	20.47
Gym floor, hardwood, wood sub plus sleepers	11.69
Brick, common	7.02
Brick, pavers, in concrete	9.79
Flagstone, in concrete	13.65
Epoxy	8.14
Epoxy with colored chips	10.22
Grating, steel or aluminum	19.77

CEILING FINISH

Per square foot

Acoustical tile	
Mineral fiber	2.95
Organic fiber	2.35
Acoustical metal panel and pads	4.99
Drywall, taped and painted	1.53
Fiberboard panel	1.99
Luminous panels	7.09
Paint only, on under floor/roof structure	0.86
Plaster on lath, painted	4.85
Plaster on masonry, painted	4.54
Plywood paneling, hardwood	3.15
Wood tongue and groove, softwood	4.60
Add for furring, wood	1.00
Add for furring, metal	2.25
Add for ceiling structure	1.55
Add for ceiling insulation	0.69
Add for ceiling suspension system	1.36

PARTITIONING

Per square of wall surface

Framed, 3-1/2" metal studs	1- Side	2- Side		
Drywall, painted	3.54	7.09		
Lath and plaster, painted	4.09	8.18		
Metal lath and plaster, painted	4.47	8.94		
Plywood paneling:				
Softwood	4.54	7.36		
Hardwood	6.17	10.61		
Wood paneling:				
Softwood	6.27	10.83		
Hardwood	11.43	19.02		
Deduct for 2 X 4 wood studs	0.34	0.34		
Masonry, per thickness	4"	6"	8"	12"
Concrete block				
Hollow exposed	7.07	8.14	9.73	12.86
Solid	9.31	10.37		
Clay tile	8.21	9.49	11.06	
Gypsum block	8.67	13.01		
Glazed tile				
1 face	10.27	13.13	14.98	
2 face	17.88	18.52	21.25	
Glazed block				
1 face	20.61	20.72	21.98	23.36
2 face	29.08	30.65	31.41	
Add per side for interior wall finish from above				
Folding curtain				
Wood and plastic				17.10
Modular metal				
Single thickness				13.64
2" insulated				15.96
Modular hardboard				9.70
Modular softwood				12.68
Modular hardwood				17.64
Add for glazing				1.99
Laminated gypsum 2 1/4"				7.80
Asbestos cement				13.78
Woven wire, including doors				6.62
Clear glass, full height				21.53

SCHEDULE C (continued)

Unit Cost Adjustments

APARTMENTS

Add per square foot per floor to account for variations in average unit size. The unit finish adjustment includes the cost of one (1) full bath, one (1) complete kitchen unit and air conditioning (if applicable). Thru-the-wall residential-type air conditioning units are not considered as real property in apartment units.

Average Unit Size	Add per S.F. W/O AC	Add per S.F. W/AC	Average Unit Size	Add per S.F. W/O AC	Add per S.F. W/AC
400	17.86	20.19	1350	4.67	7.00
450	15.90	18.22	1400	4.44	6.77
500	14.30	16.62	1450	4.25	6.58
550	12.96	15.29	1500	4.08	6.41
600	11.83	14.16	1550	3.90	6.23
650	10.85	13.17	1600	3.73	6.06
700	9.98	12.31	1650	3.60	5.92
750	9.21	11.54	1700	3.47	5.79
800	8.52	10.85	1750	3.34	5.67
850	7.98	10.31	1800	3.23	5.56
900	7.49	9.82	1850	3.09	5.42
950	7.04	9.37	1900	2.97	5.29
1000	6.64	8.97	1950	2.84	5.17
1050	6.28	8.61	2000	2.72	5.05
1100	5.96	8.29	2050	2.60	4.93
1150	5.66	7.99	2100	2.49	4.82
1200	5.42	7.74	2150	2.38	4.71
1250	5.16	7.49	2200	2.28	4.61
1300	4.92	7.25	Over	2.18	4.51

MO TELS/HO TELS

Add per square foot per floor to account for variations in average unit size. The unit finish adjustment includes the cost of one (1) full bath.

Average Unit Size	Strip	Arrangement Back-Back	Center Hall
150	15.19	16.78	16.51
175	12.75	14.11	13.96
200	11.16	12.34	12.23
225	9.29	10.34	10.23
250	7.79	8.93	8.97
275	6.56	7.60	7.69
300	5.86	6.81	6.91
325	5.12	5.99	6.11
350	4.21	5.16	5.37
375	3.42	4.31	4.50
400	2.73	3.68	3.92
425	2.13	3.13	3.44
450	1.59	2.54	2.83
475	1.10	2.10	2.46
500	0.67	1.62	1.96
525	0.37	1.27	1.61
550	0.26	1.13	1.45
575	0.00	0.83	1.15
600	-0.07	0.72	1.02
625	-0.30	0.46	0.76
650	-0.43	0.30	0.59
675	-0.49	0.21	0.49
700	-0.67	0.00	0.28
Add per kitchen unit (cabinets and sink)			2,500

STRIP RETAIL

Add per square foot to account for division walls. The component for partitioning in retail models does not include the division walls that form the common walls with the adjoining units.

In the following table "X" equals:

$$X = \frac{\text{Area}}{N-1} \times \frac{1}{\text{Typical Depth}}$$

Example: The "X" value for an eleven (11) unit strip center, 200' x 80' deep, is twenty (20), calculated as follows: 16,000 SF/10 = 1,600, then 1,600/80 = 20.

The corresponding additive from the table is # per SF

X RATE	X RATE	X RATE	X RATE	X RATE
10 7.85	30 2.61	50 1.59	70 1.15	90 0.90
12 6.57	32 2.49	52 1.53	72 1.08	92 0.83
14 5.62	34 2.29	54 1.47	74 1.08	94 0.83
16 4.91	36 2.17	56 1.40	76 1.02	96 0.83
18 4.40	38 2.04	58 1.34	78 1.02	98 0.83
20 3.95	40 1.98	60 1.34	80 0.96	100 0.76
22 3.57	42 1.85	62 1.28	82 0.96	120 0.64
24 3.25	44 1.79	64 1.21	84 0.96	140 0.58
26 2.99	46 1.72	66 1.21	86 0.90	160 0.51
28 2.81	48 1.66	68 1.15	88 0.90	180 0.44

SCHEDULE D

Plumbing

Average cost per fixture, including supply, waste and vent lines, materials for rough and finish, labor and contractors overhead and profit. The difference between the residential rate and the commercial/industrial prices is primarily attributable to the longer pipe and sewer runs required to accommodate the latter type of construction. The residential rate is to be used for commercial structures only when the average unit size schedule is issued from Schedule C

CONVENTIONAL FIXTURES

Residential	800
Commercial and Industrial	1600

WASH FOUNTAINS ("Bradly's")

	36"	54"
Circular		
Granito & Fiberglass	2500	3100
Enameled steel	2700	3500
Stainless steel	2900	3800
Semi-circular		
Granito & Fiberglass	2300	2800
Enameled steel	2500	3100
Stainless steel	2600	3300

INDUSTRIAL GANG SINKS (30" wide)

4' Long 4-man sink	
Fiberglass	1600
Enameled steel	1900
Stainless steel	2300
8' Long 8-man sink	
Fiberglass	2500
Enameled steel	3100
Stainless steel	3800

Industrial shower heads each	400
Drinking fountains	800
Refrigerated water coolers	1300
with hot and cold water	1400

SHOWER UNITS

	Enamel Steel	Stainless Steel
Column showers		
Circular, 5 person	2300	5400
Semi-circular, 3 person	1800	4200
Corner, 2 person	1800	3600
Multi-stall showers		
Circular, 5 person	3200	7000
Semi-circular, 3 person	2500	5700
Corner, 2 person	2300	5000
Emergency shower		1400
Emergency eye wash		700

SCHEDULE E

GC Special Features

Mezzanines

Per square foot, including, soffit finish, lighting, heating and plumbing unless noted.

	Frame Type			
	1	2	3	4
Unfinished				
Light Util/Storage	12.02	21.90	22.13	23.45
Heavy Util/Storage	---	25.07	26.39	26.61
Semi - Finished				
Light Mfg	21.72	31.65	32.12	33.41
Heavy Mfg	---	34.73	35.20	36.49
Finished Open				
Retail	28.11	38.86	39.14	40.02
Lobby, Access Way	31.85	42.51	42.78	43.67
Office	30.94	38.18	38.45	40.44
Finished Divided				
Dining/Lounge	33.72	44.59	44.76	45.14
Office	34.69	42.59	42.53	42.92

Add for air conditioning and sprinkler.

Mall Concourse Areas

Per square foot.

Costs include paving, ramps, stairs, lighting and typical permanent focal elements, and architectural treatment, such as built-in seating, planters, etc.

OPEN MALL

Open air pedestrian concourse areas, generally referred to as an arcade or courtyard.

COVERED MALL

Covered common areas, consisting of roof cover and open entrance areas. Minimal protection from weather conditions. Typical roof finishes include mansards or canopies. Apply costs to covered area only.

ENCLOSED MALL

Enclosed common concourse areas, completely climatized typical of modern shopping malls where concourse area is bordered on all sides by shops and stores.

Per S. F., average quality construction.

Type	Construction	Rate	
Open		10.46	
Covered	Wood Frame	28.01	
	Steel Frame	37.07	
	Reinforced Concrete	38.75	
	F.P. Steel Frame	41.22	
Enclosed		First	Upper
	Wood Frame	45.84	38.02
	Steel Frame	54.88	49.50
	Reinforced Concrete	56.15	49.43
	F.P. Steel Frame	56.72	50.36
*Additive for walls		4.48	

Price basements from appropriate model in Schedule A. Adjust for quality grade from Schedule F.

NOTE: That the above rates are based on a zero (0) P/A ratio, add for walls by applying the additive rate to the subject P/A ratio, and adjusting the result to account for the percentage of walls priced with the shop enclosures. For example, a "T" shaped concourse area 60' x 200' and 60' x 100' x 20' high with shops 16' high would have a perimeter of 720 L/F and a P/A ratio of 4 (720 L/F / 18,000 SF) with 180 L/F of walls full height and 540 L/F clerestory walls 4' high. This amounts to an average of 40% wall coverage (.25 x 100% + .75 x 20%). The additive for walls would therefore be calculated as 4 x the additive rate x 40%.

Penthouses

Per square foot

ELEVATORS AND STAIRWELLS

	Area			
	50	75	100	150
Metal or Light Wood Frame	55.83	47.29	42.20	36.18
Concrete Block or Equal	108.62	91.23	80.87	68.61
Brick or Equal	126.05	105.43	93.21	78.63

MECHANICAL ROOMS

	Area									
	200	400	600	800	1000	1200	1400	1600	1800	2000
Metal or Light Wood Frame	32.54	25.73	22.75	20.90	19.71	18.78	18.06	17.53	17.07	16.67
Concrete Block or Equal	61.26	47.43	41.33	37.65	35.16	33.33	31.88	30.70	29.78	28.93
Brick or Equal	69.93	53.53	46.25	41.89	38.96	36.75	35.06	33.69	32.59	31.61

NOTE: Price larger structures off of the GCI utility/storage upper floor model.

SCHEDULE E (continued)

GC Special Features

Banking Features

Cost per square foot of floor area, based on an average 8' ceiling height, exclusive of floor and doors but including lighting, ventilation, and interior finish.

Type	Low Cost	Average	Good
Money Vault	121.51	159.38	197.25
Record Storage	50.34	59.97	69.61

Add for money vault doors (thickness of steel plating w/o locking mechanism)

Thickness	Rectangular	Circular
2"	7200	---
3"	10200	---
4"	18500	---
6"	26700	---
8"	33300	121800
10"	40100	129200
12"	49500	136700
14"	54800	145100
16"	65700	153700

Add for record storage vault doors

1/2 hour fire rating	1700
1 hour fire rating	3200
2 hour fire rating	3700
3 hour fire rating	4000
4 hour fire rating	4100
6 hour fire rating	5200

DRIVE-IN TELLER BOOTHS

Per square foot including finish, lighting, heating, air conditioning (average quality construction) add for drive-in windows, adjust for quality grade from Schedule F.

Wall Hgt.	P/A Ratio								+/-
	35.0	40.0	45.0	50.0	55.0	60.0	65.0	70.0	
8'	113.33	123.63	135.15	145.55	158.77	170.85	184.72	202.33	2.55
9'	122.18	133.70	146.53	158.16	172.85	186.32	201.73	221.25	2.83
10'	132.16	145.01	159.27	172.24	186.86	201.71	218.67	242.11	3.14

Add per canopy, per square foot 23.92 39.52

Atriums

Typical of those found in contemporary office buildings, hotels and high rise apartments

Equivalent No. Stories	Perimeter Area Ratio								
	0	1	2	3	4	5	6	+1	
12'	1	74.52	76.95	80.09	82.54	86.52	89.79	93.92	4.96
22'	2	80.76	85.25	90.55	95.08	101.40	106.94	113.56	7.94
32'	3	87.01	93.56	101.01	107.62	116.29	124.11	133.18	10.91
42'	4	93.25	101.86	111.47	120.16	131.17	141.26	152.81	13.89
52'	5	99.50	110.17	121.94	132.71	146.06	158.41	172.45	16.87
62'	6	105.74	118.47	132.40	145.25	160.95	175.57	192.07	19.79
72'	7	111.99	126.79	142.86	157.79	175.83	192.72	211.70	22.76
82'	8	119.31	136.31	154.71	171.86	190.72	209.87	231.33	25.74

Add per add'l floor 7.32 9.52 11.85 14.08 14.88 17.15 19.62 2.98

Per square foot for average quality structural, glazed and fireproofed steel frame construction, adjust for variations in quality grade from Schedule F. It should be noted, however, that typical atrium construction is characterized by good quality materials, workmanship and features. Sprinkler system is priced from Group 4 of the sprinkler schedule. Air conditioning in atrium areas is considered overflow from the main structure and no separate square foot pricing is required to adjust the atrium value.

NOTE: The zero (0) perimeter-to-area ratio is applicable to those areas that have no perimeter walls and therefore must not include an allowance for walls in the square foot rate. These areas are typically found in high rise atriums where structural walls forming the perimeter of concourse shops, offices, hotel units and other such occupancies should be valued as part of that space by applying the appropriate model rather than part of the atrium proper.

Drive-up/walk-up teller windows, each	11600
Vision window only, per station	1900
Night depositories, each	14200

Autotellers	
Complete with receptacle box, pneumatic tube, and intercom, each	22500

Tellervues	
Complete with receptacle box, pneumatic tube, 2-way screen and intercom, each	54000

NOTE: The pneumatic tube described above refers to in-ground permanent type construction.

A.T.M. Enclosures, per square foot, average quality		
# of ATM	w/o Lobby	w/Lobby
1	613.00	288.00
2	348.00	210.00

Add for canopy, per square foot 23.41
Adjust for quality grade from Schedule F.

SCHEDULE E (continued)

GC Special Features

Health/Recreational Club Facilities

SAUNA BATHS

Per item including heater and controls

6 x 4 x 7' high	6100
6 x 5 x 7' high	6700
6 x 6 x 7' high	8900
6 x 9 x 7' high	10700
8 x 8 x 7' high	11400
8 x 10 x 7' high	13800
8 x 12 x 7' high	15200
10 x 12 x 7' high	17100

STEAM BATHS

Add 20% to sauna bath costs.

WHIRLPOOLS (JACUZZI)

For apartments, motels, health clubs and offices with employee health facilities.

Number of persons	Concrete	Fiberglass
4	8900	7100
6	10700	8600
8	13800	11100
10	15200	12300

Indoor swimming pools, see commercial swimming pool schedule.

Marquees

Per square foot of horizontal area

	Wood Frame	Steel Frame
Low Cost Installation	20.50	26.09
Average Installation	25.71	33.31
Good Installation, Elaborate Décor	31.77	42.27
High Cost Installation, Lavish Décor	44.34	58.56

Conveying Systems

PASSENGER ELEVATORS

Price per item (in hundreds of dollars)

Electric (passenger operated) geared, variable voltage control.

FPM	Capacity (100 lb)					
	15	20	25	30	40	50
100	506	536	725	746	776	803
150	590	613	827	847	870	891
200	658	678	914	927	942	957
250	716	735	981	993	1002	1016
300	769	784	1043	1051	1055	1062
350	818	829	1097	1101	1100	1107
400	859	868	1146	1150	1140	1145
Add per stop	72	72	72	72	72	72

For manual operated doors, deduct ten percent (10%) of total.

Electric (completely automatic, group controlled) gearless, hi speed, hi rise.

FPM	Capacity (100 lb)					
	20	25	30	35	40	50
300	1460	1525	1540	1555	1579	1621
400	1612	1681	1701	1714	1747	1790
500	1779	1858	1880	1895	1928	1976
600	1959	2055	2074	2091	2128	2181
700	2171	2266	2289	2312	2349	2407
800	2397	2480	2530	2557	2596	2660
1000	2925	3056	3084	3110	3164	3242
1200	3562	3723	3758	3792	3857	3951
1400	4349	4536	4592	4626	4700	4818
Add per stop	116	116	116	116	116	116

Add per express floor 1920

With openings, use cost per stop from table.

For attended, use eighty-five percent (85%) of total cost.

Hydraulic passenger (power doors)

FPM	Capacity (100 lb)					
	15	20	25	30	40	50
50	263	366	375	384	375	409
75	327	442	451	456	443	476
100	376	506	520	518	497	532
125	420	561	570	569	543	579
150	460	614	618	621	589	621
200	531	709	703	701	659	691
Add per stop	138	138	140	143	149	157

For manual operated doors, deduct ten percent (10%) of total.

Electric (residential type)

20 FPM	350 lb capacity, 2-stops	160
	500 lb capacity, 2-stops	319
	Add per additional stop	33

Incline lifts

Single passenger, 20' travel	7900
Two - passenger, 20' travel	10200
+/-1' travel	102

SCHEDULE E (continued)

GC Special Features

Conveying Systems (continued)

FREIGHT ELEVATORS

Per item (in hundreds of dollars)

Hydraulic, push button operation

FPM	Capacity (100 lb)									
	20	30	40	50	60	80	100	120	150	200
50	258	299	327	357	378	413	626	740	904	1176
100	344	374	409	434	454	489	736	863	1053	1353
125	398	430	459	478	499	523	798	932	1131	1447
150	453	487	515	536	556	584	866	1012	1216	1572
Add per stop for doors										
Manual	83	83	83	83	83	83	83	83	83	83
Power	181	181	181	181	181	181	181	181	181	181

Electric, variable voltage control, push button operation

FPM	Capacity (100 lb)									
	20	30	40	50	60	80	100	120	150	200
100	627	667	728	797	873	971	1104	1247	1391	1641
200	718	771	841	901	971	1104	1264	1510	1755	
300	812	883	973	1047	1139	1304	1514			
400	922	1008	1118	1215	1332	1544	1826			
Add per stop for doors										
Manual	61	61	61	61	61	61	61	61	61	61
Power	93	93	93	93	93	93	93	93	93	93

Manual controls-deduct 10% from base cost and use manual door cost for stops.

REAR DOORS

Add to either the passenger or the freight elevators listed above:

Manual first stop	84
Additional stop	65
Power first stop	147
Additional stop	126

SIDEWALK ELEVATORS (electric or hydraulic)

One floor, 2000-3000 lb capacity 41100

MOVING WALKS

Per L/F at 2% gradient

Length (Ft)	Width		
	36"	48"	54"
100	2327	2515	2559
300	1734	1856	1907
500	1580	1673	1766
750	1503	1561	1656
1000	1428	1528	1587
1400	1325	1461	1488
1800	1271	1336	1439

ESCALATORS

Per moving stairway (in hundreds of dollars)

32" Width		40" Width	
Rise in Feet	Cost	Rise in Feet	Cost
10	1146	10	1173
14	1182	14	1235
18	1332	18	1429
22	1473	22	1499
25	1543	25	1579

For variations in gradients (percentage of rise per linear foot of run) add seven tenths percent (.7%) to the base rate for each additional percent of rise. For example, the base rate for a one hundred feet (100') walk with a rise of fifteen feet (15') (fifteen percent (15%)) would be increased by nine and one-tenth percent (9.1%) (15 - 2 x .7%); the rate for a one hundred fifty feet (150') walk with a rise of fifteen feet (15') (ten percent (10%)) would increase five and six-tenths percent (5.6%) (10 - 2 x .7%).

SCHEDULE E (continued)

GC Special Features

Boilers - Gas and Light Oil Fired

Costs are for industrial type package boilers including pumps, controls and gauges. Costs are for rated horsepower. Boiler output may also be rated in terms of B.T.U. per hour, or pounds of steam per hour at two hundred twelve degrees Fahrenheit (212 F).

1hp = 33,500 BTU per hour
 = 139 square feet of steam radiation
 = 223 square feet of water radiated
 = 34.5 pounds of steam per hour

1 lb. steam per hour = 970 BTU per hour
 1 sq.ft. of equivalent steam radiation = 240 BTU per hour
 1 sq.ft. of equivalent water radiation = 150 BTU per hour

Low pressure, fifteen (15) pounds steam, thirty (30) pounds water.

Rated Horsepower	Fire Tube	Scotch Marine	Water Tube
4	---	---	3200
6	8600	---	4500
10	11400	---	6700
15	14800	11900	8600
20	17300	13900	10700
30	22200	18200	14400
40	26200	21300	18200
50	30200	24100	21300
75	37900	31000	28600
100	45100	36600	35400
150	57600	47200	47900
200	68100	56000	---
300	86600	71000	---
400	102800	84700	---
500	117700	96800	---
600	131000	108400	---

High Pressure

125 pounds water, factor above 1.24
 150 pounds steam, factor above 1.38

Cold Storage Facilities

To estimate total cost of a cold storage plant, determine cost of basic building, then add for insulation and doors. Add for enclosure wall from unit cost tables.

INSULATION

Per square foot of surface area

Insulation	Cork Board	Styrene	Fiberglass Board	Foamglass Board	Mineral Wood Batts	Urethane
Thickness						
1"	6.25	5.05	5.58	6.39	5.05	5.58
2"	7.33	5.25	5.72	7.74	5.18	6.59
4"	9.76	5.72	6.25	9.82	5.72	8.33
6"	11.43	6.32	6.72	12.24	6.18	10.22
8"	13.45	6.86	7.20	14.60	6.72	12.04
10"	15.60	7.40	7.74	16.81	7.26	---

COLD STORAGE DOORS

Per square foot of surface area

Thickness	To 15		16-25		26-40		Over 40	
	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	
4"	130.00	113.73	97.80	83.45				
6"	138.96	123.44	109.02	95.07				
8"	148.66	134.65	121.04	108.27				

Sliding doors

Single add 25%
 Double add 45%

SCHEDULE E (continued)

GC Special Features

Dock Facilities

Per square foot

LOADING DOCKS

Concrete on fill

	Height	Perimeter Area Ratio				
		5	10	15	20	30
Concrete Grade Walls	3'6"	7.50	10.21	12.01	14.96	19.95
	+/- 1'	0.12	0.18	0.22	0.29	0.45
Concrete Block Grade Walls	3'6"	6.97	9.08	10.46	12.85	16.80
	+/- 1'	0.12	0.18	0.22	0.29	0.45

A loading dock has either poured concrete or concrete block perimeter grade walls built on 12" x 18" strip footings with approximately 3'6" of the wall above grade. Many loading docks are 3 - sided additions to existing structures, so calculating the perimeter for the perimeter-to-area ratio represents only the length of the three (3) sides.

DEPRESSED TRUCK AND TRACK AREAS (INSIDE)

Concrete Grade Walls	
3'6" Deep , per linear foot	65.86
+/- 1' Deep	13.65
Concrete Block Grade Walls	
3'6" Deep , per linear foot	52.21
+/- 1' Deep	9.60
Add per cubic foot of depressed area for excavation	0.39
Deduct for earth floor, per square foot	4.61
Deduct for asphalt paving, per square foot	0.98

A depressed truck or track area occurs within the interior of a building. For example, a company builds a building at the surrounding grade level terrain and then excavates an area that is 3' 6" lower depression within that building to accommodate the movement of goods by either truck trailers or railroad cars. The square footage of this lower area is a depressed truck or track area.

Canopies

INDUSTRIAL DOCK TYPE

Per square foot

Basic, corrugated metal or composition, wood or steel deck and framing, without soffit or lighting	15.04 to 16.22
--	----------------

Add for soffit and lighting 3.51

COMMERCIAL TYPE

Per square foot including lighting and soffit

Low cost, unfinished soffit	20.84
Average, finished soffit	26.98
Good, finished soffit, lighting	29.79
High cost, finished soffit, lighting	27.50 to 32.13

NOTE: Refer to the residential schedule for patios, porches, porticos, wood decks, balconies, and other residential type features.

STRUCTURAL DOCKS

Wood Floor	
Light timber or steel supports	10.62
Heavy timber or steel supports	14.88
Concrete Floor	
Light steel or concrete supports	12.61
Heavy steel or concrete supports	19.02
Add for canopies from below.	
A structural dock has either steel or concrete piers inserted into the ground that support the weight associated with a dock.	
The dock itself is built with either a steel or wood structural frame and capped with a wood or concrete floor.	

TRUCK WELLS AND RAMPS

Concrete paving, per square foot (incl. fill or excav)	4.61
Asphalt paving, per square foot (incl. fill or excav)	3.63
Concrete grade walls, per linear foot	
0' to 3'6" deep or rise	45.43
+/- 1' deep or rise	13.04
Concrete Block Grade Walls	
0' to 3'6" deep or rise	37.69
+/- 1' deep or rise	9.17

A ramp is an incline that starts at ground level and slopes or rises upward to a specific point. A truckwell is an incline that begins at ground level and slopes or falls downward to a specific level. In both instances, side walls are constructed of either poured concrete or concrete block to hold in or hold out dirt or fill materials.

SCHEDULE G (continued)

Yard Improvements

Fencing

Per linear foot including normal walk-in gates

	Height						
	4'	6'	7'	8'	9'	10'	12'
Galvanize Chainlink							
7 Gauge	13.14	15.39	16.15	16.93	18.18	19.46	23.63
9 Gauge	11.38	13.17	13.90	14.63	15.77	16.91	20.56
Aluminum	26.52	39.80	46.41	53.06	59.72	66.32	79.59
Iron	58.30	87.42	101.97	116.60	131.16	145.70	174.90
Modular steel	26.28	39.43	45.98	52.57	59.17	65.71	78.85

Add for top rail						3.30	
Add for 3 strands of barbed wire							1.56
Add for service gates, per square foot				6.90	to	8.93	
Deduct for large installations							
1-3000 linear foot						-10%	
3-6000 linear foot						-15%	
Over						-20%	

WOOD FENCE

Per linear foot

Basket weave

5' high	24.45
6' high	25.00

Plank

5' high	14.85
6' high	16.70

Split Redwood

5' high	12.90
6' high	14.05

Masonry Walls

Per linear foot

	6'	+/-1'
4" Concrete Block, painted	112.55	8.51
6" Concrete Block, painted	119.67	9.57
8" Concrete Block, painted	129.84	11.17
4" Solar Screening Block		
6" x 6"	213.68	18.20
8" x 8"	152.33	13.61
12" x 12"	105.52	10.33
8" Common Brick	273.75	35.77
12" Common Brick	380.49	53.56
4" Face Brick	187.79	25.42
8" Face Brick, 2 Sides	344.92	46.49
12" Face Brick, 2 Sides	452.61	57.45
4" Concrete	176.23	16.55
6" Concrete	202.26	18.14
8" Concrete	210.09	20.74

This schedule may be applicable to agricultural fertilizer containment walls as well.

Paving

Per square foot

ASPHALT

2" on 5" base	
Under 20,000 square feet	2.58
20,000-50,000 square feet	2.36
Over 50,000 square feet	2.06
Add for sand finish course, 3/4" thick	3.17
Add for gravel surfacing	0.29
Add or deduct per 3" base	0.37
Heavy duty or industrial work areas	2.80

CONCRETE

3" on 4" base	3.51
4" on 4" base	3.90
5" on 4" base	5.19
6" on 4" base	6.51
8" on 4" base	7.64
12" on 4" base	8.96
Add or deduct per 2" of base	0.24
Heavy duty roadways or industrial work areas	4.75

MACADAM PENETRATION

4" base	0.46
6" base	0.69
8" base	0.92

CRUSHED STONE PAVING

3/4", delivered	
3" deep	0.49
6" deep	0.86

NOTE: All paving prices, including service station and fast food restaurants, should be derived from the above schedules.

Guardrails

Per linear foot

Metal guard rail, pipe or posts	19.84
Barriers posts or poles	15.17

Railroad Siding

Per linear foot, includes rails, wood ties and ballast

Weight of Rail	Cost	Add for Switch & Turnout
40#	53.98	15600
60#	67.84	18800
80#	79.97	21600
100#	90.59	23900
115#	98.17	25500
130#	105.02	27300

Add per linear foot of trestles

Single track	256
Double track	432
Add per linear foot of steel ties embedded in concrete	88

SCHEDULE G (continued)

Yard Improvements

Retaining Walls

Per linear foot including excavation and backfill, to be considered only if they add value as an improvement over and above the curing contribution considered in the site valuation.

PLAIN CONCRETE, GRAVITY TYPE, NO REINFORCING

	6'	8'	10'
Level Backfill	265.37	348.58	517.25
Sloping Surcharge (33Deg)	292.36	405.93	572.34

REINFORCED, CANTILEVER TYPE

	6'	8'	10'	20'
Sloping Surcharge (33Deg)	265.37	322.72	446.41	---
500 Lb. Per LF. Surcharge	---	---	---	1236.89

CONCRETE CRIBBING

Per square foot of face including excavation and backfill

	Open Face	Closed Face
12' High	51.44	53.97

STEEL BIN TYPE

Per square foot, based on 10' wide section

Height	Depth	Cost
4'	5'6"	42.73
8'	5'6"	44.30
10'	7'6"	52.62
12'	7'6"	54.87
16'	7'6"	59.03
16'	10'	67.92
20'	10'	70.05
20'	12'	72.41
24'	12'	74.44
24'	14'	80.96
28'	14'	83.21

Commercial Docking Facilities

SMALL BOAT MARINA

Typical installation, including ramps, anchor piers, utilities, lockers, etc.:

Range (per slip) 5200 to 8800

Typical wood deck on posts & piling, per square foot

Light construction	23.00
Medium construction	35.00
Heavy construction	63.00

Heavy concrete deck on piling for major shipping 97.00

MOORING CLUSTERS AND CELLS

	20'	30'	40'
Cluster of 3 Wood Piles	1100	1800	2200
Cluster of 5 Wood Piles	1800	2800	3600

Bridges

Typical costs per square foot of deck, including erection foundation

PEDESTRIAN

	Width	Span	Costs
Precast Concrete	8'	60'	78.09
	8'	100'	85.55
	8'	120'	96.71
	8'	150'	107.88
Steel, Trussed or Arched	8'	40'	74.39
	8'	50'	78.09
	8'	60'	81.85
	8'	80'	96.71
	8'	100'	107.88
	8'	120'	141.36
	8'	150'	152.53
Wood, Laminated type	8'	160'	159.93
	10'	80'	70.63
	10'	120'	111.63
	10'	150'	130.15
	10'	200'	178.61
	80'		66.98
	130'		74.44

HIGHWAY

	Low Cost	Median	High Cost
Concrete	65.22	116.94	202.18
Steel	71.96	129.31	229.95

SKYWAY

	Low Cost	Median	High Cost
Enclosed Walkway	377.81	471.14	582.46

CELLS, STEEL PILING, FILLED AND CAPPED

Per each

	20'	30'	40'
3' Square	6600	9500	12200
4' Square	8800	12800	16500
6' Square	13400	19700	25400
8' Square	18600	26800	34600
4' Diameter	7400	10600	13600
6' Diameter	11200	16200	21000
8' Diameter	15400	22300	28700
12' Diameter	24400	34900	44900
20' Diameter	44900	63600	81300

SCHEDULE G (continued)

Yard Improvements

Tanks

1 Barrel of oil = 42.0 gallons

1 Barrel of water = 31.5 gallons

1 Gallon of water = 8.34 pounds

1 Gallon of water = .1337 cubic feet

Capacity of cylindrical tanks or reservoirs (per foot of depth or height)

Diameter (Feet)	U.S. Gal	Barrels (42 gal)	Diameter (Feet)	U.S. Gal	Barrels (42 gal)
1'0"	5.87	0.1	27'	4283.00	102.0
1'6"	13.22	0.3	28'	4606.20	109.7
2'0"	23.50	0.6	29'	4941.00	117.6
2'6"	36.72	0.9	30'	5287.70	125.8
3'0"	52.87	1.3	31'	5645.70	134.4
3'6"	71.97	1.7	32'	6016.20	143.2
4'0"	94.00	2.2	33'	6398.10	152.3
4'6"	118.97	2.8	34'	6790.70	161.6
5'0"	146.88	3.5	35'	7196.00	171.3
5'6"	177.72	4.2	36'	7613.30	181.3
6'0"	211.51	5.0	37'	8041.90	191.5
6'6"	248.23	5.9	38'	8482.40	202.0
7'0"	287.88	6.8	39'	8934.90	212.7
7'6"	330.48	8.0	40'	9398.70	223.8
8'0"	376.01	9.0	41'	9875.80	235.1
8'6"	424.48	10.1	42'	10362.00	246.7
9'0"	475.89	11.3	43'	10861.60	258.6
9'6"	530.24	12.6	44'	11374.00	270.8
10'	587.48	14.0	45'	11895.30	283.2
11'	710.90	16.9	46'	12430.10	296.0
12'	846.03	20.2	47'	12976.10	309.0
13'	992.91	23.7	48'	13534.80	322.3
14'	1151.50	27.4	49'	14104.00	335.8
15'	1321.90	31.5	50'	14685.00	349.0
16'	1504.10	35.8	60'	21149.30	503.6
17'	1697.90	40.4	70'	28768.50	685.5
18'	1903.60	45.3	80'	37598.70	895.3
19'	2120.90	50.5	90'	47585.90	1,133.1
20'	2350.10	56.0	100'	58748.00	1,339.0
21'	2591.00	61.7	120'	84597.10	2,014.5
22'	2843.60	67.7	140'	115146.10	2,742.0
23'	3108.00	74.0	160'	150394.90	3,581.4
24'	3384.10	80.6	180'	190343.50	4,532.7
25'	3672.00	87.4	200'	234992.00	5,596.0
26'	3971.60	94.6	220'	284340.30	6,771.2

Capacity in barrels (oil) = D to power of 2 x .1399 x height
(diameter and height in feet)

Capacity in gallons = D to power of 2 x 5.8748 x height
(diameter and height in feet)

The following pages contain some typical costs of tanks. Price small miscellaneous tanks, or others not included, by applying the proper unit-in-place costs to the shell, foundation, and other components.

Oil Storage

BOLTED STEEL TYPE

Standard A. P. I. tanks. Costs include roof deck and supports, sand and gravel foundation with retaining ring, painting and typical basic fittings.

Capacity (Barrels)	Size Dia x Hgt	Cost
100	9' x 8'	8,100
200	9' x 16'	12,600
300	9' x 24'	17,700
400	9' x 32'	22,800
500	16' x 16'	27,800
750	16' x 24'	37,100
1000	22' x 16'	45,900
1500	22' x 24'	62,300
2000	30' x 16'	76,700
3000	30' x 24'	86,700
4000	39' x 16'	93,600
5000	39' x 24'	100,300
7500	39' x 36'	123,000
10000	55' x 24'	149,200
15000	55' x 36'	193,700

WELDED STEEL TYPE

Costs include foundations, cone roofs with support outside ladder, steel right curb.

Capacity (Barrels)	Size Dia x Hgt	Cost
2,000	30' x 16'	78,400
3,000	30' x 24'	88,400
4,000	30' x 32'	99,100
5,000	38' x 24'	112,500
7,500	38' x 36'	132,000
10,000	55' x 24'	165,900
15,000	55' x 36'	208,200
20,000	60' x 40'	252,900
25,000	60' x 50'	294,800
30,000	80' x 34'	336,900
40,000	80' x 45'	385,200
45,000	90' x 40'	433,600
50,000	90' x 44'	482,000
75,000	120' x 36'	674,100
100,000	140' x 37'	867,800
125,000	160' x 35'	1,054,800
150,000	180' x 33'	1,235,300
200,000	200' x 36'	1,508,100
250,000	220' x 36'	1,592,400
300,000	240' x 37'	2,244,600
350,000	260' x 37'	2,291,800
400,000	260' x 42'	2,527,600
500,000	280' x 46'	2,991,000

Add for pontoon floating roof
per foot of diameter 1300 to 2329
Add for double deck roof
per foot of diameter 1435 to 1716

SCHEDULE G (continued)

Yard Improvements

Elevated Steel Tanks

Per item including foundation, riser pipe, frost case, ladder and walkway, completely installed.

Capacity (Gallons)	Cost (in \$1000) for Tower Heights			
	50'	75'	100'	150'
15,000	189	211	246	321
20,000	192	215	252	326
25,000	199	219	257	332
30,000	203	225	263	339
40,000	209	231	266	345
50,000	215	237	272	350
60,000	232	259	294	373
75,000	254	283	318	393
100,000	275	301	340	416
125,000	307	338	373	449
150,000	340	369	405	483
200,000	455	491	530	604
250,000	510	557	593	667
300,000	566	621	658	734
400,000	666	727	760	842
500,000	743	807	869	960
750,000	973	1,053	1,146	1,292
1,000,000	1,231	1,328	1,448	1,623
1,500,000	1,713	1,843	2,017	2,283
2,000,000	2,191	2,354	2,583	2,946
Factor*	1.15	1.15	1.15	1.20

*For high stress hurricane and earthquake areas

Capacity in barrels (oil) = D to power of 2 x .1399 x height
(diameter and height in feet)

Capacity in gallons = D to power of 2 x 5.8748 x height
(diameter and height in feet)

Welded Steel Pressure

Costs include horizontal installation on legs or saddle pads including normal fittings but not foundations or base plates.

Capacity (Gallons)	Size Dia x Hgt	Cost
125	2' x 6'	700
250	2'6" x 9'	1,000
500	3'6" x 8'	2,000
1000	3'6" x 16'	3,400
1500	5' x 11'	5,000
2000	5' x 15'	6,400
2500	5' x 19'	8,000
3000	5' x 22'	9,500
4000	5' x 29'	12,400
5000	5' x 36'	15,600
7500	6' x 37'	23,100
10000	6' x 50'	30,600
12500	6' x 61'	43,000
15000	7'6" x 50'	50,300
20000	7'6" x 65'	63,100
25000	9'6" x 51'	75,700
30000	11' x 47'	88,200
35000	11' x 52'	101,000
40000	11' x 57'	113,600
45000	11' x 63'	126,000
60000	11' x 90'	163,900
90000	11' x 133'	240,500

Towers

Per item of painted towers for flat bottom tanks, including added cost of erection of tank above ground, footings, pipe to ground and balcony.

Capacity (Gallons)	Tower Height				
	12'	25'	50'	75'	100'
1,000	5,900	7,200	---	---	---
1,500	6,700	8,700	14,100	---	---
2,000	7,700	9,500	15,600	24,500	---
3,000	8,800	10,900	17,600	27,800	44,200
5,000	10,200	13,000	20,900	32,000	50,300
10,000	13,800	16,900	26,000	39,400	60,000
20,000	17,700	21,200	32,600	48,200	72,000
30,000	20,600	24,500	36,600	54,300	79,800
40,000	22,700	27,300	40,300	59,200	85,800
50,000	---	29,900	43,500	62,700	94,300
75,000	---	---	49,600	72,800	111,300

Bulkhead Piling

Sea walls, cost per linear foot where typically installed, 10' - 14' depth for small residential jobs. For large commercial projects, costs may be 50% lower.

Creosoted wood, 8" to 12" including tiebacks	258	392
Concrete, precast, 5" to 6" including ties and piling	478	796
Rubble stone, 3' including 1' of bedding	638	834

Earth Dikes

Per cubic foot 0.74

SCHEDULE G (continued)

Yard Improvements

Wood Water Storage

Per item, redwood or fir.

Capacity (Gallons)	Size (Dia x Hgt)	Tank Cost	Flat Cover	Conical Cover	Chime Joists	Wood Ladder	Steel Ladder
1,000	6 x 6	4770	670	1080	130	190	200
1,500	7 x 7	6050	780	1270	190	190	200
2,000	8 x 6	7250	900	1490	230	190	200
3,000	8 x 8	9060	900	1490	230	230	260
4,000	9 x 9	10870	1100	1930	360	230	260
5,000	11 x 8	12440	1410	2260	480	230	260
7,500	12 x 10	15580	1790	2520	530	290	310
10,000	14 x 10	18490	2090	3050	800	290	310
15,000	14 x 14	24160	2090	3050	800	370	430
20,000	16 x 14	29360	2300	3560	1090	370	430
30,000	18 x 16	37320	2560	4160	1380	430	500
50,000	22 x 18	50850	3140	5510	1700	490	560
75,000	26 x 20	64490	3730	6750	2050	530	600
100,000	30 x 20	77300	4410	8200	2460	530	600
150,000	37 x 20	98430	5600	10440	3390	530	600
200,000	43 x 20	117140	6380	12730	4160	530	600

Add 33% for cypress tanks.

Add tower cost for elevated tanks.

Add for concrete slab foundations per cubic foot

6.98 to 12.30

Add cover, joists, and ladders to basic tank cost as necessary.

Standpipes and Surface Reservoirs

Cost includes foundation, roof, ladders and typical accessories.

WELDED STEEL STANDPIPE - (Height exceeds diameter)

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
10,000	27,200	200,000	164,300	2,000,000	758,700
20,000	43,600	250,000	185,000	2,500,000	886,900
30,000	57,300	300,000	205,000	3,000,000	1,014,900
50,000	78,400	400,000	256,200	4,000,000	1,238,300
75,000	102,300	500,000	300,600	5,000,000	1,447,700
100,000	124,600	750,000	386,200	6,000,000	1,650,900
125,000	134,600	1,000,000	446,200	7,500,000	1,928,300
150,000	145,000	1,500,000	623,000	10,000,000	2,355,700

CONCRETE WATER TANKS - (Surface reservoir)

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
10,000	51,300	200,000	303,100	2,000,000	1,119,900
20,000	77,800	250,000	344,400	2,500,000	1,276,000
30,000	98,500	300,000	387,800	3,000,000	1,436,200
50,000	135,600	400,000	459,100	4,000,000	1,756,900
75,000	169,900	500,000	519,400	5,000,000	2,079,400
100,000	201,200	750,000	666,200	6,000,000	2,395,800
125,000	227,800	1,000,000	785,200	7,500,000	2,886,200
150,000	257,100	1,500,000	954,100	10,000,000	3,693,000

Reservoirs-typical costs of cut and fill reservoirs with concrete or asphalt

linings and wood roof structures, per unit of rated capacity \$ 0.29
per gallon or \$94,400 per acre foot.

SCHEDULE G (continued)

Yard Improvements

Dry Storage Bins

Typical cost per item for bolted steel industrial type bins (to 55# per cubic foot), installed complete.

CYLINDRICAL TYPE, including foundation and floor slab

Diameter	Height								
	24'	32'	40'	48'	56'	64'	72'	80'	88'
9'	6200	7800	9100	10500	11900	13000	14400	---	---
12'	9600	11400	15500	17000	18700	20200	21700	---	---
15'	12900	16100	19200	22100	25000	27900	30500	33300	---
18'	16700	20800	25000	28800	32800	36300	40100	43600	47000
21'	---	27400	32500	37200	42000	46200	50300	54800	59200
26'	---	38100	44100	50300	56500	62600	69500	75500	81700
32'	---	51700	61500	70400	79300	87700	96300	104000	111600

HOPPER TYPE, including structural supports and footings

Diameter	Height					
	16'	24'	32'	40'	48'	56'
9'	7300	9000	10000	11300	---	---
12'	10700	13400	14800	17000	18700	20200
15'	---	17600	20900	23700	26500	28600
18'	---	22700	27200	31500	34900	38200
21'	---	27700	34800	40800	45700	---

Factors for

80# Cylindrical	1.05 Hopper	1.10
100# Cylindrical	1.15 Hopper	1.15

Bulk Storage Tanks

VERTICAL BULK STORAGE

Costs are for 10 and 12 gauge bolted galvanized tanks, including sand & gravel foundations, fittings and roof.

Capacity (Gallons)		Capacity (Gallons)	
Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
2,000	4400	15,000	14400
3,000	5200	20,000	17700
4,000	5900	30,000	25100
5,000	6700	40,000	32800
7,500	8600	50,000	39800
10,000	10600	60,000	47400

Add for concrete slab foundations, per SF 3.68

HORIZONTAL BULK STORAGE

Costs are for completely installed tanks, including saddles or legs and fittings.

Capacity (Gallons)		Capacity (Gallons)	
Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
1,000	2400	7,500	6600
1,500	2500	10,000	8200
2,000	2900	12,500	9900
3,000	3700	15,000	11600
4,000	4300	20,000	14800
5,000	4800	25,000	18300
6,000	5500	30,000	21200

Fuel Oil Tanks

Per item for underground steel tanks, installed complete, including excavation and backfill.

Capacity (Gallons)	Shell	Cost
500	10 GA	4200
1,000	3/16"	6800
2,000	3/16"	9500
3,000	3/16"	10400
4,000	3/16"	11600
5,000	1/4"	11200
7,500	1/4"	15200
10,000	1/4"	16600
12,500	5/16"	17300
15,000	5/16"	20000
20,000	5/16"	23000
30,000	3/8"	34500

SCHEDULE G (continued)

Yard Improvements

Grain Elevators

Grain elevators are for the processing and storage of grain. Most facilities may consist of a combination of structures as listed below or from other categories in this section. Any separate offices, warehouses, or other non-farm structures should be priced from other sections of this manual.

Costs are based on total bushel capacity of the elevator and/or annex facility except for steel tanks and bins which are priced on a cost per tank basis. Special foundation work such as pilings or extremely large concrete pads are not included and must be added separately.

Annex costs are for vertical storage facilities. They are to be used for elevators when there is an exposed leg system and no headhouse or for additional detached storage which utilizes the headhouse of the original elevator as well as its basic machinery. If the annex has a headhouse, it should be priced from the elevator cost tables, using the total capacity of both the elevator and the annex.

Total Bushel Capacity	Cost Per Bushel			
	Wood Crib/Metal Clad		Concrete (Slip Form Construction)	
	Elevator	Annex	Elevator	Annex
8,000	15.32	8.89	13.42	8.08
10,000	14.00	8.04	12.04	7.24
15,000	11.89	7.25	10.92	6.47
20,000	10.58	6.55	10.02	5.96
25,000	9.65	5.93	9.32	5.61
30,000	8.98	5.47	8.70	5.33
40,000	8.00	4.81	8.14	4.91
50,000	7.30	4.36	7.71	4.62
75,000	6.19	3.65	6.98	4.12
100,000	5.51	3.20	6.51	3.81
150,000	4.69	2.68	5.90	3.40
200,000	4.16	2.35	5.50	3.14
250,000	3.81	2.14	5.21	2.94
300,000	3.53	1.98	4.97	2.81
400,000	3.16	1.73	4.64	2.59
500,000	2.89	1.58	4.39	2.43
750,000	2.61	1.45	3.97	2.17
1,000,000	2.35	1.35	3.71	1.99
Over	2.12	1.28	3.04	1.60

Grain Elevator Depreciation: Refer to the Depreciation Section for special consideration relative to Grain Elevator Depreciation.

Trench and Bunker Silos

Per square foot

Horizontal Silos

	Ground Floor Area (square feet)					
	2000	3000	4000	5000	6000	8000
Tilt-up concrete panels and precast wall supports, sealed, concrete floor	15.16	13.08	11.95	11.13	10.55	9.43
Poles and braces, tilt-up concrete panels, concrete floor	12.24	10.66	9.79	9.17	8.75	7.83
Cantilevered poles, plywood or tongue and groove walls, concrete floor.	10.64	9.37	8.72	8.20	7.86	7.10

Steel Tanks and Corrugated Metal Bins

Capacity (Bushel)	Bolted	Corrugated
	or Welded Steel	Metal (Per Bin)
15,000	2.79	1.63
20,000	2.65	1.56
25,000	2.57	1.50
30,000	2.49	1.47
35,000	2.43	1.44
40,000	2.38	1.41
50,000	2.29	1.37
60,000	2.22	1.32
80,000	2.12	1.28
100,000	2.04	1.23
125,000	1.98	1.18
150,000	1.91	1.15
175,000	1.87	1.13
200,000	1.82	1.10
250,000	1.77	1.07
300,000	1.74	1.05

Horizontal Storage

The following costs are for horizontal or flat storage without loading and/or unloading systems.

Capacity (Bushel)	Cost Per Bushel	
	Wood	Steel
50,000	1.22	1.42
75,000	1.14	1.35
100,000	1.08	1.30
150,000	1.03	1.23
200,000	0.97	1.18
250,000	0.93	1.14
300,000	0.91	1.11
400,000	0.86	1.07
500,000	0.83	1.05
750,000	0.77	0.98
1,000,000+	0.75	0.95

SCHEDULE G (continued)

Yard Improvements

Brick and Concrete Stacks

Per item (in thousands of dollars)
including normal foundation, brick lining for
1/3 of the height, ladder and lightning rod.

Height	I.D. Top	Brick	Concrete
75'	4'	70	55
	5'	78	63
	6'	99	82
100'	4'	92	75
	5'	106	83
	6'	131	109
	7'	144	118
	8'	166	141
125'	5'	133	106
	6'	165	138
	7'	183	149
	8'	210	177
	9'	260	222
150'	6'	199	165
	7'	219	180
	8'	251	212
	9'	313	265
	10'	345	299
175'	7'	255	209
	8'	295	247
	9'	364	311
	10'	404	349
	12'	434	378
200'	8'	336	282
	9'	416	354
	10'	460	399
	12'	495	434
	14'	584	513
225'	8'	378	319
	10'	469	400
	12'	519	449
	14'	559	489
	16'	658	579
250'	10'	469	400
	12'	519	449
	14'	559	489
	16'	658	579
	18'	748	658

Steel Stacks

Per linear foot of height, installed complete
including foundation and painted exterior.

Thickness (At Base)	Diameter at Base							
	18"	24"	30"	36"	48"	60"	72"	84"
10 Gauge	178	227	273	321	407	499	575	---
8 Gauge	205	260	315	360	460	551	644	---
1/4" Plate	---	338	399	460	582	697	804	920
3/8" Plate	---	---	---	582	728	881	996	1112
1/2" Plate	---	---	---	---	844	996	1149	1304
Guy Wire (L.F.)	0.46	0.56	0.60	0.69	0.79	0.92	0.99	1.07
Guy Band (Each)	50	76	97	119	167	218	268	326
Roof Flashing	353	499	652	804	1149	1495	1840	2223
Umbrella Top (Each)	131	200	276	360	544	---	---	---

SCHEDULE G (continued)

Yard Improvements

Incinerators

STEEL

Costs include scrubber, but do not include chimney.

Pounds per Hour	Cost
50	18700
100	20900
200	26300
400	39900
600	61900
1000	146600
Add for feeder	6900 to 10600

BRICK

Costs include brick work, but do not include chimney or pollution control.

Pounds per Hour	Cost
100	11100
200	14100
400	20500
600	26100
1000	37700
2000	67700
3000	97300
5000	156600

For refractory lining, add 200%.

Drive-In Theaters

Costs are broken into major cost items on a per space basis. Some theaters may be mixed in quality requiring substitution from another grade.

	D	C	B	A
Engineering	113	140	175	214
Grading	110	134	167	205
Paving	341	439	564	726
Screens	124	171	238	329
Ticket Booth	12	15	18	21
Miscellaneous				
Landscaping, etc.	76	110	160	232
Cost per car space	777	1008	1322	1727

UNIT COSTS

The following costs may be used to either make adjustments to the cost per space pricing or as a build-up method to develop a complete theater cost.

	Low	Average	Good
Screen, per sq. ft. of screen area			
Wood frame on poles	19.44	21.09	24.80
Wood frame on timbers:			
Plain	23.59	22.16	25.80
Ornate	31.42	29.43	34.78
Steel frame:			
Plain	23.24	29.05	35.97
Ornate	31.23	29.34	34.61
Concrete, with steel-framed			
screen enclosure	40.85	50.27	61.28
Ticket Booths, each	5,964.70	5,997.61	7,223.23

NOTE: Refer to the 30-year life table for depreciation.

NOTE: All other buildings including projection booths and security fencing should be priced from the appropriate schedule.

Chimneys

BRICK CHIMNEYS

Average cost per foot of height with tile flues, including foundation.

	Per vertical LF
8" square or round flue	164.00
12" square or round flue	210.00
2-8" square or round flue	215.00
10" x 18" rectangle flue	220.00
1-8" and 1-12" square flue	260.00

METAL CHIMNEYS

Average cost per linear foot for round galvanized metal stacks.

Size	Single Wall	Double Wall	Triple Wall
6"	24.86	27.13	29.03
8"	28.70	32.87	42.45
10"	38.10	47.64	59.50
Add for thru-the-wall installations.		196	313
Add for box framed decorative chimney housing per linear foot:			
Wood or stucco		19.37	28.92
Metal		35.77	53.00

SCHEDULE G (continued)

Yard Improvements

Greenhouses

Price per square foot of floor space

Cost includes foundation, light masonry or frame sill walls, glazed upper walls (6' to 7' overall eaves height), roof ventilation, lighting, and water service.

Cost does not include heating and ventilation systems, special watering or sprinkler systems, and planting benches.

Type and Quality	Square Foot Area														
	500	1000	2000	3000	5000	10000	20000	30000	40000	50000	60000	70000	80000	90000	Over
Good aluminum/steel	67.76	45.41	32.90	26.72	24.21	22.57	19.83	18.58	17.53	17.12	16.19	15.51	15.04	14.65	14.27
Average steel	65.76	44.66	33.03	27.07	18.19	17.04	14.48	13.69	13.14	12.69	11.95	11.42	11.04	10.75	10.44
Average pipe	59.14	40.21	29.69	24.37	16.36	15.31	13.03	12.31	11.80	11.42	10.76	10.30	9.92	9.70	9.47
Low cost wood frame	49.35	33.80	25.33	21.02	13.95	13.10	11.04	10.41	9.95	9.63	9.10	8.73	8.44	8.21	7.99

Add for paved floors and walks

Concrete	4.24
Asphalt	2.91

Add for maintenance and utility buildings, per square foot

Cheap shed-type	11.35
Low cost frame, block or equal	22.36
Average cost block or equal	27.97
Average cost brick or equal	34.46
Good quality brick or equal	39.76

INSTITUTIONAL AND CONSERVATORY GREENHOUSES

Apply the following factors to the good aluminum and steel frame prices.

Typical installations	200%
High quality elaborate installation	300%

Swimming Pools

Per square foot of pool surface, reinforced concrete construction including piping & water treating equipment, heaters, boards, ladders.

Car Wash Buildings

DRIVE - THRU CAR WASH (Stationary Type, Exterior - Wash)
Per square foot, average quality, completely installed.

	Good	Avg.	Low Cost
Masonry/Steel	76.67	76.10	65.49
Porcelain-Steel	99.49	90.72	81.95
Wood Frame/Stucco	67.07	61.77	56.48

Cost includes concrete slab, floor drains, basic electrical, lighting and water service and equipment enclosure. Add for restroom fixtures from general commercial schedule.

DO-IT YOURSELF

Per item, completely installed (excluding equipment)

Good quality	
2-bay	37100
Each additional bay	12900
Average quality	
2-bay	30900
Each additional bay	10000
Low cost	
2-bay	27900
Each additional bay	8600

MOTEL AND APARTMENT COMPLEX TYPE

Square Feet	Cost
1,000-1,200	68.80
1,300-1,500	66.70
1,600-2,200	62.70
2,300-2,500	57.10

SWIM AND COUNTRY CLUB TYPE

Square Feet	Cost
2,500-4,000	83.30
5,000-6,000	74.90
7,000-9,000	69.60
10,000-20,000	64.70
Over	60.00
Add for diving 'L	7.90

Irregular shape		Add 25%
Separate whirlpool bath (range)	7000	to 12100
Add for ceramic tile, per sq.ft. tiled area		10.71
Add for concrete apron, per square foot		5.68
Add for wading pool, per square foot		14.00
Price fencing from appropriate schedule.		
Price buildings from appropriate schedule.		

LARGE MUNICIPAL POOLS

Complete include bathhouse	
Per person capacity	4350 to 6510

SCHEDULE G (continued)

Yard Improvements

Golf Courses

REGULATION PLAY

Costs per hole are given for five (5) quality grades of golf courses, ranging from cheaply built courses to excellent quality courses designed for professional play.

The costs for each grade have been developed to include the following:

- 1 Architectural fees to include engineering, planning and on-site supervision (ranging from six percent (6%) to ten percent (10%)).
- 2 Normal site preparation and grading, and follow-up fairway seeding and landscaping.
- 3 Sprinkler installation to include the water source, pumps, piping and heads.
- 4 Roadway construction to include base preparation, paving and bridging for service roads and cart paths.
- 5 Green construction to include seeding and pre-opening maintenance.
- 6 Tee construction to include seeding and pre-opening maintenance.
- 7 Bunker construction to include pre-opening maintenance.

GRADE AA

Superior quality course, designed to accommodate professional championship play, eighteen (18) holes on one hundred eighty (180) acres of rolling and laked terrain, seven thousand two hundred (7,200) yards long, rated par seventy two (72) and featuring a completely automatic sprinkler system throughout, ten thousand (10,000) square feet tiled greens, two thousand four hundred (2,400) square feet tees with three (3) tee locations, an average of three (3) bunkers per hole and good quality asphalt paved roadways.

GRADE A

Excellent quality course, designed to accommodate professional championship play, eighteen (18) holes on one hundred sixty (160) acres of rolling and laked terrain, seven thousand two hundred (7,200) yards long, rated par seventy two (72) and featuring a completely automatic sprinkler system throughout, eight thousand (8,000) square feet tiled greens, two thousand one hundred (2,100) square feet tees with two (2) to three (3) tee locations, an average of three (3) bunkers per hole and good quality asphalt paved roadways.

GRADE B

Good quality private club type course, eighteen (18) holes on one hundred thirty (130) acres of rolling terrain, six thousand four hundred (6,400) to six thousand five hundred (6,500) yards long, rated par seventy (70) and featuring an automatic sprinkler system serving the greens and tees, and a manual system on fairways, five thousand (5,000) square feet tiled greens, one thousand eight hundred (1,800) square feet tees with two (2) tee locations, an average of two (2) bunkers per hole, and good quality asphalt paved roadways.

GRADE C

Average quality public and municipal type course, eighteen (18) holes on one hundred ten (110) acres of primarily flat terrain, six thousand (6,000) yards long, rated par sixty-seven (67) to seventy (70), featuring a semi-automatic sprinkler system, small tees and greens with few bunkers and average quality asphalt or gravel roads.

GRADE D

Fair quality course, eighteen (18) holes on ninety (90) acres of flat terrain, five thousand four hundred (5,400) yards long, rated par sixty-four (64) to sixty-seventh (67), and featuring a manual sprinkler system, small tees and greens with few bunkers and gravel roadways.

BASE COST PER HOLE

AA Grade	--
A Grade	--
B Grade	--
C Grade	--
D Grade	--

NOTE: The costs per hole, and components represent neither the best nor the cheapest quality courses and may be factored upward (ten percent (10%) to fifty percent (50%)) or downward (ten percent (10%) to fifty percent (50%)) as required.

For hybrid courses (courses exhibiting different quality grade features), it may be necessary to interpolate between grades.

TYPICAL COST-RANGE FOR COMPONENTS

Tees	--
Bunkers	--
Greens	
Flat	--
Elevated	--
Lakes	
Asphalt lined	--
Plastic & sand	--
Sprinkler systems	
Manual	--
Automatic	--
Site preparation and landscaping	--

SHORT PLAY

Cost range per hole, excluding structures and parking areas.

Executive courses, 18 holes on 50 to 60 acres, 4,600 yards long including sprinkler system, excluding lighting --

Par 3 course, 18 holes on 30 to 40 acres, 2,800 to 3,000 yards long, including sprinkler system, excluding lighting --

Pitch and putt, 9 holes on 10 to 15 acres, 1,400 to 1,500 yards long including sprinkler system, excluding lighting --

GOLF COURSE LAND VALUES

The reproduction cost for a regulation or short play golf course improvement includes a cost for the land of \$ _____ per acre without a consideration of productivity factors. The following formula is used to determine the true tax value of a golf course:

STEP ONE: Determine the number of holes in the golf course.

STEP TWO: Multiply the number of determined in STEP ONE by the base cost per hole

STEP THREE: Determine the amount of acreage in the parcel devoted to the golf course (greens, fairways, roughs, etc.).

STEP FOUR: Multiply the amount determined under STEP THREE by \$---

STEP FIVE: From the amount determined under STEP TWO, subtract the amount determined under STEP FOUR.

STEP SIX: To the amount determined in STEP FIVE, apply the appropriate depreciation percentage.

The true tax value of the golf course land is \$---- per acre.

SCHEDULE G (continued)

Yard Improvements

Miniature Golf Courses

Typical cost per hole including plumbing but excluding building structures, fencing, and parking areas.

Excellent installation, professionally designed	18200
Good installation	12200
Average quality installation	5500
Low cost installation	2600

Golf Driving Range

Typical cost per station, including station paving, normal fencing, but excluding building structures and parking areas

Excellent installation	5600
Good installation	3700
Average installation	2900
Low cost installation	1900

Artificial Turf

Per square foot, for football and baseball,

including pad	8.27	to	10.37
---------------	------	----	-------

Bleachers

Typical cost

	Seats	Per S.F.*	Per Seat
Portable, steel frame, wood benches, outdoor	Up to 800	16.38	51.13
	Over 800	15.18	45.62
Permanent, wood frame and benches, outdoor	Up to 1000	21.26	67.02
	1000 to 2000	19.77	61.52
	Over 2000	18.51	56.65
Permanent, steel frame fiberglass benches, outdoor	Up to 1000	32.98	103.89
	1000 to 2000	30.66	95.35
	Over 2000	28.68	87.79
Add for roofed area	7.69	to	9.89 per S.F.

OUTDOOR STANDS OVER DRESSING ROOMS

including finish and plumbing

	Per S.F.*	Per Seat
Average wood seats, steel frame	69.08	217.16
Average steel seats, concrete or masonry walls	77.47	240.47
Average concrete seats, concrete or masonry walls	104.10	314.69
Add for roofed area; per sq.ft.	10.5 to 16.95	per S.F.

*Square foot of projected horizontal area

Running Tracks

Per square foot

Gravel and cinder on stone base	1.22
Resilient paving, rubber cork base	
Plain	2.49
Colored	3.04
Rubberized asphalt, colored	3.31
Artificial resilient material, asphalt base	10.75

Typical cost for gravel track with minimal requirements for

440 yard oval 21' wide, 24' x 750' long straight-away, including high jump, pole vault, broad jump, discus and hammer throw and shot-put facilities 79,000 to 102,000

Typical cost to include football field 159,000 to 198,000

Sports Stadium

Typical cost range per seating capacity (baseball capacity) for all structural improvements in-place.

Older type parks	1400	to	1700
Modern type parks	1700	to	2800
Enclosed, roofed stadiums, artificial turf, scoreboard	2600	to	5400

Tennis Courts

Typical cost range per court, 60 x 120 including fencing

	Standard	Deluxe
Clay surfaced court	33800	47300
Add per additional court	26700	37400
Asphalt surfaced court	33100	46300
Add per additional court	26100	36500
Sod surfaced court	33100	46300
Add per additional court	26400	37000
Add for lighting	8976	12600
Per additional court	4488	6300

Paddle Tennis Courts

Typical costs range per set, 54' x 55' deck with two 18' x 39' playing courts, installed complete including deck and supports, accessories.

	Standard	Deluxe
Bituminous concrete deck, colored	34000	43000
Treated wood deck	40000	52000
Insulated steel deck	43000	52000

Shuffle Board Courts

Typical cost per court, 6' x 52' concrete 1900 to 2900

SCHEDULE G (continued)

Yard Improvements

Mobile Home Parks

General Specifications

EXCELLENT "A"

The excellent mobile home park provides deluxe accommodations for the largest single and double wide homes. It will have complete and various recreational facilities of top quality and feature generous amounts of landscaping, sprinkler systems, etc.

GOOD 'B'

The typical good park is one catering to the larger, permanent mobile home. It will accommodate a limited quantity of double wides and will feature complete recreational facilities. All utilities are underground and may include cable TV systems.

AVERAGE 'C'

This type of park is built more for permanent occupancy and will have spaces to accommodate the manufactured home up to sixty (60) feet but few if, any, double wide versions. They will have utility buildings, office and possibly recreational facilities, electrical costs include underground service and telephone

to most sites as well as street lighting.

LOW COST "D"

Developed for transient or semi-permanent occupancy, these parks usually have car-drawn trailers up to forty-five feet (45) long. They feature limited planning and facilities and have sewer or septic system hook-ups and water, but not gas hook-ups, except to utility buildings and electrical service is overhead.

CHEAP 'E'

Typical of sites developed in outlying rural areas where there is minimal or no building code enforcement. There will be close spacing and few facilities and are designed for smaller mobile homes. They feature water service to common hydrants with no trailer hook-ups.

Cost per site

Quality Grade	A		B		C		D		E						
*Site Size (Sq. Ft.)	2700	--	5100	2000	--	4700	1700	--	3700	1000	--	2900	700	--	2400
**Cost Range (\$)	13940	--	14770	10050	--	11290	6630	--	7830	4530	--	5590	2310	--	3260
Components of Above Cost.															
Engineering	1360		1470	1020		1140	690		800	470		560	230		330
Site Grading	1310		1400	920		1040	570		700	370		470	180		260
Street Paving	2040		2160	1500		1680	990		1180	750		940	450		620
Patios and Walks	1760		1850	1140		1290	750		880	500		600	260		350
Sewers	1330		1410	1080		1230	830		970	590		740	350		500
Water	1300		1360	990		1100	690		800	500		600	290		410
Electric	2180		2310	1620		1810	1070		1280	740		900	380		540
Gas	850		900	590		670	370		430	230		290	0		0
Misc. (Landscaping, Recreation, Facilities, Etc.)	1810		1910	1190		1330	670		790	380		490	170		250
Total	13940		14770	10050		11290	6630		7830	4530		5590	2310		3260

*Site size refers to the average of the actual site on which the mobile home is situated, exclusive of access drives, recreation areas, and service areas.

**The cost range per site includes all of the components shown above, naturally, if the sites being appraised do not include all of the above components, proper deductions should be made according to the above schedule.

NOTE: In Appraising mobile home parks through the use of this schedule, complete the following steps:

1. Enter the number of sites and proper rate in the SUMMARY OF IMPROVEMENTS section and calculate reproduction cost.
2. Apply proper depreciation considering age, condition, and neighborhood desirability (use residential guidelines).
3. Appraise other structures (i.e. garages, community rooms, laundry buildings, etc.) from appropriate schedules.

NOTE: This schedule is NOT to be used for recreational vehicle parks.

SCHEDULE G (continued)

Yard Improvements

Riverboat Cost Schedules

For Indiana property tax purposes, the reproduction cost of a riverboat licensed under IC 4-33 shall be computed in accordance with Schedule A or B in this section. Typical cost range per certified capacity for all structural components in-place. Certified capacity is the maximum persons capacity as prescribed by the regulations of the Coast Guard, Department of Transportation. For purpose of this section, certified capacity includes both passengers and crew.

SCHEDULE A

Riverboats licensed in counties contiguous to Lake Michigan:

Certified capacity of 2,000	19,000,000	
More than 2,000, add		2,500 per person
Less than 2,000, deduct		2,500 per person

Example: A Lake Michigan riverboat has a certified capacity of 3,000 persons. The difference in capacity between the subject and the model is 1,000 people. To calculate the boat's reproduction cost, multiply the capacity difference of 1,000 by the per person cost and add it to the base as follows:

$$\begin{array}{rcl}
 2,500 \times 1,000 & = & 2,500,000 \\
 19,000,000 + 2,500,000 & = & 21,500,000
 \end{array}$$

SCHEDULE B

Riverboats licensed in counties contiguous to the Ohio River:

Certified capacity of 2,000	17,100,000	
More than 2,000, add		2,500 per person
Less than 2,000, deduct		2,500 per person

Example: An Ohio River riverboat has a certified capacity of 1,600 persons. The difference in capacity between the subject and the model is 400 people. To calculate the boat's reproduction cost, multiply the capacity difference of 400 by the per person cost and deduct it from the base as follows: and add it to the base as follows:

$$\begin{array}{rcl}
 2,500 \times 400 & = & 1,000,000 \\
 17,100,000 - 1,000,000 & = & 16,100,000
 \end{array}$$

Landfill Liners

The following schedule is to be used in assessing liners installed within landfills.

A landfill liner is a series of layers of special earth materials and plastic that is placed within the landfill cell to retain leachant within the structure and discourage subterranean water from infiltrating the cell. The rates given represent a composite build-up of the liner and can be used as either a system total or on a component basis depending on the subject landfill.

Once the subject's rate has been determined, multiply the desired rate by either the number of square feet or the acreage within each cell and calculate a depreciation percentage from the twenty (20) year life expectancy table. Record the true tax value as a sound value item in the "Summary of Improvements" section of the property record card.

The land value for the area underneath the cell should be valued at the commercial unusable undeveloped rate with a "floating one (1) acre" at the primary rate until the cell has been closed. After closure, the entire acreage of the cell is valued at the commercial unusable undeveloped rate.

	Per S.F.	Per Acre
Compacted soil barrier (10" to 24")	0.65	28300
Flexible membrane liner (60 mil.)	0.45	19600
Geosynthetic clay liner blanket (30")	0.55	24000
Sand drainage layer (12")	0.50	21800
Total	2.15	93700

Protective cover layer - part of unusable undeveloped rate.

SCHEDULE G (continued)

Yard Improvements

Commercial-Type Solar Heating and Cooling System Base Rates

For large commercial applications, multiply the system's total collector square feet by the following square feet base rates. To arrive at the system's correct reproduction cost, determine the rate from the schedule below by choosing a rate, listed to the nearest five thousand (5,000) square feet, that is closest to the subject's system total area. Do not interpolate between rates.

	Per S.F.
5000 to 10,000	51.10
15,000	45.78
20,000	44.48
25,000	43.50
30,000	42.71
35,000	42.06
40,000	41.50
45,000	41.02
50,000 and over	39.85

Geothermal Heating and Cooling System Base Rates

Horizontal Closed Loop Systems

System Tonnage	HCLSWD	HCLSWOD
	w/distribution	w/o distribution
2 Ton	10700	9400
2.5 Ton	13700	11500
3 Ton	16800	14000
3.5 Ton	19600	16400
4 Ton	22600	18600
5 Ton	28000	23200
6 Ton	33300	27800

Vertical Closed Loop Systems

System Tonnage	VCLSWD	VCLSWOD
	w/distribution	w/o distribution
2 Ton	12800	11200
2.5 Ton	16100	14100
3 Ton	21000	18100
3.5 Ton	23200	19600
4 Ton	27800	24300
5 Ton	33100	28200
6 Ton	39500	33900

Open Discharge Open Loop Systems

System Tonnage	ODOLSWD	ODOLSWOD
	w/distribution	w/o distribution
2 Ton	9200	7800
2.5 Ton	11600	9600
3 Ton	14200	11400
3.5 Ton	16800	13200
4 Ton	19200	15000
5 Ton	23500	18700
6 Ton	27800	22400

Return Well Open Loop Systems

System Tonnage	RWOLSWD	RWOLSWOD
	w/distribution	w/o distribution
2 Ton	10000	8800
2.5 Ton	12500	10600
3 Ton	15100	12400
3.5 Ton	17500	14100
4 Ton	20200	15900
5 Ton	24400	19500
6 Ton	28700	23200

SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES

Fast Food Base Costs

Per square foot, C - Grade quality and design

Area	Cost	Area	Cost
700	174.22	2200	116.36
800	167.20	2300	115.15
900	161.34	2400	113.94
1000	149.44	2500	112.91
1100	144.50	2600	111.87
1200	139.57	2700	111.00
1300	135.99	2800	110.12
1400	132.41	2900	109.34
1500	129.69	3000	108.56
1600	126.97	3500	104.59
1700	124.82	4000	102.55
1800	122.66	4500	101.20
1900	120.93	5000	99.48
2000	119.20	5500	98.95
2100	117.78	6000	97.18

Add for basements per square foot

Area	Unfinished	Finished Open	Finished Divided
200	57.29	101.82	---
400	43.92	85.85	---
600	38.19	78.85	91.10
800	36.53	74.62	86.99
1000	34.88	71.71	84.16
1200	33.40	69.63	82.14
1400	31.93	67.94	80.50
1600	30.47	66.64	79.24
1800	28.99	65.54	78.17
2000	27.52	64.57	77.22
2200	28.10	63.79	76.47
2400	27.95	63.08	75.77
2600	27.81	62.49	75.20
2800	27.67	61.90	74.63
3000	26.79	61.39	74.19
3200	26.11	61.00	73.75
3400	25.42	60.54	73.37
3600	24.74	60.21	73.00
3800	24.05	59.83	72.68
4000	23.37	59.50	72.36

Add for canopies per square foot 17.97

Quality Grade and Design Factors

To be applied to the C - Grade prices above.

A	-1	160	A
	2	150	
	+1	140	
B	-1	130	B
	+2	120	
	+1	115	
C	-1	110	C
	+2	105	
	+1	100	
D	-1	95	D
	+2	90	
	+1	85	
E	-1	80	E
	+2	70	
	+1	60	
		50	
		40	

Paving

Per square foot
See commercial yard paving rates

Detached Canopies

Per square foot

Low cost installation	16.33
Average installation	17.97
Good installation	20.76
High cost installation, elaborate finish and décor	25.16

Note: Solariums should be included in the base area and priced using the appropriate base rate.

SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES (continued)

Stations with Service Bays

Per square foot C - Grade quality and design.

Area	Cost	Area	Cost
600	92.06	1400	68.23
700	86.19	1500	67.36
800	81.82	1600	66.48
900	78.39	1700	65.61
1000	75.65	1800	64.74
1100	73.42	2000	61.71
1200	71.56	2200	59.43
1300	69.98	2400	57.92

NOTE: For drive-thru car wash bays see car wash building schedule.

Stations without Service Bays

Per square foot C - Grade quality and design.

Area	Cost	Area	Cost
150	164.28	800	73.46
200	139.25	900	70.88
250	123.29	1000	68.83
300	112.17	1100	67.13
350	103.81	1200	65.71
400	97.37	1300	64.53
500	87.82	1400	63.16
600	81.09	1500	62.56
700	76.71	1600	61.98

Add for unfinished basements

Area	Cost	Area	Cost
200	57.29	1000	34.88
400	43.92	1200	33.40
600	38.19	1600	30.47
800	36.53		

Add for attached canopies, per square foot

Typical steel frame including soffit and lighting	28.56
Typical unfinished wood frame including lighting	12.07

Public Restroom Building

Per square foot

Area	Cost	Area	Cost
125	117.29	800	84.28
150	112.29	900	83.74
200	105.31	1000	83.47
250	100.54	1100	83.29
300	97.01	1200	83.25
400	92.03	1300	83.24
500	88.67	1400	83.23
600	86.13	1500	83.22
700	84.99	1600	83.21

Paving

Per square foot

See commercial yard paving rates

Quality Grade and Design Factors

To be applied to the C - Grade prices above.

A	160	-1	95
		-1	90
		+2	85
		+1	80
B	120	-1	70
		+2	60
		+1	50
C	100		40

Detached Canopies

Per square foot

Includes lighting, soffits and supports.

	Steel	Wd, Frame and Sheath
Low Cost Installation	20.16	9.35
Average Quality Installation	25.94	11.64
Good Quality Installation	28.56	12.43
High Cost Elaborate Installation	30.94	12.86
Add 25% for round canopy		

Self - Service Cashier Booths

LOW COST

Per square foot

Open style booth,
minimum elect.,
no plumbing

Area	Cost
25	269.68
50	210.78
75	151.80
100	140.73
125	132.40
150	123.35
175	116.24
200	110.55
225	105.78
250	101.81
275	98.36
300	95.31

AVERAGE (STEEL)

Per square foot

Typical cashier booth,
good elect.,
no plumbing

Area	Cost
50	276.96
75	222.12
100	207.38
125	168.29
150	156.79
175	147.75
200	140.52
225	134.45
250	129.41
275	125.02
300	121.15

Add 25% for bullet-proof glass.
Add for plumbing.

GOOD (STEEL)

Good security structure
with bullet-proof glass
and 2 plumbing fixtures.

Area	Cost
75	294.54
100	271.90
125	220.49
150	204.44
175	191.93
200	181.98
225	173.69
250	166.83
275	160.88
300	155.66

Add/deduct for plumbing
Add for intercom system

1600 per fixture.
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Location Cost Multipliers

The residential cost schedules in this manual are based on the building costs for residential structures in the Indianapolis metropolitan area as of January 1, 2017. By applying these cost schedules, the assessing official is attempting to calculate the replacement cost new of a residential structure within his/her jurisdiction. Since construction costs vary from one jurisdiction to another, it shall be necessary to apply location cost multipliers to the costs published in this guideline in order to accurately reflect actual costs within his/her jurisdiction.

These location cost multipliers can be determined in one of two ways. The first and most accurate method is for the county assessor to develop a location cost multiplier for his/her respective county. This can be done using techniques such as surveying residential contractors to determine actual construction costs or by comparing the cost of residential structures built and sold on or about January 1, 2017 to the costs published in this manual. The county assessor may use any acceptable technique of estimating a location cost multiplier and must submit the technique and resultant multiplier to the DLGF for review and approval prior to its application in the county.

The second method, which is presented as an alternative to the preferred method, is to use the location cost multipliers listed in Table G-1 below. These multipliers have been developed by reviewing comparative cost multipliers for various Indiana localities as published in several national cost services.

The location cost multiplier is to be applied to all residential improvements, not just the main structure, in order to arrive at replacement cost new. The only exception to this is with manufactured and mobile homes, they will not receive a cost multiplier, as they are typically built in a given location and delivered to various locations to be used. The proper place for applying the location cost multiplier is discussed in Chapters 3, 4 and 5 of this manual.

Table G-1--Location Cost Multipliers by County

COUNTY	MULTIPLIER	COUNTY	MULTIPLIER	COUNTY	MULTIPLIER
Adams	95%	Hendricks	100%	Pike	91%
Allen	95%	Henry	90%	Porter	104%
Bartholomew	92%	Howard	88%	Posey	100%
Benton	91%	Huntington	95%	Pulaski	90%
Blackford	88%	Jackson	92%	Putnam	100%
Boone	100%	Jasper	95%	Randolph	88%
Brown	95%	Jay	88%	Ripley	91%
Carroll	89%	Jefferson	92%	Rush	100%
Cass	88%	Jennings	92%	Scott	90%
Clark	90%	Johnson	100%	Shelby	99%
Clay	93%	Knox	89%	Spencer	96%
Clinton	100%	Kosciusko	92%	St. Joseph	92%
Crawford	90%	LaGrange	94%	Starke	96%
Daviess	89%	Lake	104%	Steuben	95%
Dearborn	91%	LaPorte	102%	Sullivan	93%
Decatur	92%	Lawrence	94%	Switzerland	91%
Dekalb	95%	Madison	100%	Tippecanoe	91%
Delaware	88%	Marion	100%	Tipton	100%
Dubois	89%	Marshall	92%	Union	89%
Elkhart	92%	Martin	88%	Vanderburgh	100%
Fayette	89%	Miami	88%	Vermillion	92%
Floyd	90%	Monroe	94%	Vigo	93%
Fountain	91%	Montgomery	91%	Wabash	88%
Franklin	91%	Morgan	100%	Warren	91%
Fulton	88%	Newton	94%	Warrick	99%
Gibson	100%	Noble	95%	Washington	90%
Grant	88%	Ohio	91%	Wayne	88%
Greene	94%	Orange	94%	Wells	95%
Hamilton	100%	Owen	94%	White	91%
Hancock	100%	Parke	93%	Whitley	95%
Harrison	90%	Perry	89%		