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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 apart¬ment 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 re¬search/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.

SCHEDULE A.1

GCM Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2 Fire Resistant 1	2	3	4	5	6	7	8	9	10	+1	1 Wood Jst (-)	3 Rein Conc (+)	4 F P Steel (+)
Sub Bsmt	UF	Parking	8'	2	25.42	28.32	31.91	36.84	39.23	43.31	48.29	55.46	60.64	67.06	11.42	11.02	9.76	12.23
Bsmt	UF	Utility/Storage	9'	1	17.05	18.23	19.83	22.16	22.96	24.66	26.91	30.17	32.45	35.34	5.90	7.38	6.57	8.19
				2	18.04	20.26	23.04	26.61	28.66	31.69	35.36	40.34	44.01	48.50	7.39	9.07	7.71	9.61
		Stand Alone Basement	9'	1	21.25	23.27	25.92	29.30	31.10	33.85	37.25	42.10	45.56	49.82	7.26	7.38	7.62	9.50
				2	22.24	25.29	29.13	33.75	36.81	40.87	45.69	52.27	57.12	62.98	8.75	9.07	8.53	10.63
		Parking Garage	8'	2	21.22	23.29	25.83	29.70	31.09	34.12	37.96	43.53	47.53	52.58	10.06	9.12	7.55	9.47
	FO	General Retail	12'	1	37.81	40.18	43.70	47.92	50.03	53.23	57.24	62.93	66.81	71.60	7.82	8.38	7.65	9.65
				2	52.16	55.89	61.38	67.41	71.24	76.09	81.93	89.93	95.47	102.15	9.01	9.77	8.95	11.29
		Dinning/Lounge	10'	1	50.89	53.28	57.24	61.67	63.88	67.03	71.03	76.81	80.55	85.17	7.08	8.38	5.46	6.94
				2	51.97	55.50	60.76	66.55	70.13	74.73	80.29	87.96	93.23	99.60	8.72	9.77	6.05	7.68
	FD	Office	10'	1	56.06	57.37	58.43	60.40	62.31	64.11	68.03	73.69	77.38	81.93	7.05	7.34	5.92	7.52
				2	57.32	59.88	62.20	65.41	67.28	71.81	77.30	84.85	90.06	96.36	8.69	8.74	6.56	8.33
		Apartment	10'	1	37.40	39.34	42.42	46.04	47.74	50.34	53.67	58.47	61.65	65.59	6.50	8.04	8.15	8.40
				2	38.84	42.06	46.59	51.78	55.00	59.24	64.36	71.36	76.29	82.26	8.57	8.77	9.11	9.20
First	UF	Utility/Storage	14'	1	19.65	23.44	28.21	33.07	37.67	42.46	47.70	54.49	59.59	65.63	6.12	11.07	12.30	13.96
				2	21.05	26.33	32.78	39.41	45.79	52.46	59.73	68.98	76.07	84.37	8.24	12.21	13.57	15.40
		Parking Garage*	10'	1	19.05	21.67	24.90	28.89	31.47	35.04	39.12	44.94	49.15	54.38	8.03	10.95	11.90	13.57
				2	19.96	23.55	27.88	33.02	36.77	41.55	46.95	54.38	59.89	66.59	9.41	11.50	12.66	14.45
				4	18.09	21.09	24.68	29.08	32.12	36.16	40.75	47.16	51.87	57.68	8.62	10.77	11.84	13.14
	SF	Car Wash Auto	12'	1	27.19	31.09	36.21	41.29	45.98	50.72	56.10	63.26	68.49	74.72	6.70	10.65	11.83	13.46
				2	28.35	33.47	39.99	46.52	52.69	58.97	66.03	75.22	82.09	90.20	8.45	11.81	13.12	14.93
		Ice Rink	18'	1	38.60	43.65	50.22	56.86	62.88	69.13	76.10	85.33	92.05	100.03	8.44	13.53	15.03	18.14
				2	40.50	47.54	56.39	65.40	73.83	82.61	92.32	104.87	114.27	125.31	11.30	12.33	13.70	16.53
		Auto Service	14'	1	33.36	37.69	43.48	49.18	54.27	59.65	65.64	73.59	79.36	86.22	7.19	11.94	13.27	15.06
				2	34.77	40.58	48.05	55.51	62.40	69.65	77.67	88.08	95.83	104.96	9.31	13.24	14.71	16.70
	FO	Auto Showroom	14'	1	42.41	48.08	55.47	62.92	69.70	76.73	84.57	94.89	102.43	111.35	9.24	9.00	10.00	11.35
				2	43.82	50.97	60.05	69.26	77.82	86.73	96.60	109.38	118.91	130.09	11.36	10.10	11.22	12.74
		Bowling Alley	14'	1	43.14	48.00	54.52	61.03	66.83	72.83	79.56	88.55	95.00	102.66	8.04	8.78	9.76	11.87
				2	44.55	50.89	59.09	67.36	74.95	82.83	91.59	103.04	111.47	121.40	10.16	9.57	10.63	12.92
		Theater **	20'	1	55.24	61.75	70.32	78.99	86.41	93.95	102.80	113.73	122.01	131.81	9.87	10.61	11.79	14.18
				2	57.38	66.15	77.28	88.63	98.78	109.18	121.12	135.79	147.10	160.34	13.10	11.18	12.42	14.94
		Health Club ***	12'	1	51.30	55.14	58.93	62.67	66.35	71.88	78.07	86.40	92.29	99.31	7.13	7.34	8.12	9.73
				2	52.65	57.83	62.98	68.04	73.06	80.13	88.01	98.37	105.90	114.78	8.88	8.44	8.75	10.49
		General Retail	14'	1	40.15	45.34	52.29	59.10	65.34	71.60	78.78	88.28	95.18	103.38	8.59	8.38	10.78	13.32
				2	41.56	48.23	56.87	65.44	73.46	81.60	90.81	102.77	111.66	122.12	10.71	9.77	11.65	14.40
		Discount	14'	1	38.81	43.81	50.21	56.80	62.41	68.08	74.83	83.06	89.41	96.97	8.02	9.49	10.54	13.03
				2	40.21	46.70	54.78	63.14	70.53	78.08	86.86	97.54	105.88	115.71	10.14	10.28	11.42	14.11
		Regional Shopping Center	14'	1	40.79	46.02	53.02	59.88	66.16	72.46	79.68	89.25	96.19	104.43	8.62	9.02	10.02	12.39
				2	42.20	48.91	57.60	66.22	74.28	82.46	91.71	103.73	112.67	123.17	10.74	9.85	10.94	13.53
		Neighborhood Shopping Center	14'	1	39.82	45.00	51.92	58.71	64.93	71.18	78.33	87.81	94.69	102.87	8.57	9.54	10.60	13.10
				2	41.23	47.89	56.50	65.04	73.05	81.18	90.36	102.29	111.17	121.61	10.70	10.37	11.52	14.24
		Department Store	16'	1	51.09	56.54	61.62	66.96	71.94	78.72	86.71	96.46	103.98	112.87	9.19	10.61	11.79	12.39
				2	53.01	60.37	67.38	74.59	81.48	90.47	100.83	113.47	123.32	134.88	11.68	11.54	12.82	13.53
		Supermarket	14'	1	43.29	48.56	55.68	62.63	68.95	75.30	82.58	92.24	99.22	107.50	8.62	8.71	9.68	11.97
				2	44.70	51.44	60.25	68.97	77.07	85.30	94.61	106.72	115.69	126.24	10.74	9.46	10.51	12.99
		Convenience Market	12'	1	43.04	48.07	54.92	61.59	67.62	73.67	80.62	89.88	96.54	104.46	8.27	8.68	9.64	11.97
				2	44.21	50.45	58.70	66.82	74.33	81.92	90.55	101.84	110.15	119.94	10.02	9.26	10.29	12.77
		Dinning/Lounge	12'	1	53.39	58.20	65.14	71.87	77.69	83.69	90.47	99.63	106.04	113.68	7.82	5.42	8.07	10.02
				2	54.55	60.59	68.92	77.10	84.40	91.95	100.40	111.60	119.65	129.16	9.57	5.00	8.64	10.72
	FD	Hotel -- Motel Service	12'	1	54.03	58.93	65.98	72.70	78.58	84.43	91.23	100.43	106.85	114.51	7.83	7.88	8.76	10.50
				2	55.20	61.32	69.75	77.93	85.28	92.69	101.16	112.39	120.46	129.99	9.58	8.38	9.31	11.16
		Bank	14'	1	67.28	70.73	74.69	78.58	83.20	87.28	91.88	101.57	108.42	116.56	8.32	8.17	7.78	9.32
				2	69.09	74.27	79.95	85.49	90.47	96.61	103.91	116.06	124.89	135.30	10.44	8.51	8.49	10.17
		General Office	12'	1	59.39	63.37	67.31	71.27	75.23	81.17	87.87	96.92	103.27	110.85	7.79	6.38	9.31	11.18
				2	60.74	66.06	71.35	76.64	81.94	89.43	97.80	108.89	116.88	126.32	9.54	5.71	9.89	11.88
		Medical Office	12'	1	65.50	69.47	73.41	77.38	81.34	87.42	94.31	103.65	110.14	117.88	7.86	7.69	9.08	10.91
				2	66.84	72.17	77.46	82.75	88.05	95.68	104.24	115.61	123.75	133.35	9.61	7.02	9.63	11.56

SCHEDULE A.1 (continued)

GCM Base Prices (continued)

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2 Fire Resistant 1	2	3	4	5	6	7	8	9	10	+1	1 Wood Jst (-)	3 Rein Conc (+)	4 F P Steel (+)
First	FD	Country Club	12'	1	59.63	64.59	71.86	78.75	84.69	90.60	97.48	106.84	113.31	121.01	7.77	4.93	9.08	10.88
				2	60.80	66.97	75.63	83.98	91.40	98.85	107.41	118.81	126.91	136.49	9.52	4.51	9.61	11.52
		Funeral Home	12'	1	54.27	59.09	66.05	72.69	78.48	84.23	90.92	100.00	106.32	113.86	7.71	4.93	9.09	10.89
				2	55.43	61.48	69.83	77.92	85.18	92.49	100.86	111.96	119.92	129.33	9.46	4.51	9.67	11.60
		Nursing Home	10'	1	50.73	55.10	61.45	67.61	72.88	78.18	84.11	92.35	98.07	104.89	6.82	6.49	9.33	11.22
				2	51.65	56.98	64.43	71.73	78.18	84.69	91.94	101.79	108.80	117.10	8.20	5.82	9.75	11.72
		Hotel -- Motel Unit	10'	1	51.64	55.15	58.64	62.14	65.64	70.86	76.70	84.51	90.00	96.50	6.08	7.80	9.07	10.91
				2	52.70	57.28	61.83	66.37	70.93	77.38	84.54	93.95	100.74	108.71	7.46	8.23	9.48	11.40
		Apartment	10'	1	39.07	43.07	48.66	54.14	58.97	63.96	69.51	76.92	82.17	88.39	5.92	6.41	9.09	10.95
				2	39.99	44.95	51.64	58.27	64.26	70.47	77.35	86.35	92.90	100.60	7.30	6.85	9.67	11.50
Wall Hgt.	UF	+/-	1'	1	0.16	0.26	0.37	0.49	0.60	0.73	0.86	1.02	1.15	1.30	0.14	0.14	0.16	0.17
				2	0.28	0.51	0.77	1.04	1.31	1.60	1.91	2.28	2.59	2.93	0.32	0.25	0.28	0.30
	SF	+/-	1'	1	0.48	0.58	0.69	0.80	0.92	1.04	1.17	1.33	1.45	1.60	0.14	0.17	0.19	0.20
				2	0.61	0.83	1.09	1.35	1.62	1.91	2.22	2.59	2.89	3.23	0.32	0.28	0.31	0.34
	FO	+/-	1'	1	0.38	0.48	0.61	0.74	0.86	0.99	1.13	1.30	1.44	1.59	0.14	0.12	0.13	0.14
				2	0.50	0.73	1.01	1.29	1.57	1.86	2.18	2.57	2.87	3.23	0.32	0.17	0.19	0.22
	FD	+/-	1'	1	0.75	0.86	1.01	1.15	1.29	1.43	1.58	1.78	1.92	2.09	0.15	0.12	0.13	0.15
				2	0.87	1.11	1.41	1.71	2.00	2.30	2.63	3.04	3.36	3.72	0.33	0.16	0.18	0.21
Upper	UF	Utility	12'	1	17.33	19.54	22.31	25.76	27.84	30.87	34.39	39.26	42.82	47.15	6.50	7.39	8.21	9.96
				2	18.60	22.15	26.44	31.49	35.19	39.91	45.27	52.36	57.71	64.10	8.42	8.45	9.39	11.38
		Parking Garage	10'	1	17.30	18.61	20.18	23.10	23.52	25.66	28.42	32.79	35.83	39.79	8.82	10.95	11.90	13.57
				2	19.96	23.55	27.88	33.02	36.77	41.55	46.95	54.38	59.89	66.59	9.41	11.50	12.66	14.45
				4	18.09	21.09	24.68	29.08	32.12	36.16	40.75	47.16	51.87	57.68	8.62	10.77	11.84	13.14
	FO	Health Club ***	12'	1	49.24	51.54	53.65	56.48	59.40	62.22	66.99	73.64	78.21	83.74	7.15	5.38	5.98	7.43
				2	50.72	54.49	58.08	62.35	65.52	71.26	77.87	86.74	93.11	100.68	9.07	5.96	6.62	8.22
		General Retail	12'	1	37.19	40.22	44.54	49.35	52.44	56.45	61.16	67.68	72.24	77.74	7.22	7.19	7.99	10.11
				2	38.46	42.83	48.67	55.08	59.78	65.49	72.04	80.78	87.13	94.68	9.14	7.82	8.69	10.99
		Mall Shops	14'	1	38.91	42.81	48.12	53.87	57.94	62.80	68.67	76.73	82.47	89.40	9.37	6.73	7.48	9.41
				2	40.43	45.92	53.05	60.70	66.71	73.59	81.64	92.35	100.23	109.62	11.66	7.56	8.40	10.56
		Department Store	14'	1	47.26	50.03	52.62	55.91	59.31	62.62	67.91	75.17	80.26	86.38	7.76	7.80	8.67	10.33
				2	49.02	53.55	57.90	62.92	66.85	73.40	80.88	90.79	98.02	106.59	10.05	8.35	9.28	11.05
		Dinning/Lounge	12'	1	51.62	55.06	60.27	65.84	69.41	73.90	79.20	86.59	91.60	97.65	7.48	5.31	5.90	7.47
				2	52.89	57.67	64.40	71.56	76.75	82.94	90.08	99.69	106.50	114.60	9.40	5.83	6.48	8.20
	FD	Hotel -- Motel Service	12'	1	52.24	55.70	60.94	66.54	70.13	74.64	79.96	87.38	92.42	98.48	7.49	6.28	6.98	8.64
				2	53.51	58.31	65.08	72.27	77.48	83.68	90.84	100.48	107.31	115.43	9.41	6.77	7.52	9.32
		General Office	12'	1	50.70	52.88	57.97	63.44	66.95	71.38	76.60	83.88	88.84	94.82	7.46	6.18	6.87	8.68
				2	51.39	55.49	62.10	69.16	74.29	80.42	87.48	96.98	103.73	111.76	9.37	6.70	7.44	9.41
		Medical Office	11'	1	53.78	57.10	62.25	67.72	71.15	75.48	80.62	87.84	92.69	98.54	7.25	5.87	6.52	8.27
				2	54.93	59.46	65.98	72.89	77.78	83.65	90.45	99.68	106.15	113.85	8.99	6.30	7.00	8.88
		Nursing Home	10'	1	48.95	51.92	56.52	61.48	64.48	68.38	73.02	79.59	83.99	89.31	6.85	6.18	6.87	8.55
				2	49.98	54.03	59.86	66.10	70.41	75.68	81.80	90.17	96.01	103.00	8.39	6.60	7.33	9.12
		Hotel -- Motel Unit	10'	1	48.57	51.69	53.58	56.20	58.90	61.49	66.01	72.36	76.68	81.92	6.87	5.99	6.66	8.29
				2	50.80	54.08	57.16	60.94	63.61	68.79	74.79	82.94	88.70	95.60	8.41	6.40	7.11	8.86
		Apartment	10'	1	37.33	40.01	43.95	48.35	51.01	54.59	58.82	64.76	68.85	73.81	6.70	7.31	8.12	8.40
				2	38.36	42.12	47.28	52.98	56.94	61.88	67.60	75.34	80.87	87.49	8.25	7.78	8.64	9.02

* Add to base price (1st floor) to account for roof deck parking	4.72			
** Adjust base price to account for balconies, per square foot of balcony area	25.12	1.67	2.33	4.67
***Add per court -- racquetball	41,000			
-- squash	33,000			
Add to base price (1st floor) to account for elevated floor construction	6.03	4.76	0.60	1.85
Typical base price (1st floor) component for roof & framing	n/a			

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	2 Fire Resistant 1	2	3	4	5	6	7	8	9	10	+1	1 Wood Jst (-)	3 Rein Conc (+)	4 F P Steel (+)
Bsmt	UF	Light Utility/Storage	9'	1	18.92	20.83	22.34	24.47	25.59	27.68	28.39	31.88	34.28	37.32	6.36	6.46	7.07	8.50
				2	19.91	22.86	25.55	28.92	31.30	34.70	36.84	42.05	45.84	50.48	7.85	6.46	7.07	8.50
		Heavy Utility/Storage	9'	1	23.49	25.56	27.39	29.79	31.12	33.39	34.34	38.16	40.75	44.01	6.49	6.55	6.82	8.96
				2	24.48	27.59	30.60	34.24	36.82	40.41	42.78	48.33	52.31	57.17	7.99	6.55	6.82	8.96
	SF	Light Manufacturing	9'	1	27.97	30.15	32.24	34.86	36.32	38.72	39.83	43.89	46.61	50.02	6.40	6.46	7.07	8.50
				2	28.96	32.18	35.45	39.31	42.02	45.74	48.27	54.06	58.17	63.18	7.90	6.46	7.07	8.50
		Heavy Manufacturing	9'	1	34.94	37.38	39.96	43.01	44.77	47.48	48.94	53.52	56.53	60.29	6.61	6.55	6.82	8.96
				2	35.93	39.41	43.17	47.46	50.47	54.50	57.39	63.69	68.10	73.45	8.10	6.55	6.82	8.96
	FO	Truck Terminal Bunk Room	9'	1	29.74	32.14	34.52	37.43	39.15	41.83	43.24	47.68	50.68	54.42	6.57	6.46	7.07	8.50
				2	30.73	34.17	37.73	41.88	44.86	48.85	51.68	57.86	62.25	67.58	8.06	6.46	7.07	8.50
First	UF	Light Utility/Storage	14'	1	22.66	26.86	32.13	37.56	42.45	47.71	53.54	61.10	66.76	73.51	6.89	10.26	11.81	12.92
				2	24.00	29.59	36.45	43.56	50.14	57.18	64.93	74.82	82.35	91.25	8.90	10.26	11.81	12.92
				3	22.11	25.73	30.35	35.09	39.32	43.86	48.88	55.42	60.27	66.07	6.01	10.26	11.81	12.92
		Heavy Utility/Storage	14'	1	27.23	31.59	37.17	42.89	47.97	53.43	59.49	67.38	73.23	80.20	7.03	10.31	11.52	13.32
				2	28.56	34.32	41.50	48.89	55.66	62.89	70.88	81.09	88.82	97.95	9.03	10.31	11.52	13.32
				3	26.68	30.45	35.40	40.41	44.84	49.57	54.83	61.70	66.74	72.77	6.13	10.31	11.52	13.32
		Light Warehouse	18'	1	25.89	30.70	36.75	42.97	48.60	54.63	61.31	69.92	76.39	84.07	7.73	11.30	13.03	14.19
				2	27.72	34.44	42.67	51.17	59.12	67.58	76.89	88.69	97.72	108.34	10.48	11.30	13.03	14.19
				3	25.19	29.26	34.48	39.82	44.60	49.71	55.36	62.70	68.14	74.64	6.61	11.30	13.03	14.19
		Mini Warehouse	12'	1	14.94	18.43	22.68	27.15	31.18	35.57	40.42	46.70	51.46	57.16	5.78	9.30	10.93	11.48
				2	16.03	20.66	26.22	32.04	37.46	43.29	49.71	57.90	64.18	71.64	7.42	9.30	10.93	11.48
				3	14.47	17.46	21.15	25.01	28.48	32.24	36.40	41.80	45.85	50.73	5.00	9.30	10.93	11.48
		Commercial Garage	14'	1	29.81	34.18	39.86	45.63	50.73	56.19	62.28	70.21	76.06	83.04	6.98	10.26	11.81	12.92
				2	31.14	36.91	44.19	51.63	58.42	65.66	73.67	83.93	91.66	100.79	8.99	10.26	11.81	12.92
				3	29.26	33.05	38.08	43.16	47.60	52.34	57.61	64.54	69.58	75.61	6.09	10.26	11.81	12.92
		Hanger	20'	1	32.00	37.23	43.92	50.74	56.87	63.42	70.68	80.06	87.05	95.34	8.20	11.81	13.63	14.83
				2	34.07	41.47	50.64	60.05	68.81	78.11	88.36	101.35	111.26	122.88	11.32	11.81	13.63	14.83
				3	31.22	35.63	41.41	47.25	52.45	57.96	64.09	72.06	77.93	84.91	6.98	11.81	13.63	14.83
		Truck Terminal Warehouse	14'	1	25.55	30.19	35.56	41.06	45.94	51.43	57.63	64.80	70.64	77.65	7.10	10.26	11.81	12.92
				2	26.88	32.92	39.88	47.06	53.63	60.90	69.02	78.52	86.24	95.40	9.11	10.26	11.81	12.92
				3	24.99	29.06	33.78	38.58	42.81	47.58	52.96	59.12	64.16	70.22	6.21	10.26	11.81	12.92
	SF	Loft Warehouse	14'	1	20.51	24.74	29.98	35.41	40.34	45.65	51.52	59.10	64.81	71.62	6.99	10.26	11.81	12.92
				2	21.84	27.47	34.31	41.41	48.03	55.11	62.91	72.81	80.41	89.37	9.00	10.26	11.81	12.92
		Light Manufacturing	14'	1	32.33	36.84	42.76	48.76	54.03	59.67	65.96	74.17	80.20	87.39	6.99	10.26	11.81	12.92
				2	33.66	39.58	47.09	54.75	61.72	69.14	77.35	87.89	95.80	105.13	9.00	10.26	11.81	12.92
				3	31.78	35.71	40.98	46.28	50.90	55.81	61.29	68.49	73.72	79.96	6.10	10.26	11.81	12.92
		Heavy Manufacturing	14'	1	34.10	38.95	45.29	51.71	57.38	63.43	70.18	78.96	85.43	93.11	7.43	10.31	11.52	13.32
				2	35.44	41.68	49.62	57.70	65.07	72.90	81.57	92.68	101.03	110.86	9.44	10.31	11.52	13.32
				3	33.55	37.82	43.51	49.23	54.25	59.58	65.52	73.28	78.94	85.68	6.54	10.31	11.52	13.32
		Loft Manufacturing	12'	1	25.92	30.00	35.24	40.60	45.35	50.46	56.13	63.54	69.03	75.58	6.64	9.75	11.21	12.29
				2	27.01	32.23	38.77	45.50	51.62	58.18	65.43	74.74	81.75	90.06	8.28	9.75	11.21	12.29
		Mill Manufacturing	40'	1	66.80	76.12	82.72	86.39	93.00	104.62	117.44	133.69	146.01	160.43	13.62	17.43	19.02	22.97
				2	73.68	85.82	97.25	106.28	121.31	139.46	159.36	184.18	203.42	225.74	21.02	17.43	19.02	22.97
				3	65.14	69.51	75.45	80.10	85.19	94.99	105.83	119.66	130.03	142.19	11.51	17.43	19.02	22.97
		Small Shop	14'	1	27.40	31.80	37.43	43.20	48.32	53.83	59.94	67.89	73.79	80.82	7.08	10.26	11.81	12.92
				2	28.74	34.53	41.76	49.19	56.01	63.29	71.33	81.61	89.39	98.57	9.08	10.26	11.81	12.92
				3	26.85	30.67	35.66	40.72	45.19	49.97	55.28	62.21	67.31	73.39	6.19	10.26	11.81	12.92
		Power Generating Plant	30'	1	72.18	78.89	83.92	89.67	97.34	103.13	112.82	123.09	133.89	146.57	11.84	12.61	13.31	17.08
				2	78.93	91.69	97.98	103.72	115.32	127.62	140.14	160.95	176.94	195.55	17.39	12.61	13.31	17.08
	FO	Truck Terminal Bunk Room	9'	1	27.75	31.43	36.28	41.22	45.47	50.07	55.21	61.99	66.94	72.87	5.76	8.98	10.30	11.34
				2	29.27	34.55	41.22	48.05	54.25	60.87	68.20	77.63	84.71	93.08	8.04	8.98	10.30	11.34
				3	27.57	31.07	35.71	40.41	44.45	48.81	53.69	60.16	64.84	70.48	5.48	8.98	10.30	11.34
	FD	Industrial Office	12'	1	50.74	55.73	62.73	69.62	75.46	81.65	88.62	97.86	104.42	112.23	7.13	9.75	11.21	12.29
				2	51.83	57.96	66.26	74.52	81.74	89.38	97.92	109.06	117.15	126.71	8.77	9.75	11.21	12.29
				3	50.26	54.75	61.19	67.49	72.77	78.33	84.60	92.96	98.81	105.79	6.35	9.75	11.21	12.29
		Research/Devel.	12'	1	61.77	66.63	70.74	73.83	79.78	86.07	93.17	102.61	109.27	117.19	7.18	9.75	11.21	12.29
				2	62.48	68.61	74.49	78.72	86.05	93.79	102.47	113.81	122.00	131.67	8.82	9.75	11.21	12.29
				3	55.30	59.96	65.22	71.69	77.08	82.75	89.15	97.71	103.66	110.76	6.40	9.75	11.21	12.29
Dock Floor			+1'	1	0.56	0.72	0.91	1.10	1.29	1.49	1.71	1.98	2.19	2.42	0.22			
				2	0.63	0.84	1.09	1.34	1.59	1.85	2.13	2.48	2.75	3.06	0.28			

SCHEDULE A.2 (continued)

GCI Base Prices (continued)

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2 Fire Resistant 1	2	3	4	5	6	7	8	9	10	+1	1 Wood Jst (-)	3 Rein Conc (+)	4 F P Steel (+)
Wall Hgt. Adj	UF	+/-	1'	1	0.19	0.28	0.40	0.52	0.63	0.76	0.89	1.06	1.19	1.34	0.14	0.24	0.28	0.31
				2	0.31	0.54	0.80	1.07	1.34	1.63	1.94	2.32	2.62	2.97	0.32	0.24	0.28	0.31
				3	0.15	0.21	0.28	0.35	0.42	0.49	0.57	0.67	0.75	0.84	0.08	0.26	0.30	0.33
	SF	+/-	1'	1	0.28	0.38	0.50	0.62	0.74	0.87	1.00	1.17	1.31	1.46	0.14	0.25	0.29	0.32
				2	0.40	0.63	0.90	1.17	1.45	1.74	2.05	2.44	2.74	3.09	0.32	0.25	0.29	0.32
				3	0.24	0.30	0.38	0.45	0.52	0.60	0.68	0.79	0.87	0.96	0.08	0.28	0.33	0.35
	FO	+/-	1'	1	0.28	0.38	0.50	0.62	0.74	0.87	1.00	1.17	1.31	1.46	0.14	0.25	0.29	0.31
				2	0.40	0.63	0.90	1.17	1.45	1.74	2.05	2.44	2.74	3.09	0.32	0.25	0.29	0.31
				3	0.24	0.30	0.38	0.45	0.52	0.60	0.68	0.79	0.87	0.96	0.08	0.27	0.32	0.32
	FD	+/-	1'	1	0.69	0.79	0.94	1.08	1.21	1.35	1.50	1.69	1.84	2.00	0.15	0.25	0.29	0.31
				2	0.81	1.05	1.34	1.63	1.92	2.22	2.55	2.95	3.27	3.63	0.33	0.25	0.29	0.31
				3	0.65	0.72	0.82	0.91	1.00	1.08	1.18	1.31	1.40	1.50	0.09	0.27	0.32	0.32
Upper	UF	Light Utility/Storage	12'	1	18.32	21.13	23.66	26.86	29.07	32.38	34.35	39.24	42.79	47.15	7.11	7.16	7.89	9.37
				2	19.70	23.97	28.16	33.08	37.05	42.20	46.17	53.48	58.98	65.57	9.19	7.16	7.89	9.37
		Heavy Utility/Storage	12'	1	20.14	23.51	26.72	30.61	33.50	37.52	40.27	46.10	50.40	55.62	7.89	7.30	7.69	9.91
				2	21.52	26.35	31.21	36.84	41.49	47.34	52.09	60.34	66.59	74.04	9.97	7.30	7.69	9.91
	SF	Loft Warehouse	12'	1	21.02	23.97	26.74	30.15	32.53	36.00	38.17	43.33	47.05	51.61	7.25	8.58	9.62	11.05
				2	22.41	26.81	31.23	36.37	40.51	45.83	50.00	57.56	63.24	70.03	9.33	8.58	9.62	11.05
		Light Manufacturing	12'	1	25.74	28.81	31.84	35.48	38.00	41.60	43.94	49.34	53.19	57.90	7.16	7.16	7.89	9.37
				2	27.12	31.64	36.34	41.70	45.98	51.42	55.76	63.58	69.38	76.32	9.24	7.16	7.89	9.37
		Heavy Manufacturing	12'	1	27.56	31.19	34.90	39.23	42.43	46.74	49.85	56.21	60.80	66.37	7.94	7.30	7.69	9.91
				2	28.94	34.02	39.40	45.45	50.41	56.56	61.67	70.44	76.99	84.78	10.02	7.30	7.69	9.91
		Loft Manufacturing	12'	1	23.08	26.08	28.96	32.47	34.91	38.44	40.69	45.95	49.73	54.35	7.28	7.16	7.89	9.37
				2	24.46	28.92	33.46	38.70	42.90	48.27	52.51	60.19	65.92	72.77	9.36	7.16	7.89	9.37
		Small Shop	12'	1	23.93	26.97	29.91	33.47	35.96	39.53	41.82	47.14	50.96	55.63	7.30	7.16	7.89	9.37
				2	25.32	29.81	34.41	39.70	43.94	49.35	53.64	61.38	67.15	74.05	9.39	7.16	7.89	9.37
		Power Generating Plant	*	0	36.55	39.27	42.26	45.69	47.80	50.93	52.82	57.81	61.13	65.25	6.30	1.41	0.62	2.78
	FO	Truck Terminal Bunk Room	9'	1	28.94	31.88	34.85	38.39	40.74	44.16	46.31	51.53	55.18	59.65	6.76	6.40	6.98	8.43
				2	29.96	33.96	38.15	42.95	46.60	51.37	54.99	61.98	67.06	73.17	8.29	6.40	6.98	8.43
	FD	Industrial Office	12'	1	47.90	51.81	56.45	61.49	65.03	69.64	73.18	80.27	85.13	91.00	7.77	7.16	7.89	9.37
				2	49.28	54.65	60.94	67.72	73.01	79.47	85.00	94.51	101.31	109.42	9.85	7.16	7.89	9.37
		Research/Devel.	12'	1	55.45	59.55	64.63	70.03	73.79	78.61	82.41	89.91	94.97	101.09	7.86	7.16	7.89	9.37
				2	56.84	62.39	69.12	76.25	81.77	88.43	94.24	104.15	111.16	119.51	9.94	7.16	7.89	9.37

* Upper floor price exclusive of walls.

SCHEDULE A.3

GCR Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1 Wood Joist 1	2	3	4	5	6	7	8	9	10	+1	2 Fire Res (+)
Bsmt	UF	Utility/Storage	9'	1	13.42	14.31	15.53	16.96	17.92	19.20	20.94	23.77	25.70	28.15	4.93	7.38
				2	14.07	15.64	17.64	19.87	21.66	23.81	26.48	30.45	33.29	36.78	5.91	9.07
	FO	Dinning/Lounge	9'	1	45.35	47.23	50.51	53.69	55.83	58.27	61.41	66.30	69.36	73.13	5.62	8.38
				2	46.00	48.56	52.61	56.61	59.57	62.88	66.96	72.97	76.95	81.76	6.59	9.77
		Motel Service	9'	1	40.67	42.44	45.44	48.40	50.40	52.71	55.69	60.33	63.26	66.88	5.56	8.38
				2	41.32	43.77	47.55	51.32	54.15	57.32	61.23	67.00	70.85	75.52	6.54	9.77
	FD	General Office	9'	1	42.50	44.31	47.42	50.47	52.52	54.88	57.93	62.66	65.64	69.32	5.58	7.34
				2	43.15	45.64	49.53	53.38	56.26	59.49	63.47	69.33	73.23	77.96	6.56	8.74
		Apartment	9'	1	31.32	32.86	35.32	37.84	39.57	41.62	44.26	48.39	51.08	54.40	5.54	8.04
				2	31.97	34.19	37.43	40.76	43.31	46.22	49.81	55.07	58.67	63.04	6.52	8.77
First	FO	Motel Service	12'	1	44.84	48.97	54.81	60.30	65.01	69.70	75.13	82.45	87.48	93.10	5.16	
				2	46.62	52.76	60.70	68.13	74.84	81.64	89.31	99.50	106.82	115.17	5.89	
		Dinning/Lounge	12'	1	48.98	53.21	59.29	64.98	69.81	74.61	80.19	87.73	92.88	98.63	5.21	
				2	50.76	57.00	65.18	72.81	79.64	86.56	94.37	104.79	112.21	120.69	5.94	
	FD	Bank	10'	1	54.51	57.94	61.27	64.43	67.57	72.32	77.83	85.27	90.36	96.05	5.19	
				2	56.38	61.85	66.99	71.69	76.45	83.09	90.59	100.62	107.76	115.91	5.67	
		General Office	10'	1	45.89	49.89	55.63	61.00	65.55	70.09	75.35	82.48	87.35	92.77	4.96	
				2	47.50	53.34	60.98	68.08	74.43	80.85	88.11	97.83	104.74	112.62	5.44	
		Medical Office	10'	1	57.50	60.76	63.92	66.91	69.89	74.53	79.93	87.26	92.22	97.77	5.00	
				2	59.37	64.67	69.65	74.18	78.77	85.30	92.69	102.61	109.61	117.62	5.48	

SCHEDULE A.3 (continued)
GCR Base Prices (continued)

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	6	1 Wood Joist 7	8	9	10	+1
First	FD	Motel Units	9'	1	42.74	45.92	48.99	50.59	54.80	58.99	63.83	70.35	74.88	79.90	4.74
				2	43.63	47.77	51.71	53.95	59.00	64.07	69.86	77.60	83.09	89.28	4.92
		Funeral Home	12'	1	49.39	53.63	59.74	65.44	70.28	75.10	80.69	88.25	93.41	99.17	5.21
				2	51.17	57.42	65.62	73.27	80.11	87.04	94.87	105.31	112.74	121.24	5.95
		Nursing Home	10'	1	51.97	55.24	58.40	61.39	64.37	68.87	74.10	81.17	86.01	91.40	4.95
				2	53.85	59.14	64.12	68.65	73.24	79.64	86.86	96.52	103.40	111.26	5.43
		Apartment	9'	1	33.84	37.48	42.45	47.15	51.27	55.37	60.11	66.47	70.91	75.84	4.70
				2	34.61	39.12	44.99	50.51	55.47	60.46	66.14	73.72	79.12	85.22	4.88
Upper	FO	Motel Service	12'	1	39.58	41.80	45.27	48.74	51.25	54.20	57.76	62.88	66.27	70.42	5.76
				2	40.48	43.60	48.14	52.67	56.31	60.61	65.48	72.18	76.86	82.91	6.33
		Dinning/Lounge	12'	1	42.89	45.19	48.85	52.48	55.08	58.13	61.80	67.10	70.58	74.83	5.75
				2	43.79	46.99	51.72	56.41	60.14	64.54	69.52	76.40	81.17	87.33	6.31
	FD	Motel Units	9'	1	34.84	36.72	39.67	42.66	44.76	47.30	50.38	54.88	57.85	61.50	5.33
				2	35.49	38.01	41.73	45.47	48.38	51.94	55.98	61.62	65.52	70.68	5.52
		Apartment	9'	1	27.75	29.46	32.01	34.66	36.55	38.89	41.72	45.84	48.62	52.05	5.24
				2	28.40	30.75	34.06	37.47	40.17	43.53	47.32	52.58	56.29	61.22	5.43
		Nursing Home	10'	1	44.44	46.17	47.71	49.08	51.21	53.30	55.71	60.55	63.72	67.61	5.48
				2	45.29	47.32	49.70	51.83	53.74	57.62	62.02	68.14	72.36	77.89	5.80

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	9.56	10.27	10.98	11.69	12.40	13.11	13.82	14.53	15.24	15.95	1.22
Add per P/A ratio:											
Exterior sheathing	0.17	0.29	0.44	0.49	0.64	0.77	0.92	1.05	1.23	1.29	0.10
Insulation	0.11	0.18	0.27	0.31	0.40	0.48	0.57	0.65	0.76	0.80	0.07
Steel girts and purlins	0.60	0.66	0.72	0.78	0.84	0.90	0.96	1.02	1.08	1.14	0.12
Aluminum siding and roofing	2.31	2.52	2.77	2.86	3.12	3.34	3.62	3.84	4.15	4.26	0.18
Interior liner (1)	0.36	0.61	0.92	1.03	1.34	1.60	1.93	2.19	2.56	2.68	0.22
Heavy gauge siding and roofing (2)	0.63	0.69	0.76	0.79	0.86	0.92	1.00	1.06	1.14	1.17	0.05
Plastic panel siding	0.29	0.49	0.73	0.81	1.06	1.26	1.52	1.73	2.03	2.12	0.18
Sandwich paneling	6.77	7.38	8.14	8.41	9.17	9.82	10.62	11.28	12.19	12.49	0.55
Interior finish (3)											
Unfinished occupancies (UF)	4.79	4.79	4.79	4.79	4.79	4.79	4.79	4.79	4.79	4.79	
Semi-finished occupancies (SF)	12.85	12.85	12.85	12.85	12.85	12.85	12.85	12.85	12.85	12.85	
Finished open occupancies (FO)	19.29	19.72	20.14	20.56	20.98	21.41	21.84	22.29	22.68	23.10	0.50
Finished divided occupancies (FD)	30.39	30.82	31.24	31.66	32.08	32.51	32.94	33.39	33.78	34.20	0.50
Add per square foot of 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	
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 of floor area for absence:											
Concrete floor	3.14	3.22	3.46	3.70	3.79	3.90	4.06	4.10	4.14	4.18	

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/ LF	Flooring	Ceiling	Ptns&OF	Lighting	Heating	Add A/C	Sprk
Unfinished occupancies (UF)	---	---	---	0.71	2.70	1.38	3.58	6
Semi-finished occupancies (SF)	---	1.62	0.24	1.43	6.91	2.65	2.89	6
Finished open occupancies (FO)	42.47	2.36	4.26	1.90	6.30	4.05	2.89	4
Finished divided occupancies (FD)	42.47	2.88	4.26	5.24	9.91	7.68	2.89	3

SCHEDULE B

GC Base Price Adjustment for Story Height (BPA)

		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
BPA Factor	*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 Walls Per LF	Interior Finish Floors Per SF	Interior Finish Ceil Per SF	Ptns	Ltg	Htg Vent A.C.	Htg Only	Add for A.C.	Adjust Lighting		Spk **
GCM	Sub Bsmt	UF	Parking	--	---	---	---	0.31	2.16	1.49	---	---	0.35	0.80	6
	Bsmt	UF	Utility/Storage	--	---	---	---	0.71	1.62	---	0.99	3.58	0.38	0.63	6
			Stand Alone Basement	--	---	---	---	0.71	1.62	---	0.99	3.58	0.38	0.63	6
			Parking Garage	--	---	---	---	0.31	2.16	1.49	---	---	0.28	0.64	4
		FO	General Retail	10'	39.67	2.00	3.22	2.47	9.41	9.53	5.24	---	1.85	3.99	4
			Dinning/Lounge	8'	33.06	4.58	3.22	3.14	9.41	20.95	11.52	---	1.32	2.70	4
		FD	Office	8'	33.06	2.36	3.22	6.82	11.82	13.96	7.68	---	1.79	3.72	3
			Apartment	8'	33.06	2.71	4.05	9.06	5.99	---	3.85	2.19	1.82	3.78	2
	First	UF	Utility/Storage	--	---	---	---	1.11	1.62	---	0.99	3.58	0.38	0.63	6
			Parking Garage	--	---	---	---	0.40	2.16	0.74	---	---	0.28	0.64	4
		SF	Car Wash Auto	--	8.21	---	---	3.81	5.40	---	0.99	---	0.81	1.83	6
			Ice Rink	--	12.31	1.80	1.29	5.71	11.36	---	2.30	---	0.83	1.85	4
			Auto Service Center	--	9.58	1.70	0.71	5.21	8.79	---	0.99	3.58	2.32	4.80	5
		FO	Auto Showroom	12'	50.96	2.36	3.22	3.21	9.41	9.53	5.24	---	1.60	3.30	4
			Bowling Alley	12'	38.22	0.62	3.22	2.64	11.36	11.84	6.52	---	1.12	2.35	4
			Theater	18'	76.44	3.39	3.22	9.43	11.36	14.00	7.70	---	1.01	2.11	1
			Health Club	10'	25.48	2.61	1.93	3.74	11.36	11.84	6.52	---	1.65	3.54	4
			General Retail	12'	43.31	2.00	2.05	2.85	8.47	9.53	5.24	---	1.85	3.99	4
			Discount	12'	40.76	1.96	2.57	2.85	8.16	8.77	4.83	---	2.38	4.94	4
			Regional Shopping Center	12'	42.68	3.20	2.57	2.85	8.16	9.53	5.24	---	1.40	2.91	4
			Neighborhood Shopping Ctr	12'	42.68	1.96	2.57	2.99	8.16	9.53	5.24	---	1.68	3.49	4
			Department Store	14'	49.75	2.59	2.57	4.85	8.16	11.21	6.17	---	0.90	1.86	4
			Supermarket	12'	42.68	1.42	2.57	4.28	9.14	11.84	6.52	---	1.64	3.50	4
			Convenience Market	10'	39.04	2.12	2.90	3.71	8.79	11.90	6.55	---	1.57	3.26	4
			Dinning/Lounge	10'	42.47	4.58	3.22	3.71	9.41	20.95	11.52	---	1.32	2.70	4
		FD	Hotel/Motel Service	10'	42.47	4.58	3.22	11.42	9.41	13.96	7.68	---	1.29	2.67	2
			Bank	12'	50.96	3.20	3.22	8.56	9.41	15.91	8.75	---	1.04	2.14	3
			General Office	10'	42.47	2.99	3.22	7.42	11.82	13.96	7.68	---	2.70	5.84	3
			Medical Office	10'	42.47	2.99	3.22	11.12	13.00	15.17	8.35	---	2.16	4.66	3
			Country Club	10'	33.06	7.35	4.05	7.42	9.41	20.95	11.52	---	1.51	3.12	3
			Funeral Home	10'	33.06	2.65	3.22	7.42	9.41	20.25	11.15	---	2.32	4.80	3
			Nursing Home	8'	26.45	3.00	4.54	8.39	9.41	14.10	7.75	---	2.38	4.91	3
			Hotel/Motel Unit	8'	33.97	3.00	4.54	10.80	9.41	4.51	3.85	---	1.32	2.74	2
			Apartment Units	8'	26.45	3.03	4.05	9.07	5.99	---	3.85	2.19	1.82	3.78	2
	Upper	UF	Utility/Storage	--	---	---	---	0.95	1.62	---	0.99	3.58	0.38	0.63	6
			Parking Garage	--	---	---	---	0.40	2.16	0.74	---	---	0.28	0.64	4
		FO	Health Club	10'	25.48	2.61	1.93	3.74	11.36	11.84	6.52	---	1.65	3.54	4
			General Retail	10'	36.10	2.00	2.05	2.48	8.47	9.53	5.24	---	1.85	3.99	4
			Department Store	14'	42.96	2.59	2.57	4.28	8.16	11.21	6.17	---	0.90	1.86	4
			Mall Shops	12'	42.68	3.07	2.57	2.85	8.16	9.53	5.24	---	1.40	2.91	4
			Dinning/Lounge	10'	42.47	4.58	3.22	3.71	9.41	20.95	11.52	---	1.32	2.70	4
		FD	Hotel/Motel Service	10'	42.47	4.58	3.22	11.42	9.41	13.96	7.68	---	1.29	2.67	2
			General Office	10'	42.47	2.99	3.22	7.42	11.82	13.96	7.68	---	2.70	5.84	3
			Medical Office	9'	38.22	2.99	3.22	10.28	13.00	15.17	8.35	---	2.16	4.66	3
			Nursing Home	8'	26.45	3.00	4.54	8.39	9.41	14.10	7.75	---	2.38	4.91	3
			Hotel/Motel Unit	8'	33.97	3.00	4.54	10.80	9.41	4.51	3.85	---	1.32	2.74	2
			Apartment Units	8'	26.45	3.03	4.05	9.07	5.99	---	3.85	2.19	1.82	3.78	2

SCHEDULE C (continued)
GC Base Price Components and Adjustments (continued)

ID	Floor Level	Fin Type	Use Type	CH	Interior Finish Walls Per LF	Interior Finish Floors Per SF	Interior Finish Ceil Per SF	Ptns	Ltg	Htg Vent A.C.	Htg Only	Add for A.C.	Adjust Lighting		Spk **
GCI	Bsmt	UF	Light Utility/Storage	--	---	---	---	0.71	2.70	---	1.31	3.58	0.14	0.41	6
			Heavy Utility/Storage	--	---	---	---	0.71	2.70	---	1.31	3.58	0.14	0.41	6
		SF	Light Manufacturing	--	6.16	1.62	---	1.76	8.79	5.82	2.65	2.19	0.55	1.37	5
			Heavy Manufacturing	--	6.16	1.62	---	1.76	8.79	5.82	2.65	2.19	0.55	1.37	5
		FO	Truck Terminal Bunk Room	8'	29.07	2.36	4.05	1.96	5.99	---	2.65	2.19	0.41	0.90	5
	First	UF	Light Utility/Storage	--	---	---	---	1.11	2.70	---	1.31	3.58	0.14	0.41	6
			Heavy Utility/Storage	--	---	---	---	1.11	2.70	---	1.31	3.58	0.14	0.41	6
			Light Warehouse	--	---	---	---	1.15	5.40	---	1.31	3.58	0.35	0.87	6
			Mini Warehouse	--	---	---	---	5.02	1.08	---	---	**	0.10	0.15	5
			Commercial Garage	--	---	1.62	---	1.27	8.79	5.82	1.31	3.58	0.56	1.26	5
			Hanger	--	---	1.62	---	1.82	8.79	5.82	1.31	3.58	0.52	1.29	6
			Truck Terminal Warehouse	--	---	0.24	---	1.09	5.40	---	1.31	3.58	0.41	0.81	5
		SF	Loft Warehouse	--	9.58	---	---	1.52	4.31	---	1.31	3.58	0.31	0.62	6
			Light Manufacturing	--	9.58	1.62	---	3.03	8.79	5.82	2.65	2.19	0.55	1.37	5
			Heavy Manufacturing	--	9.58	1.62	---	3.03	8.79	5.82	2.65	2.19	0.55	1.37	5
			Loft Manufacturing	--	8.21	---	---	2.61	5.40	5.82	1.31	3.58	0.36	0.79	5
			Mill Manufacturing	--	27.36	2.44	---	8.66	8.79	7.75	5.30	4.37	0.63	1.30	5
			Small Shop	--	9.58	1.70	0.24	1.80	5.40	---	1.31	3.58	0.44	0.88	6
			Power Generating Plant	--	20.52	6.68	0.71	3.97	8.79	---	5.30	4.37	0.63	1.30	5
		FO	Truck Terminal Bunk Room	8'	25.84	2.36	4.05	1.96	5.99	---	2.65	2.19	0.41	0.90	6
		FD	Industrial Office	10'	42.47	2.88	3.22	7.63	11.82	12.19	7.68	---	0.87	1.74	3
			Research/Development	10'	42.47	3.71	3.22	11.12	11.82	12.19	7.68	---	0.82	1.79	3
	Upper	UF	Light Utility/Storage	--	---	---	---	0.95	1.62	---	1.31	3.58	0.08	0.24	6
			Heavy Utility/Storage	--	---	---	---	0.95	1.62	---	1.31	3.58	0.08	0.24	6
		SF	Loft Warehouse	--	8.21	---	---	1.30	4.31	---	1.31	3.58	0.31	0.62	6
			Light Manufacturing	--	8.21	1.62	---	2.60	5.40	5.82	2.65	2.19	0.34	0.84	5
			Heavy Manufacturing	--	8.21	1.62	---	2.60	5.40	5.82	2.65	2.19	0.34	0.84	5
			Loft Manufacturing	--	8.21	---	---	2.61	5.40	5.82	1.31	3.58	0.36	0.79	5
			Small Shop	--	8.21	1.70	0.24	1.57	5.40	---	1.31	3.58	0.44	0.88	5
			Power Generating Plant	*	---	6.68	0.71	2.60	8.79	---	5.30	4.37	0.63	1.30	5
		FO	Truck Terminal Bunk Room	8'	25.84	2.36	4.05	1.96	5.99	---	2.65	2.19	0.41	0.90	5
		FD	Industrial Office	10'	42.47	2.88	3.22	7.63	11.82	12.19	7.68	---	0.87	1.74	3
			Research/Development	10'	42.47	3.71	3.22	11.12	11.82	12.19	7.68	---	0.82	1.79	3
GCR	Bsmt	UF	Utility/Storage	--	---	---	---	0.71	1.62		0.99	---	0.13	0.19	6
		FO	Dinning/Lounge	8'	22.95	3.58	2.49	2.66	9.41	20.95	11.52	---	1.50	2.19	4
			Motel Service	8'	22.95	2.76	4.54	3.99	9.41	13.96	7.68	---	1.00	1.46	2
		FD	General Office	8'	22.95	2.76	2.49	5.77	11.82	13.96	7.68	---	1.00	1.46	3
			Apartment Units	8'	22.95	2.29	4.05	7.67	5.99		3.85	2.19	0.50	0.73	2
	First	FO	Motel Service	10'	26.13	2.76	3.22	4.82	11.82	13.96	7.68	---	1.00	1.46	2
			Dinning/Lounge	10'	26.13	3.58	3.22	3.21	9.41	20.95	11.52	---	1.50	2.19	4
		FD	Bank	10'	26.13	2.76	3.22	5.42	11.82	15.91	8.75	---	1.14	1.66	3
			General Office	10'	26.13	2.76	3.22	5.88	11.82	13.96	7.68	---	1.00	1.46	3
			Medical Office	10'	26.13	2.76	3.22	8.14	13.00	15.17	8.35	---	1.09	1.59	3
			Motel Units	8'	20.90	2.54	4.05	7.10	9.41	4.51	3.85	---	0.50	0.73	2
			Funeral Home	10'	26.13	2.54	3.22	6.42	9.41	20.25	11.15	---	1.45	2.12	2
			Nursing Home	8'	20.90	2.79	3.22	7.24	9.41	14.10	7.75	---	1.01	1.47	2
			Apartment Units	8'	20.90	2.54	4.05	7.67	5.99		3.85	2.19	0.50	0.73	2
	Upper	FO	Motel Service	10'	26.13	2.76	3.22	4.82	11.82	13.96	7.68	---	1.00	1.46	2
			Dinning/Lounge	10'	26.13	3.58	3.22	3.21	9.41	20.95	11.52	---	1.50	2.19	4
		FD	Motel Units	8'	20.90	2.54	4.05	7.10	9.41	4.51	3.85	---	0.50	0.73	2
			Apartment Units	8'	20.90	2.54	4.05	7.67	5.99		3.85	2.19	0.50	0.73	2
			Nursing Home	8'	20.90	2.79	3.22	7.24	9.41	14.10	7.75	---	1.01	1.47	2

* Upper floor price exclusive of walls
** Add for unit heat in mini warehouse at $1.38 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	5.05	4.05	3.20	3.05	2.85	2.70	2.60	2.40	2.35	2.30
2	5.00	3.95	3.10	2.95	2.80	2.65	2.50	2.35	2.30	2.20
3	4.90	3.90	3.05	2.90	2.75	2.60	2.45	2.30	2.25	2.15
4	4.60	3.70	2.90	2.75	2.60	2.50	2.35	2.25	2.15	2.10
5	4.40	3.50	2.75	2.70	2.50	2.40	2.30	2.15	2.10	2.05
6	3.40	2.80	2.20	2.10	2.00	1.90	1.85	1.70	1.65	1.60

SCHEDULE C (continued)
Unit Cost Adjustments

WALL FINISH
Per square foot of wall surface

Paint on masonry	0.72
Plaster on masonry, painted	2.59
Drywall, painted	1.86
Lath & plaster, painted	3.14
Hardboard paneling	
Patterned	2.21
Plain	1.69
Plywood paneling	
Softwood	1.93
Hardwood	3.40
Wood Paneling	
Softwood	3.50
Hardwood	6.25
Tile or block glazing	8.87
Ceramic or quarry tile	10.55
Enameled metal tile	6.25
Plastic tile	3.39
Acoustical tile	1.50
Marble	17.00
Add for canvas or cloth	2.98
Add for custom grade wallpaper	2.86
Add for standard grade wallpaper	1.29
Add for furring, wood	0.79
Add for furring, metal	1.51
Add for vinyl wall covering	1.93
Add insulation for masonry walls	1.19
Add insulation for studded walls	0.62

FLOOR FINISH
Per square foot

Softwood	5.67
Hard wood	9.32
Maple	8.21
Parquet	14.49
Add for sleepers	1.69
Parquet and mastic	5.42
Woodblock, creosoted	5.75
Steel plate tile, heavy duty industrial	10.50
Concrete topping, integral, plain, 1 1/2 to 2"	1.12
Concrete hardener and sealer	1.63
Acid proof brick, heavy duty industrial	30.90
Asphalt tile	2.05
Vinyl tile	2.48
Cork and rubber tile	10.43
Vinyl composition tile	2.48
Sheet tile	3.62
Sheet linoleum	3.23
Ceramic and quarry tile	13.54
Terrazzo	9.09
Slate, grouted	18.27
Marble	43.50
Carpet and pad	2.78
Carpet, indoor, outdoor	1.52
Computer floor, elevated	18.91
Gym floor, hardwood, wood sub plus sleepers	10.18
Brick, common	6.34
Brick, pavers, in concrete	8.86
Flagstone, in concrete	13.22
Epoxy	6.25
Epoxy with colored chips	9.14
Grating, steel or aluminum	18.25

CEILING FINISH
Per square foot

Acoustical tile	3.22
Mineral fiber	3.22
Organic fiber	1.74
Acoustical metal panel and pads	4.68
Drywall, taped and painted	2.28
Fiberboard panel	1.50
Luminous panels	7.00
Paint only, on under floor/roof structure	0.56
Plaster on lath, painted	3.14
Plaster on masonry, painted	2.59
Plywood paneling, hardwood	3.40
Wood tongue and groove, softwood	4.41
Add for furring, wood	0.85
Add for furring, metal	1.35
Add for ceiling structure	1.55
Add for ceiling insulation	0.62
Add for ceiling suspension system	1.33

PARTITIONING
Per square of wall surface

Framed, 3-1/2" metal studs	1- Side	2 - Side
Drywall, painted	3.51	5.41
Lath and plaster, painted	5.33	9.10
Metal lath and plaster, painted	5.52	9.48
Plywood paneling:		
Softwood	4.12	6.68
Hardwood	5.59	9.62
Wood paneling:		
Softwood	5.69	9.82
Hardwood	10.37	17.35
Deduct for 2 X 4 wood studs	0.34	0.34

Masonry, per thickness	4"	6"	8"	12"
Concrete block				
Hollow exposed	6.32	7.28	8.71	11.60
Solid	6.60	7.78		
Clay tile	7.32	8.46	9.86	
Gypsum block	5.30	6.00		
Glazed tile				
1 face	9.27	11.83	13.51	16.01
2 face	14.37	18.34	20.94	
Glazed block				
1 face	18.49	18.57	19.70	
2 face	25.99	27.42	28.14	
Add per side for interior wall finish from above				
Folding curtain				
Wood and plastic				14.00
Modular metal				
Single thickness				13.40
2" insulated				15.50
Modular hardboard				8.80
Modular softwood				11.50
Modular hardwood				16.00
Add for glazing				1.80
Laminated gypsum 2 1/4"				7.00
Asbestos cement				12.50
Woven wire, including doors				7.20
Clear glass, full height				19.83

SCHEDULE C (continued)

Unit Finish 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	16.57	18.76	1350	4.32	6.51
450	14.74	16.93	1400	4.10	6.29
500	13.25	15.44	1450	3.93	6.12
550	12.02	14.21	1500	3.77	5.96
600	10.98	13.17	1550	3.61	5.80
650	10.06	12.25	1600	3.45	5.64
700	9.25	11.44	1650	3.33	5.52
750	8.54	10.73	1700	3.21	5.40
800	7.89	10.08	1750	3.09	5.28
850	7.38	9.57	1800	2.99	5.18
900	6.93	9.12	1850	2.86	5.05
950	6.52	8.71	1900	2.75	4.94
1000	6.15	8.34	1950	2.63	4.82
1050	5.83	8.02	2000	2.52	4.71
1100	5.54	7.73	2050	2.42	4.61
1150	5.27	7.46	2100	2.32	4.51
1200	5.01	7.20	2150	2.22	4.41
1250	4.78	6.97	2200	2.12	4.31
1300	4.56	6.75	Over	2.00	4.19

MOTELS & HOTELS

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	Arrangement Strip	Arrangement Back - Back	Arrangement Centerhall
150	16.03	17.52	17.27
175	13.48	14.76	14.62
200	11.80	12.92	12.81
225	9.89	10.89	10.79
250	8.36	9.44	9.48
275	7.11	8.09	8.18
300	6.38	7.27	7.37
325	5.61	6.43	6.54
350	4.69	5.59	5.79
375	3.90	4.74	4.92
400	3.21	4.11	4.33
425	2.60	3.55	3.84
450	2.05	2.95	3.23
475	1.57	2.52	2.85
500	1.13	2.03	2.35
525	0.82	1.67	1.99
550	0.70	1.52	1.82
575	0.44	1.22	1.52
600	0.34	1.09	1.38
625	0.12	0.84	1.12
650	-0.02	0.66	0.94
675	-0.09	0.58	0.84
700	-0.28	0.36	0.62
Add per kitchen unit (cabinets and sink)			2300

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:

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

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 0.00 per SF.

X	RATE	X	RATE	X	RATE	X	RATE	X	RATE
10	7.63	30	2.54	50	1.55	70	1.12	90	0.87
12	6.39	32	2.42	52	1.49	72	1.05	92	0.81
14	5.46	34	2.23	54	1.43	74	1.05	94	0.81
16	4.77	36	2.11	56	1.36	76	0.99	96	0.81
18	4.28	38	1.98	58	1.30	78	0.99	98	0.81
20	3.84	40	1.92	60	1.30	80	0.93	100	0.74
22	3.47	42	1.80	62	1.24	82	0.93	120	0.62
24	3.16	44	1.74	64	1.18	84	0.93	140	0.56
26	2.91	46	1.67	66	1.18	86	0.87	160	0.50
28	2.73	48	1.61	68	1.12	88	0.87	180	0.43

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	700
Commercial and Industrial	1300

WASH FOUNTAINS ("Bradly's")	36"	54"
Circular		
Granito & Fiberglass	2300	2900
Enameled steel	2500	3200
Stainless steel	2700	3500
Semi-circular		
Granito & Fiberglass	2200	2600
Enameled steel	2300	2800
Stainless steel	2400	3000

INDUSTRIAL GANG SINKS (30" wide)	
4' Long 4-man sink	
Fiberglass	1400
Enameled steel	1700
Stainless steel	2100
8' Long 8-man sink	
Fiberglass	2300
Enameled steel	2900
Stainless steel	3600
Industrial shower heads each	400
Drinking fountains	700
Refrigerated water coolers	1200
with hot and cold water	1300

SHOWER UNITS Column showers	Enamel Steel	Stainless Steel
Circular, 5 person	2100	4900
Semi-circular, 3 person	1600	3800
Corner, 2 person	1600	3300
Multi-stall showers		
Circular, 5 person	2900	6300
Semi-circular, 3 person	2300	5200
Corner, 2 person	2100	4500

Emergency shower	1300
Emergency eye wash	600

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	10.90	19.87	20.07	21.27
Heavy Util/Storage	---	22.74	23.94	24.14
Semi - Finished				
Light Mfg	19.70	28.71	29.14	30.31
Heavy Mfg	---	31.50	31.93	33.10
Finished Open				
Retail	25.50	35.25	35.50	36.30
Lobby, Access Way	28.89	38.56	38.81	39.61
Office	28.07	34.63	34.88	36.68
Finished Divided				
Dinning/Lounge	30.59	40.45	40.60	40.95
Office	31.47	38.63	38.58	38.93

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		9.49	
Covered	Wood Frame	25.41	
	Steel Frame	33.63	
	Reinforced Concrete	35.15	
	F.P. Steel Frame	37.39	
Enclosed		First	Upper
	Wood Frame	41.58	34.49
	Steel Frame	49.78	44.90
	Reinforced Concrete	50.93	44.84
	F.P. Steel Frame	51.45	45.68
*Additive for walls		4.06	

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	50.64	42.90	38.28	32.82
Concrete Block or Equal	98.53	82.76	73.36	62.24
Brick or Equal	114.34	95.64	84.55	71.33

MECHANICAL ROOMS

	Area									
	200	400	600	800	1000	1200	1400	1600	1800	2000
Metal or Light Wood Frame	29.52	23.34	20.64	18.96	17.88	17.04	16.38	15.90	15.48	15.12
Concrete Block or Equal	55.57	43.02	37.49	34.15	31.89	30.23	28.92	27.85	27.01	26.24
Brick or Equal	63.43	48.56	41.95	38.00	35.34	33.34	31.80	30.56	29.56	28.67

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	110.22	144.58	178.93
Record Storage	45.66	54.40	63.14

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

Thickness	Rectangular	Circular
2"	6500	---
3"	9200	---
4"	16800	---
6"	24200	---
8"	30200	110500
10"	36400	117200
12"	44900	124000
14"	49700	131600
16"	59600	139400

Add for record storage vault doors

1/2	hour fire rating	1500
1	hour fire rating	2900
2	hour fire rating	3400
3	hour fire rating	3600
4	hour fire rating	3700
6	hour fire rating	4700

Drive-up/walk-up teller windows, each	10600
Vision window only, per station	1700
Night depositories, each	12900
Autotellers	
Complete with receptacle box, pneumatic tube, and intercom, each	20400
Tellervues	
Complete with receptacle box, pneumatic tube, 2-way screen and intercom, each	49000

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

ATM Enclosures, per square foot, average quality

# of ATM	w/o Lobby	w/Lobby
1	556.00	261.00
2	316.00	191.00

Add for canopy, per square foot 21.24

Adjust for quality grade from Schedule F.

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.

	P/A Ratio								
Wall Hgt.	35.0	40.0	45.0	50.0	55.0	60.0	65.0	70.0	+/-
8'	102.80	112.15	122.60	132.03	144.02	154.98	167.56	183.54	2.31
9'	110.83	121.28	132.92	143.47	156.79	169.01	182.99	200.70	2.57
10'	119.88	131.54	144.48	156.24	169.50	182.97	198.36	219.62	2.85
Add per canopy, per square foot				21.70	35.85				

Atriums

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

Equivalent		Perimeter Area Ratio							
No. Stories		0	1	2	3	4	5	6	+1
12'	1	67.60	69.80	72.65	74.87	78.48	81.45	85.20	4.50
22'	2	73.26	77.33	82.14	86.25	91.98	97.01	103.01	7.20
32'	3	78.93	84.87	91.63	97.62	105.49	112.58	120.81	9.90
42'	4	84.59	92.40	101.12	109.00	118.99	128.14	138.62	12.60
52'	5	90.26	99.94	110.61	120.38	132.49	143.70	156.43	15.30
62'	6	95.92	107.47	120.10	131.76	146.00	159.26	174.23	17.95
72'	7	101.59	115.01	129.59	143.13	159.50	174.82	192.04	20.65
82'	8	108.23	123.65	140.34	155.90	173.00	190.38	209.84	23.35
Add per add'l floor		6.64	8.64	10.75	12.77	13.50	15.56	17.80	2.70

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.

SCHEDULE E (continued)
GC Special Features

Health/Recreational Club Facilities

SAUNA BATHS
Per item including heater and controls

6 x 4 x 7' high	5600
6 x 5 x 7' high	6000
6 x 6 x 7' high	8100
6 x 9 x 7' high	9700
8 x 8 x 7' high	10400
8 x 10 x 7' high	12500
8 x 12 x 7' high	13800
10 x 12 x 7' high	15500

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	8100	6400
6	9700	7800
8	12500	10100
10	13800	11100

Indoor swimming pools, see commercial swimming pool schedule.

Marquees
Per square foot of horizontal area

	Wood Frame	Steel Frame
Low Cost Installation	18.60	23.67
Average Installation	23.32	30.22
Good Installation, Elaborate Décor	28.82	38.34
High Cost Installation, Lavish Décor	40.22	53.12

Conveying Systems

PASSENGER ELEVATORS
Price per item (in hundreds of dollars)
Electric (passenger operated) geared, variable voltage control.

	Capacity (100 lb)					
FPM	15	20	25	30	40	50
100	493	686	699	712	737	777
150	576	785	798	809	825	861
200	642	869	881	886	894	925
250	699	941	946	949	951	982
300	750	1005	1006	1004	1001	1026
350	797	1062	1058	1052	1044	1070
400	838	1113	1105	1099	1082	1107
Add per stop	71	71	71	71	71	71

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

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

	Capacity (100 lb)					
FPM	20	25	30	35	40	50
300	1392	1451	1470	1483	1503	1530
400	1537	1599	1623	1635	1663	1690
500	1696	1768	1794	1807	1835	1865
600	1867	1955	1979	1995	2025	2059
700	2069	2156	2185	2204	2236	2272
800	2285	2361	2415	2438	2470	2511
1000	2789	2908	2943	2965	3012	3061
1200	3396	3542	3586	3616	3671	3729
1400	4147	4317	4382	4411	4473	4547
Add per stop	116	116	116	116	116	116

Add per express floor 1810
With openings, use cost per stop from table.
For attended, use eighty-five percent (85%) of total cost.

Hydraulic passenger (power doors)

	Capacity (100 lb)					
FPM	15	20	25	30	40	50
50	239	332	340	348	340	371
75	297	401	409	414	402	432
100	341	459	472	470	451	483
125	381	509	517	516	493	525
150	417	557	561	563	534	563
200	482	643	638	636	598	627
Add per stop	125	125	127	130	135	142

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

Electric (residential type)

20 FPM	350 lb capacity, 2-stops	145
	500 lb capacity, 2-stops	290
	Add per additional stop	30

Incline lifts

Single passenger, 20' travel	7200
Two - passenger, 20' travel	9200
+/-1' travel	92.50

SCHEDULE E (continued)
GC Special Features

Conveying Systems (continued)

FREIGHT ELEVATORS
Per item (in hundreds of dollars)
Hydraulic, push button operation

	Capacity (100 lb)									
FPM	20	30	40	50	60	80	100	120	150	200
50	234	271	297	324	343	375	568	671	820	1067
100	312	339	371	394	412	444	668	783	955	1227
125	361	390	416	434	453	474	724	845	1026	1313
150	411	442	467	486	504	530	786	918	1103	1426
Add per stop for doors										
Manual	75	75	75	75	75	75	75	75	75	75
Power	164	164	164	164	164	164	164	164	164	164

Electric, variable voltage control, push button operation

	Capacity (100 lb)									
FPM	20	30	40	50	60	80	100	120	150	200
100	569	605	660	723	792	881	1001	1131	1262	1489
200	651	699	763	817	881	1001	1147	1370	1592	
300	737	801	883	950	1033	1183	1373			
400	836	914	1014	1102	1208	1401	1656			
Add per stop for doors										
Manual	55	55	55	55	55	55	55	55	55	55
Power	84	84	84	84	84	84	84	84	84	84

Manual controls-deduct ten percent (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	76
Additional stop	59
Power first stop	133
Additional stop	114

SIDEWALK ELEVATORS (electric or hydraulic)
One floor, 2000-3000 lb capacity 37300

MOVING WALKS
Per L/F at 2% gradient

Length	Width		
(Ft)	36"	48"	54"
100	2111	2281	2321
300	1573	1684	1730
500	1433	1518	1602
750	1363	1416	1502
1000	1295	1386	1440
1400	1202	1325	1350
1800	1153	1212	1305

ESCALATORS
Per moving stairway (in hundreds of dollars)

32" Width		40" Width	
Rise in Feet	Cost	Rise in Feet	Cost
10	1040	10	1064
14	1072	14	1120
18	1208	18	1296
22	1336	22	1360
25	1400	25	1432

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 Farenheight (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	---	---	2900
6	7800	---	4100
10	10400	---	6000
15	13400	10800	7800
20	15700	12600	9700
30	20100	16500	13000
40	23800	19300	16500
50	27400	21900	19300
75	34300	28100	25900
100	40900	33200	32100
150	52300	42800	43500
200	61800	50800	---
300	78600	64400	---
400	93200	76800	---
500	106800	87800	---
600	118900	98300	---

High Pressure

125 pounds water, factor above	1.12
150 pounds steam, factor above	1.25

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 Thickness	Cork Board	Styrene	Fiberglass Board	Foamglass Board	Mineral Wood Batts	Urethane
1"	5.67	4.58	5.06	5.80	4.58	5.06
2"	6.65	4.76	5.19	7.02	4.70	5.98
4"	8.85	5.19	5.67	8.91	5.19	7.56
6"	10.37	5.73	6.10	11.10	5.61	9.27
8"	12.20	6.22	6.53	13.24	6.10	10.92
10"	14.15	6.71	7.02	15.25	6.59	--

COLD STORAGE DOORS
Per square foot of surface area

Thickness	To 15 Sq. Ft.	16-25 Sq. Ft.	26-40 Sq. Ft.	Over 40 Sq. Ft.
4"	117.92	103.17	88.72	75.70
6"	126.05	111.97	98.89	86.24
8"	134.85	122.14	109.80	98.21

Sliding doors

Single add	25%
Double add	45%

SCHEDULE E (continued)
GC Special Features

Dock Facilities
Per square foot

LOADING DOCKS
Concrete on fill

		Perimeter Area Ratio				
	Height	5	10	15	20	30
Concrete Grade Walls	3'6"	6.80	9.26	10.89	13.57	18.10
	+/- 1'	0.11	0.16	0.20	0.26	0.41
Concrete Block Grade Walls	3'6"	6.32	8.24	9.49	11.66	15.24
	+/- 1'	0.11	0.16	0.20	0.26	0.41

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	59.74
+/- 1' Deep	12.38
Concrete Block Grade Walls	
3'6" Deep , per linear foot	47.36
+/- 1' Deep	8.71
Add per cubic foot of depressed area for excavation	0.35
Deduct for earth floor, per square foot	4.18
Deduct for asphalt paving, per square foot	0.89

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	13.64	to	14.71
Add for soffit and lighting			3.18

COMMERCIAL TYPE
Per square foot including lighting and soffit

Low cost, unfinished soffit			18.90
Average, finished soffit			24.47
Good, finished soffit, lighting			27.02
High cost, finished soffit, lighting	26.00	to	29.15

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	9.63
Heavy timber or steel supports	13.50
Concrete Floor	
Light steel or concrete supports	11.44
Heavy steel or concrete supports	17.25
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)	4.18
Asphalt paving, per square foot (incl. fill or excav)	3.29
Concrete grade walls, per linear foot	
0' to 3'6" deep or rise	41.21
+/- 1' deep or rise	11.83
Concrete Block Grade Walls	
0' to 3'6" deep or rise	34.19
+/- 1' deep or rise	8.32

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
Yard Improvements

Fencing
Per linear foot including normal walk-in gates

	Height						
	4'	6'	7'	8'	9'	10'	12'
Galvanize Chainlink							
7 Gauge	15.36	15.99	14.95	18.55	19.86	21.19	24.51
9 Gauge	13.31	13.69	12.87	16.03	17.22	18.41	21.32
Aluminum	21.06	31.59	36.83	42.12	47.41	52.65	63.18
Iron	46.28	69.39	80.95	92.56	104.11	115.67	138.83
Modular steel	20.87	31.30	36.49	41.73	46.97	52.16	62.60

Add for top rail			1.52
Add for 3 strands of barbed wire			1.39
Add for service gates, per square foot	5.87	to	7.47
Deduct for large installations			
1-3000 linear foot			-10%
3-6000 linear foot			-15%
Over			-20%
Aluminum, galvanized steel prices, add			10%

WOOD FENCE
Per linear foot

Basket weave	
5' high	23.50
6' high	24.00
Plank	
5' high	13.50
6' high	16.20
Split Redwood	
5' high	13.90
6' high	14.80

Masonry Walls

Per linear foot

	6'	+/-1'
4" Concrete Block, painted	97.57	7.76
6" Concrete Block, painted	104.01	8.72
8" Concrete Block, painted	113.06	10.15
4" Solar Screening Block		
6" x 6"	187.92	16.52
8" x 8"	134.19	12.35
12" x 12"	93.02	9.34
8" Common Brick	224.96	29.35
12" Common Brick	312.86	44.00
4" Face Brick	154.32	20.85
8" Face Brick, 2 Sides	283.45	38.15
12" Face Brick, 2 Sides	371.94	47.14
4" Concrete	154.99	15.02
6" Concrete	178.18	16.46
8" Concrete	185.21	18.76

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	2.38
20,000-50,000 square feet	2.18
Over 50,000 square feet	1.90
Add for sand finish course, 3/4" thick	2.92
Add for gravel surfacing	0.27
Add or deduct per 3" base	0.34
Heavy duty or industrial work areas	2.58
CONCRETE	
3" on 4" base	2.44
4" on 4" base	2.71
5" on 4" base	3.61
6" on 4" base	4.52
8" on 4" base	5.31
12" on 4" base	6.22
Add or deduct per 2" of base	0.25
Heavy duty roadways or industrial work areas	4.60
MACADAM PENETRATION	
4" base	0.40
6" base	0.60
8" base	0.80
CRUSHED STONE PAVING	
3/4", delivered	
3" deep	0.45
6" deep	0.80

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	22.50
Barriers posts or poles	17.20

Railroad Siding
Per linear foot, includes rails, wood ties and ballast

Weight of Rail	Cost	Add for Switch & Turnout
40#	62.44	14900
60#	78.47	18000
80#	92.50	20600
100#	104.79	22900
115#	113.56	24400
130#	121.48	26100

Add per linear foot of trestles	
Single track	290
Double track	490
Add per linear foot of steel ties embedded in concrete	100

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	236.00	310.00	460.00
Sloping Surcharge (33Deg)	260.00	361.00	509.00

REINFORCED, CANTILEVER TYPE

	6'	8'	10'	20'
Sloping Surcharge (33Deg)	236.00	287.00	397.00	---
500 Lb. Per LF. Surcharge	---	---	---	1100.00

CONCRETE CRIBBING

Per square foot of face including excavation and backfill

	Open Face	Closed Face
12' High	45.75	48.00

STEEL BIN TYPE

Per square foot, based on 10' wide section

Height	Depth	Cost
4'	5'6"	38.00
8'	5'6"	39.40
10'	7'6"	46.80
12'	7'6"	48.80
16'	7'6"	52.50
16'	10'	60.40
20'	10'	62.30
20'	12'	64.40
24'	12'	66.20
24'	14'	72.00
28'	14'	74.00

Commercial Docking Facilities

SMALL BOAT MARINA

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

Range (per slip) 5000 to 8500

Typical wood deck on posts & piling, per square foot

Light construction	21.75
Medium construction	34.00
Heavy construction	61.00
Heavy concrete deck on piling for major shipping	93.00

MOORING CLUSTERS AND CELLS

	20'	30'	40'
Cluster of 3 Wood Piles	1000	1600	2000
Cluster of 5 Wood Piles	1600	2500	3300

Bridges

Typical costs per square foot of deck, including erection foundation

PEDESTRIAN

	Width	Span	Costs
Precast Concrete	8'	60'	73.80
	8'	100'	80.85
	8'	120'	91.40
	8'	150'	101.95
Steel, Trussed or Arched	8'	40'	70.30
	8'	50'	73.80
	8'	60'	77.35
	8'	80'	91.40
	8'	100'	101.95
	8'	120'	133.60
	8'	150'	144.15
	8'	160'	151.15
	10'	80'	66.75
	10'	120'	105.50
	10'	150'	123.00
	10'	200'	168.80
Wood, Laminated type		80'	63.30
		130'	70.35

HIGHWAY

	Low Cost	Median	High Cost
Concrete	58.00	104.00	179.80
Steel	64.00	115.00	204.50

SKYWAY

	Low Cost	Median	High Cost
Enclosed Walkway	336.00	419.00	518.00

CELLS, STEEL PILING, FILLED AND CAPPED

Per each

		20'	30'	40'
3	' Square	5900	8600	11000
4	' Square	8000	11600	15000
6	' Square	12200	17800	23000
8	' Square	16900	24300	31400
4	' Diameter	6700	9600	12400
6	' Diameter	10200	14700	19100
8	' Diameter	14000	20200	26000
12	' Diameter	22200	31700	40800
20	' Diameter	40800	57700	73800

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'	4,283.00	102.0
1'6"	13.22	0.3	28'	4,606.20	109.7
2'0"	23.50	0.6	29'	4,941.00	117.6
2'6"	36.72	0.9	30'	5,287.70	125.8
3'0"	52.87	1.3	31'	5,645.70	134.4
3'6"	71.97	1.7	32'	6,016.20	143.2
4'0"	94.00	2.2	33'	6,398.10	152.3
4'6"	118.97	2.8	34'	6,790.70	161.6
5'0"	146.88	3.5	35'	7,196.00	171.3
5'6"	177.72	4.2	36'	7,613.30	181.3
6'0"	211.51	5.0	37'	8,041.90	191.5
6'6"	248.23	5.9	38'	8,482.40	202.0
7'0"	287.88	6.8	39'	8,934.90	212.7
7'6"	330.48	8.0	40'	9,398.70	223.8
8'0"	376.01	9.0	41'	9,875.80	235.1
8'6"	424.48	10.1	42'	10,362.00	246.7
9'0"	475.89	11.3	43'	10,861.60	258.6
9'6"	530.24	12.6	44'	11,374.00	270.8
10'	587.48	14.0	45'	11,895.30	283.2
11'	710.90	16.9	46'	12,430.10	296.0
12'	846.03	20.2	47'	12,976.10	309.0
13'	992.91	23.7	48'	13,534.80	322.3
14'	1151.50	27.4	49'	14,104.00	335.8
15'	1321.90	31.5	50'	14,685.00	349.0
16'	1504.10	35.8	60'	21,149.30	503.6
17'	1697.90	40.4	70'	28,768.50	685.5
18'	1903.60	45.3	80'	37,598.70	895.3
19'	2120.90	50.5	90'	47,585.90	1,133.1
20'	2350.10	56.0	100'	58,748.00	1,339.0
21'	2591.00	61.7	120'	84,597.10	2,014.5
22'	2843.60	67.7	140'	115,146.10	2,742.0
23'	3108.00	74.0	160'	150,394.90	3,581.4
24'	3384.10	80.6	180'	190,343.50	4,532.7
25'	3672.00	87.4	200'	234,992.00	5,596.0
26'	3971.60	94.6	220'	284,340.30	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)

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'	6,600
200	9' x 16'	10,300
300	9' x 24'	14,400
400	9' x 32'	18,600
500	16' x 16'	22,700
750	16' x 24'	30,200
1000	22' x 16'	37,400
1500	22' x 24'	50,800
2000	30' x 16'	62,600
3000	30' x 24'	70,800
4000	39' x 16'	76,300
5000	39' x 24'	81,800
7500	39' x 36'	100,300
10000	55' x 24'	121,600
15000	55' x 36'	158,000

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'	63,900
3,000	30' x 24'	72,100
4,000	30' x 32'	80,800
5,000	38' x 24'	91,800
7,500	38' x 36'	107,600
10,000	55' x 24'	135,400
15,000	55' x 36'	169,800
20,000	60' x 40'	206,200
25,000	60' x 50'	240,500
30,000	80' x 34'	274,900
40,000	80' x 45'	314,200
45,000	90' x 40'	353,700
50,000	90' x 44'	393,100
75,000	120' x 36'	549,800
100,000	140' x 37'	707,800
125,000	160' x 35'	860,400
150,000	180' x 33'	1,007,500
200,000	200' x 36'	1,230,200
250,000	220' x 36'	1,298,900
300,000	240' x 37'	1,830,800
350,000	260' x 37'	1,869,300
400,000	260' x 42'	2,061,600
500,000	280' x 46'	2,439,700

Add for pontoon floating roof per foot of diameter	1060	to	1900
Add for double deck roof per foot of diameter	1170	to	1400

SCHEDULE G (continued)

Yard Improvements

Elevated Steel Tanks

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

Capacity	Cost (in $1000) for Tower Heights			
(Gallons)	50'	75'	100'	150'
15,000	154	172	200	262
20,000	157	176	205	266
25,000	162	179	209	271
30,000	166	184	214	276
40,000	171	189	217	281
50,000	176	194	222	285
60,000	190	211	240	304
75,000	207	231	260	321
100,000	224	246	277	340
125,000	251	275	304	366
150,000	277	301	331	394
200,000	371	401	432	493
250,000	416	454	484	544
300,000	462	506	537	598
400,000	543	593	620	687
500,000	606	659	709	783
750,000	794	859	935	1,053
1,000,000	1,004	1,083	1,181	1,324
1,500,000	1,397	1,504	1,645	1,862
2,000,000	1,787	1,920	2,107	2,403
Factor*	1.15	1.15	1.15	1.20

*For high stress hurricane and earthquake areas

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'	600
250	2'6" x 9'	900
500	3'6" x 8'	1,600
1000	3'6" x 16'	2,800
1500	5' x 11'	4,000
2000	5' x 15'	5,200
2500	5' x 19'	6,500
3000	5' x 22'	7,800
4000	5' x 29'	10,200
5000	5' x 36'	12,700
7500	6' x 37'	18,900
10000	6' x 50'	25,000
12500	6' x 61'	35,000
15000	7'6" x 50'	41,100
20000	7'6" x 65'	51,500
25000	9'6" x 51'	61,700
30000	11' x 47'	72,000
35000	11' x 52'	82,400
40000	11' x 57'	92,600
45000	11' x 63'	102,800
60000	11' x 90'	133,700
90000	11' x 133'	196,200

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	Tower Height				
(Gallons)	12'	25'	50'	75'	100'
1,000	4800	5900	---	---	---
1,500	5500	7100	11500	---	---
2,000	6200	7800	12700	20000	---
3,000	7200	8900	14300	22700	36000
5,000	8400	10700	17100	26100	41100
10,000	11300	13700	21200	32200	49000
20,000	14400	17300	26600	39400	58700
30,000	16800	20000	29900	44300	65100
40,000	18500	22300	32900	48300	70000
50,000	---	24400	35400	51100	76900
75,000	---	---	40500	59300	91900

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	210	320
Concrete, precast, 5" to 6" including ties and piling	390	650
Rubble stone, 3' including 1' of bedding	520	680

Earth Dikes

Per cubic foot 0.60

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	3900	560	890	110	150	160
1,500	7 x 7	5000	640	1050	150	150	160
2,000	8 x 6	6000	740	1230	190	150	160
3,000	8 x 8	7500	740	1230	190	190	210
4,000	9 x 9	9000	910	1590	300	190	210
5,000	11 x 8	10300	1160	1860	390	190	210
7,500	12 x 10	12900	1480	2080	440	240	260
10,000	14 x 10	15300	1730	2530	660	240	260
15,000	14 x 14	20000	1730	2530	660	310	360
20,000	16 x 14	24300	1900	2950	900	310	360
30,000	18 x 16	30900	2110	3450	1140	360	410
50,000	22 x 18	42100	2600	4560	1400	400	460
75,000	26 x 20	53400	3090	5590	1690	440	500
100,000	30 x 20	64000	3650	6790	2040	440	500
150,000	37 x 20	81500	4640	8650	2810	440	500
200,000	43 x 20	97000	5280	10540	3450	440	500

Add 33% for cypress tanks.
Add tower cost for elevated tanks.
Add for concrete slab foundations, per cubic foot 7.60 to 9.20
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	22,600	200,000	136,000	2,000,000	628,200
20,000	36,100	250,000	153,100	2,500,000	734,400
30,000	47,500	300,000	169,700	3,000,000	840,400
50,000	64,800	400,000	212,200	4,000,000	1,025,300
75,000	84,700	500,000	249,000	5,000,000	1,198,700
100,000	103,200	750,000	319,800	6,000,000	1,367,000
125,000	111,400	1,000,000	369,400	7,500,000	1,596,700
150,000	120,100	1,500,000	515,900	10,000,000	1,950,600

CONCRETE WATER TANKS - (Surface reservoir)

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
10,000	42,500	200,000	251,000	2,000,000	927,400
20,000	64,400	250,000	285,100	2,500,000	1,056,600
30,000	81,600	300,000	321,100	3,000,000	1,189,200
50,000	112,300	400,000	380,200	4,000,000	1,454,800
75,000	140,600	500,000	430,200	5,000,000	1,721,900
100,000	166,700	750,000	551,600	6,000,000	1,983,700
125,000	188,600	1,000,000	650,200	7,500,000	2,389,900
150,000	212,900	1,500,000	790,100	10,000,000	3,057,800

Reservoirs-typical costs of cut and fill reservoirs with concrete or asphalt linings and wood roof structures, per unit of rated capacity $0.24 per gallon or $78,200 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

	Height								
Diameter	24'	32'	40'	48'	56'	64'	72'	80'	88'
Diameter	6400	8100	9400	10800	12300	13500	14800	---	---
12'	9900	11800	16000	17600	19300	20900	22500	---	---
15'	13300	16600	19800	22900	25800	28800	31500	34400	---
18'	17300	21500	25800	29800	33800	37500	41400	45000	48600
21'	---	28300	33600	38500	43400	47800	52000	56600	61100
26'	---	39400	45600	52000	58400	64600	71800	78000	84400
32'	---	53400	63600	72800	81900	90600	99500	107400	115300

HOPPER TYPE, including structural supports and footings

	Height					
Diameter	16'	24'	32'	40'	48'	56'
9'	7500	9300	10400	11600	---	---
12'	11100	13800	15400	17600	19300	20900
15'	---	18100	21600	24500	27300	29500
18'	---	23400	28100	32500	36000	39500
21'	---	28600	35900	42100	47100	---

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)	Cost	Capacity (Gallons)	Cost
2,000	4500	15,000	14800
3,000	5400	20,000	18300
4,000	6100	30,000	26000
5,000	7000	40,000	33800
7,500	8900	50,000	41100
10,000	11000	60,000	48900
Add for concrete slab foundations, per SF			4.25

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

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
1,000	2400	7,500	6900
1,500	2600	10,000	8500
2,000	3000	12,500	10300
3,000	3800	15,000	12000
4,000	4400	20,000	15400
5,000	5000	25,000	18900
6,000	5600	30,000	21900

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

Capacity (Gallons)	Shell	Cost
500	10 GA	2400
1,000	3/16"	3600
2,000	3/16"	4900
3,000	3/16"	5600
4,000	3/16"	7000
5,000	1/4"	8500
7,500	1/4"	11000
10,000	1/4"	13600
12,500	5/16"	15800
15,000	5/16"	17700
20,000	5/16"	22400
30,000	3/8"	36600

SCHEDULE G (continued)
Yard Improvements

Steel Tanks and Corrugated Metal Bins

Capacity (Bushel)	Bolted or Welded Steel	Corrugated Metal (Per Bin)
15,000	2.88	1.68
20,000	2.74	1.61
25,000	2.65	1.55
30,000	2.57	1.52
35,000	2.51	1.49
40,000	2.46	1.46
50,000	2.36	1.41
60,000	2.29	1.36
80,000	2.19	1.32
100,000	2.11	1.27
125,000	2.04	1.22
150,000	1.97	1.19
175,000	1.93	1.17
200,000	1.88	1.14
250,000	1.83	1.11
300,000	1.80	1.08

Grain Elevators

Total Bushel Capacity	Cost Per Bushel: Wood Crib/Metal Clad Elevator	Wood Crib/Metal Clad Annex	Concrete (Slip Form Construction) Elevator	Concrete (Slip Form Construction) Annex
8,000	15.82	9.18	13.86	8.34
10,000	14.46	8.30	12.43	7.48
15,000	12.28	7.49	11.28	6.68
20,000	10.93	6.76	10.35	6.16
25,000	9.97	6.12	9.63	5.79
30,000	9.27	5.65	8.99	5.50
40,000	8.26	4.97	8.41	5.07
50,000	7.54	4.50	7.96	4.77
75,000	6.39	3.77	7.21	4.26
100,000	5.69	3.31	6.72	3.93
150,000	4.84	2.77	6.09	3.51
200,000	4.30	2.43	5.68	3.24
250,000	3.93	2.21	5.38	3.04
300,000	3.65	2.04	5.13	2.90
400,000	3.26	1.79	4.79	2.67
500,000	2.98	1.63	4.53	2.51
750,000	2.70	1.50	4.10	2.24
1,000,000	2.43	1.39	3.83	2.06
Over	2.19	1.32	3.14	1.65

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	1.26	1.47
75,000	1.18	1.39
100,000	1.12	1.34
150,000	1.06	1.27
200,000	1.00	1.22
250,000	0.96	1.18
300,000	0.94	1.15
400,000	0.89	1.10
500,000	0.86	1.08
750,000	0.80	1.01
1,000,000+	0.77	0.98

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	13.36	11.53	10.53	9.81	9.30	8.31
Poles and braces, tilt-up concrete panels, concrete floor	10.79	9.39	8.63	8.08	7.71	6.90
Cantilevered poles, plywood or tongue and groove walls, concrete floor.	9.38	8.26	7.68	7.23	6.93	6.26

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'	61	49
	5'	69	55
	6'	87	72
100'	4'	81	66
	5'	93	73
	6'	116	96
	7'	127	104
	8'	147	124
125'	5'	117	93
	6'	146	122
	7'	161	132
	8'	185	156
	9'	229	195
150'	6'	175	146
	7'	193	158
	8'	222	187
	9'	275	234
	10'	304	263
175'	7'	225	184
	8'	259	218
	9'	321	273
	10'	355	307
	12'	382	334
200'	8'	296	249
	9'	366	312
	10'	405	351
	12'	437	382
	14'	515	452
225'	8'	334	281
	10'	413	352
	12'	457	396
	14'	492	431
	16'	580	510
250'	10'	413	352
	12'	457	396
	14'	492	431
	16'	580	510
	18'	659	580

Steel Stacks

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

Thickness	Diameter at Base							
(At Base)	18"	24"	30"	36"	48"	60"	72"	84"
10 Gauge	184	234	282	332	420	515	594	---
8 Gauge	212	269	325	372	475	570	665	---
1/4" Plate	---	348	412	475	602	720	831	950
3/8" Plate	---	---	---	602	752	910	1029	1148
1/2" Plate	---	---	---	---	871	1029	1187	1346
Guy Wire (L/F)	0.47	0.57	0.62	0.71	0.82	0.95	1.03	1.11
Guy Band (Each)	52	79	101	123	173	226	277	337
Roof Flashing	364	515	673	831	1187	1544	1900	2296
Umbrella Top (Each)	136	207	285	372	562	---	---	---

SCHEDULE G (continued)
Yard Improvements

Incinerators

STEEL
Costs include scrubber, but do not include chimney.

Pounds per Hour	Cost
50	19400
100	21600
200	27100
400	41200
600	63900
1000	151400
Add for feeder 7100 to	11000

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

Pounds per Hour	Cost
100	9800
200	12400
400	18000
600	23000
1000	33300
2000	59700
3000	85700
5000	137900

For refractory lining, add 200%.

Chimneys

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

8" square or round flue	132.00
12" square or round flue	169.00
2-8"square or round flue	174.00
10" x 18" rectangle flue	178.00
1-8" and 1-12" square flue	210.00

METAL CHIMNEYS
Average cost per linear foot for round galvanized metal stacks.

Size	Single Wall	Double Wall	Triple Wall
6"	23.94	26.12	27.95
8"	27.64	31.65	40.88
10"	36.69	45.87	57.29
Add for thru-the-wall installations.	175	to	280
Add for box framed decorative chimney housing per linear foot:			
Wood or stucco	17.75	to	26.50
Metal	35.50	to	52.60

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	101	125	156	191
Grading	98	120	149	183
Paving	305	392	504	649
Screens	111	153	213	294
Ticket Booth	11	13	16	19
Miscellaneous				
Landscaping, etc.	68	98	143	207
Cost per car space	694	901	1181	1543

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	17.63	19.13	22.50
Wood frame on timbers:			
Plain	21.40	20.10	23.40
Ornate	28.50	26.70	31.55
Steel frame:			
Plain	24.00	30.00	37.15
Ornate	32.25	30.30	35.75
Concrete, with steel-framed screen enclosure	36.00	44.30	54.00
Ticket Booths, each	5256.00	5285.00	6365.00

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.

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.

	Square Foot Area														
Type and Quality	500	1000	2000	3000	5000	10000	20000	30000	40000	50000	60000	70000	80000	90000	Over
Good aluminum/steel	68.32	45.79	33.17	26.94	24.41	22.75	20.00	18.74	17.67	17.26	16.33	15.63	15.16	14.77	14.38
Average steel	66.30	45.03	33.30	27.29	18.34	17.19	14.59	13.79	13.25	12.79	12.04	11.51	11.13	10.83	10.53
Average pipe	59.62	40.54	29.93	24.58	16.49	15.44	13.13	12.40	11.90	11.51	10.84	10.38	10.00	9.78	9.55
Low cost wood frame	49.76	34.09	25.54	21.19	14.07	13.21	11.12	10.49	10.03	9.71	9.18	8.80	8.50	8.27	8.05

Add for paved floors and walks	
Concrete	3.34
Asphalt	2.39

Add for maintenance and utility buildings, per square foot

Cheap shed-type	11.00
Low cost frame, block or equal	24.31
Average cost block or equal	30.38
Average cost brick or equal	34.44
Good quality brick or equal	41.31

INSTITUTIONAL AND CONSERVATORY GREENHOUSES
Apply the following factors to the good aluminum and steel frame prices.

Typical installations	200%
High quality elaborate installation	300%

Car Wash Buildings

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

	Good	Avg.	Low Cost
Masonry/Steel	69.66	64.58	59.51
Porcelain-Steel	90.40	82.43	74.46
Wood Frame/Stucco	60.94	56.13	51.32

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	33700
Each additional bay	11700
Average quality	
2-bay	28000
Each additional bay	9100
Low cost	
2-bay	25300
Each additional bay	7900

Swimming Pools

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

MOTEL AND APARTMENT COMPLEX TYPE

Square Feet	Cost
1,000-1,200	62.70
1,300-1,500	60.80
1,600-2,200	57.20
2,300-2,500	52.00

SWIM AND COUNTRY CLUB TYPE

Square Feet	Cost
2,500-4,000	75.90
5,000-6,000	68.40
7,000-9,000	63.60
10,000-20,000	59.10
Over	54.60
Add for diving 'L	7.90

Irregular shape			Add 25%
Separate whirlpool bath (range)	6400	to	11100
Add for ceramic tile, per sq. ft. tiled area			10.45
Add for concrete apron, per square foot			4.75
Add for wading pool, per square foot			12.00
Price fencing from appropriate schedule.			
Price buildings from appropriate schedule.			

LARGE MUNICIPAL POOLS
Complete include bathhouse

Per person capacity	3390	to	5080

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	183,000
A Grade	132,000
B Grade	82,000
C Grade	56,000
D Grade	28,000

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	0.60	per SF
Bunkers	2.20	per SF
Greens		
Flat	2.00	per SF
Elevated	3.70	per SF
Lakes		
Asphalt lined	2.40	per SF
Plastic & sand	1.80	per SF
Sprinkler systems		
Manual	7500	per hole
Automatic	16000	per hole
Site preparation and landscaping	6000	per hole

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	52000
Par 3 course, 18 holes on 30 to 40 acres, 2,800 to 3,000 yards long, including sprinkler system, excluding lighting	35000
Pitch and putt, 9 holes on 10 to 15 acres, 1,400 to 1,500 yards long including sprinkler system, excluding lighting	25000

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 $495.
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 $1,050 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	16500
Good installation	11000
Average quality installation	5000
Low cost installation	2400

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

Excellent installation	5000
Good installation	3300
Average installation	2500
Low cost installation	1700

Artificial Turf
Per square foot, for football and baseball, including pad 9.50 to 11.75

Bleachers
Typical cost

	Seats	Per S.F.*	Per Seat
Portable, steel frame, wood benches, outdoor	Up to 800	14.50	45.25
	Over 800	13.44	40.38
Permanent, wood frame and benches, outdoor	Up to 1000	18.81	59.31
	1000 to 2000	17.50	54.44
	Over 2000	16.38	50.13
Permanent, steel frame fiberglass benches, outdoor	Up to 1000	29.19	91.94
	1000 to 2000	27.13	84.38
	Over 2000	25.38	77.69
Add for roofed area	6.80 to	8.75	per S.F.

OUTDOOR STANDS OVER DRESSING ROOMS
Including finish and plumbing.

	Per S.F.*	Per Seat
Average wood seats, steel frame	61.13	192.19
Average steel seats, concrete or masonry walls	68.56	212.81
Average concrete seats, concrete or masonry walls .	92.13	278.50
Add for roofed area; per sq. ft. 9.30 to	15.00	per S.F.

*Square foot of projected horizontal area

Running Tracks
Per square foot

Gravel and cinder on stone base	1.10
Resilient paving, rubber cork base	
Plain	2.25
Colored	2.75
Rubberized asphalt, colored	3.00
Artificial resilient material, asphalt base	9.75

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 70,000 to 90,000

Typical cost to include football field 140,000 to 175,000

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

Older type parks	1200	to	1500
Modern type parks	16000	to	2400
Enclosed, roofed stadiums, artificial turf, scoreboard	2300	to	4800

Tennis Courts
Typical cost range per court, 60 x 120 including fencing.

	Standard	Deluxe
Clay surfaced court	31000	43400
Add per additional court	24500	34300
Asphalt surfaced court	32000	44800
Add per additional court	25000	35000
Sod surfaced court	31500	44100
Add per additional court	25000	35000
Add for lighting	8300	11600
Per additional court	4200	5900

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	30000	38000
Treated wood deck	35000	46000
Insulated steel deck	38000	46000

Shuffle Board Courts
Typical cost per court, 6' x 52' concrete 1700 to 2500

SCHEDULE G (Continued)
Yard Improvement

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 or 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 ($)	12330	--	13090	8900	--	9990	5850	--	6920	4000	--	4950	2040	--	2890
Components of above cost															
Engineering	1210	--	1300	900	--	1010	600	--	710	410	--	500	200	--	290
Site Grading	1160	--	1240	810	--	920	510	--	610	330	--	410	160	--	230
Street Paving	1800	--	1910	1330	--	1490	880	--	1040	660	--	830	400	--	560
Patios and Walks	1550	--	1640	1010	--	1140	660	--	780	440	--	540	230	--	310
Sewers	1180	--	1250	960	--	1080	730	--	860	530	--	650	310	--	440
Water	1150	--	1210	880	--	980	600	--	710	440	--	540	250	--	360
Electric	1930	--	2040	1430	--	1600	950	--	1130	650	--	800	340		480
Gas	750	--	800	530	--	590	330	--	380	200	--	250	0	--	0
Misc. (landscaping, recreation, facilities, etc.)	1600	--	1700	1050	--	1180	590	--	700	340	--	430	150	--	220
Total	12330	--	13090	8900	--	9990	5850	--	6920	4000	--	4950	2040	--	2890

*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 and condition (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:

2,500 x 1,000	=	2,500,000
19,000,000 + 2,500,000	=	21,500,000

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 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:

2,500 x 400	=	1,000,000
17,100,000 - 1,000,000	=	16,100,000

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.

Square Footage	Per S.F.
5,000 to 10,000	63.87
15,000	57.23
20,000	55.60
25,000	54.38
30,000	53.39
35,000	52.58
40,000	51.88
45,000	51.27
50,000 and over	50.73

Geothermal Heating and Cooling

System Base Rates

HORIZONTAL CLOSED LOOP SYSTEMS

System Tonnage		HCLSWD w/distribution	HCLSWOD w/o distribution
2	Ton	9800	8600
2.5	Ton	12500	10500
3	Ton	15400	12800
3.5	Ton	18100	15000
4	Ton	20800	17100
5	Ton	25700	21300
6	Ton	30600	25500

VERTICAL CLOSED LOOP SYSTEMS

System Tonnage		VCLSWD w/distribution	VCLSWOD w/o distribution
2	Ton	11700	10300
2.5	Ton	14800	13000
3	Ton	18100	15600
3.5	Ton	21300	18100
4	Ton	24500	20800
5	Ton	30400	25900
6	Ton	36200	31100

OPEN DISCHARGE OPEN LOOP SYSTEMS

System Tonnage		ODOLSWD w/distribution	ODOLSWOD w/o distribution
2	Ton	8400	7200
2.5	Ton	10700	8800
3	Ton	13100	10400
3.5	Ton	15400	12100
4	Ton	17600	13800
5	Ton	21600	17200
6	Ton	25500	20600

RETURN WELL OPEN LOOP SYSTEMS

System Tonnage		RWOLSWD w/distribution	RWOLSWOD w/o distribution
2	Ton	9200	8100
2.5	Ton	11500	9700
3	Ton	13900	11400
3.5	Ton	16100	13000
4	Ton	18500	14600
5	Ton	22400	18000
6	Ton	26300	21300

SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES

Fast Food Restaurant Base Costs

Per square foot, C - Grade quality and design

Area	Cost	Area	Cost
700	155.55	2200	104.29
800	149.34	2300	103.22
900	144.14	2400	102.14
1000	133.60	2500	101.23
1100	129.23	2600	100.32
1200	124.85	2700	99.55
1300	121.68	2800	98.78
1400	118.52	2900	98.08
1500	116.11	3000	97.39
1600	113.69	3500	94.02
1700	111.79	4000	92.19
1800	109.88	4500	90.71
1900	108.35	5000	89.47
2000	106.81	5500	88.37
2100	105.55	6000	87.43

Add for basements per square foot

Area	Unfinished	Finished Open	Finished Divided
200	55.62	98.85	---
400	42.64	83.35	---
600	37.08	76.55	88.45
800	35.47	72.45	84.46
1000	33.86	69.62	81.71
1200	32.43	67.60	79.75
1400	31.00	65.96	78.16
1600	29.58	64.70	76.93
1800	28.15	63.63	75.89
2000	26.72	62.69	74.97
2200	27.28	61.93	74.24
2400	27.14	61.24	73.56
2600	27.00	60.67	73.01
2800	26.86	60.10	72.46
3000	26.01	59.60	72.03
3200	25.35	59.22	71.60
3400	24.68	58.78	71.23
3600	24.02	58.46	70.87
3800	23.35	58.09	70.56
4000	22.69	57.77	70.25

Add for canopies per square foot

Quality Grade and Design Factors

To be applied to the C - Grade prices above.

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

Paving

Per square foot
See commercial yard paving rates

Detached Canopies

Per square foot

Low cost installation	15.87
Average installation	17.49
Good installation	20.18
High cost installation, elaborate finish and décor	24.42

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	96.21	1400	71.31
700	90.08	1500	70.39
800	85.50	1600	69.48
900	81.91	1700	68.57
1000	79.06	1800	67.65
1100	76.72	2000	65.20
1200	74.79	2200	63.18
1300	73.13	2400	61.46

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	171.68	800	76.77
200	145.52	900	74.07
250	128.84	1000	71.93
300	117.22	1100	70.15
350	108.49	1200	68.68
400	101.75	1300	67.44
500	91.77	1400	66.01
600	84.74	1500	65.38
700	80.17	1600	64.77

Add for unfinished basements

Area	Cost	Area	Cost
200	55.62	1000	33.86
400	42.64	1200	32.43
600	37.08	1600	29.58
800	35.47		

Add for attached canopies, per square foot.

Typical steel frame including soffit and lighting	20.75
Typical unfinished wood frame including lighting	9.00

Public Restroom Building

Per square foot.

Area	Cost	Area	Cost
125	122.48	800	88.01
150	117.27	900	87.45
200	109.97	1000	87.16
250	104.99	1100	86.97
300	101.30	1200	86.94
400	96.10	1300	86.93
500	92.59	1400	86.44
600	89.95	1500	86.91
700	88.75	1600	87.26

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

Detached Canopies
Per square foot.
Includes lighting, soffits and supports.

	Steel	Wd, Frame and Sheath
Low Cost Installation	18.90	8.82
Average Quality Installation	24.47	10.97
Good Quality Installation	27.02	11.72
High Cost Elaborate Installation	29.15	12.13

Add 25% for round canopy

Self - Service Cashier Booths

LOW COST
Per square foot
Open style booth,
minimum elect.,
no plumbing

Area	Cost
25	255.68
50	185.70
75	142.00
100	132.33
125	125.40
150	116.83
175	110.10
200	104.71
225	100.18
250	96.43
275	93.16
300	90.27

AVERAGE (STEEL)
Per square foot
Typical cashier booth,
good elect.,
no plumbing

Area	Cost
50	308.11
75	262.96
100	208.12
125	195.48
150	157.79
175	147.01
200	138.53
225	131.75
250	121.34
375	117.22
300	113.59

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

GOOD (STEEL)
Good security structure
with bullet-proof glass
and 2 plumbing fixtures.

Area	Cost
25	431.62
50	351.93
75	275.64
100	255.97
125	206.53
150	191.51
175	179.81
200	170.50
225	162.74
250	156.32
275	150.75
300	145.86

Add/deduct for plumbing	1300	per fixture.
Add for intercom system	380	

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, 2011. 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, 2011 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	91.00%	Hendricks	100.00%	Pike	90.00%
Allen	91.00%	Henry	86.00%	Porter	105.00%
Bartholomew	91.00%	Howard	89.00%	Posey	99.00%
Benton	90.00%	Huntington	91.00%	Pulaski	90.00%
Blackford	86.00%	Jackson	91.00%	Putnam	100.00%
Boone	100.00%	Jasper	95.00%	Randolph	86.00%
Brown	94.00%	Jay	86.00%	Ripley	93.00%
Carroll	89.00%	Jefferson	92.00%	Rush	100.00%
Cass	89.00%	Jennings	91.00%	St. Joseph	94.00%
Clark	92.00%	Johnson	100.00%	Scott	92.00%
Clay	92.00%	Knox	89.00%	Shelby	99.00%
Clinton	100.00%	Kosciusko	94.00%	Spencer	95.00%
Crawford	92.00%	LaGrange	91.00%	Starke	97.00%
Daviess	89.00%	Lake	105.00%	Steuben	91.00%
Dearborn	93.00%	LaPorte	104.00%	Sullivan	92.00%
Decatur	91.00%	Lawrence	92.00%	Switzerland	93.00%
Dekalb	91.00%	Madison	100.00%	Tippecanoe	90.00%
Delaware	86.00%	Marion	100.00%	Tipton	100.00%
Dubois	89.00%	Marshall	94.00%	Union	86.00%
Elkhart	94.00%	Martin	89.00%	Vanderburgh	99.00%
Fayette	86.00%	Miami	89.00%	Vermillion	92.00%
Floyd	92.00%	Monroe	92.00%	Vigo	92.00%
Fountain	90.00%	Montgomery	100.00%	Wabash	89.00%
Franklin	93.00%	Morgan	100.00%	Warren	90.00%
Fulton	89.00%	Newton	94.00%	Warrick	99.00%
Gibson	99.00%	Noble	91.00%	Washington	92.00%
Grant	89.00%	Ohio	93.00%	Wayne	86.00%
Greene	92.00%	Orange	92.00%	Wells	91.00%
Hamilton	100.00%	Owen	92.00%	White	90.00%
Hancock	100.00%	Parke	92.00%	Whitley	91.00%
Harrison	92.00%	Perry	89.00%		