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

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

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

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

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

- Medical as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Open lumber storage — GCM utility storage (adjust for lack of walls and interior components).
- Parking garages — GCM parking garage.
- Photo labs as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Police stations — GCI office.
- Post offices as follows:
 - Designed as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Rural type — GCM general retail.
 - Residential type — Residential Schedule A.
- Printing and publishing facilities as follows:
 - Administrative offices — GCI office.
 - Plants — GCI manufacturing.
 - Small commercial type — GCI small shop.
- Racquetball court building — GCM health club.
- Radio and television stations as follows:
 - Building — GCI office "4".
 - Small transmitting buildings as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Rectories — GCM apartment.
- Research and development facilities — GCI research/development.
- Reservoirs — Schedule G.
- Restaurants as follows:
 - Special purpose designs, supper club type — GCM dining lounge.
 - Multipurpose designs, neighborhood type — GCM general retail.
 - Fast food — Fast food schedule.
- Roller rinks — GCM bowling alley.
- Savings and loan as follows:
 - One story wood joist framing — GCR bank.
 - Multi-story or fire resistant, reinforced concrete, or fire-proof steel framing - GCM bank.
- Schools as follows:
 - Grades one (1) through twelve (12) as follows:

- One story wood joist framing — GCR general office.
- Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Grades thirteen (13) plus as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Service stations — Service station schedule.
- Showrooms as follows:
 - Auto agency — GCM auto showroom.
 - Auto service center — GCM auto service.
- Small shops — GCI small shop.
- Steam generating plants as follows:
 - Auxiliary maintenance and service buildings — GCI small shop.
 - Processing facility — GCI power generating plant.
- Storage — GCM utility storage.
- Stores as follows:
 - Bake shops — GCM general retail and utility storage "2".
 - Beverage carry-outs — GCM general retail and utility storage "2".
 - Drug stores — GCM general retail.
 - Personal service shops — GCM general retail.
- Student unions as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Supper clubs — GCM dining lounge.
- Swimming pools as follows:
 - Commercial — Schedule G.
 - Residential — Residential Schedule G.
 - Pool enclosure as follows:
 - Residential type — Residential Schedule G.
 - Commercial type — GCM general retail.
- Synagogues and temples — See churches.
- Taverns, neighborhood type — GCM general retail.
- Telephone exchange offices as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Tennis barns — GCM health club.
- Theaters as follows:
 - Community, live performance — GCM theater.
 - Drive-in — Schedule G.
 - Metropolitan, live performance or movie — GCM theater.

- Suburban, movie — GCM theater.
- Town halls as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Trailer courts — Yard improvement rule.
- Truck terminals, dock type and back-in type — GCI truck terminal.
- Tunnels — Basement rates from GCM or GCI, calculate using tunnel PAR.
- University facilities — See college facilities.
- Veterinary hospitals as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Warehouses — GCI warehouse.
- Water storage tanks — Schedule G.
- Youth hostels — GCR nursing home.

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

Appendix G

Commercial and Industrial Cost Schedules

Schedule A.1

GCM Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2										1 Wood Jst	3 Rein Conc	4 F P Steel	
					Fire Resistant													
					1	2	3	4	5	6	7	8	9	10	+1 (-)	(+)	(+)	
Sub	UF	Parking	8'	2	39.85	45.24	51.95	58.08	62.82	68.72	74.08	80.47	85.37	91.40	5.77	---	36.33	28.73
Bsmt																		
Bsmt	UF	Utility/Storage	9'	1	40.43	46.33	53.66	60.34	65.51	71.96	77.82	84.79	90.16	96.73	6.41	5.66	36.33	28.73
				2	40.43	46.33	53.66	60.34	65.51	71.96	77.82	84.79	90.16	96.73	6.41	5.66	36.33	28.73
		Stand Alone	9'	1	40.35	46.24	53.56	60.24	65.41	71.86	77.71	84.68	90.04	96.61	6.19	5.66	36.33	28.73
		Basement		2	40.35	46.24	53.56	60.24	65.41	71.86	77.71	84.68	90.04	96.61	6.19	5.66	36.33	28.73
		Parking Garage	8'	2	39.85	45.24	51.95	58.08	62.82	68.72	74.08	80.47	85.37	91.40	5.67	5.61	36.33	28.73
	FO	General Retail	12'	1	81.78	90.10	101.39	111.52	119.10	128.25	136.91	147.62	155.35	164.80	9.17	5.80	36.33	28.73
				2	81.78	90.10	101.39	111.52	119.10	128.25	136.91	147.62	155.35	164.80	9.17	5.80	36.33	28.73
		Dinning/Lounge	10'	1	119.57	127.77	139.95	150.72	158.49	167.58	176.54	188.06	195.87	205.36	9.45	5.70	36.33	28.73
				2	119.57	127.77	139.95	150.72	158.49	167.58	176.54	188.06	195.87	205.36	9.45	5.70	36.33	28.73
	FD	General Office	10'	1	101.78	111.57	124.00	135.07	143.23	152.94	162.29	174.06	182.33	192.40	9.86	5.80	36.33	28.73
				2	101.78	111.57	124.00	135.07	143.23	152.94	162.29	174.06	182.33	192.40	9.86	5.80	36.33	28.73
		Apartment	10'	1	74.06	81.21	90.93	99.66	106.17	114.05	121.50	130.71	137.38	145.50	8.02	5.70	36.33	28.73
				2	74.06	81.21	90.93	99.66	106.17	114.05	121.50	130.71	137.38	145.50	8.02	5.70	36.33	28.73
First	UF	Utility/Storage	14'	1	47.91	54.27	62.16	69.35	74.92	81.88	88.19	95.69	101.47	108.57	7.58	16.29	29.60	8.88
				2	49.79	58.07	68.24	77.54	84.76	93.80	101.97	111.65	119.16	128.37	9.55	17.13	30.02	9.30
		Parking Garage*	10'	1	46.81	52.13	58.76	64.82	69.50	75.33	80.62	86.93	91.78	97.73	6.25	15.36	31.58	10.52
				2	48.15	54.84	63.11	70.66	76.52	83.84	90.46	98.34	104.41	111.87	7.66	15.84	32.37	11.30
				4	45.81	50.13	55.56	60.51	64.32	69.05	73.36	78.53	82.47	87.30	4.82	13.90	35.90	14.30
	SF	Car Wash Auto	12'	1	70.35	76.72	85.22	92.88	98.64	105.63	112.21	120.27	126.17	133.39	7.50	15.83	30.59	9.70
				2	71.96	79.98	90.43	99.90	107.07	115.85	124.02	133.96	141.33	150.36	9.19	16.48	31.20	10.30
		Ice Rink	18'	1	82.79	90.96	101.90	111.76	119.16	128.13	136.58	146.97	154.54	163.80	9.87	17.22	27.61	7.24
				2	85.21	95.84	109.72	122.29	131.80	143.46	154.30	167.49	177.29	189.26	12.41	18.43	27.67	7.30
		Auto Service	14'	1	68.05	74.87	83.85	91.94	98.07	105.56	112.54	121.06	127.35	135.05	8.07	16.29	29.60	8.88
				2	69.93	78.67	89.93	100.13	107.91	117.48	126.32	137.02	145.04	154.85	10.04	17.13	30.02	9.30
	FO	Auto Showroom	14'	1	98.90	106.42	117.06	126.54	133.52	141.83	149.83	159.91	166.98	175.61	9.14	16.29	29.60	8.88
				2	100.78	110.22	123.14	134.73	143.36	153.75	163.61	175.87	184.67	195.41	11.11	17.13	30.02	9.30
		Bowling Alley	14'	1	98.19	105.70	116.30	125.75	132.71	141.00	148.98	159.03	166.08	174.68	9.12	16.29	29.60	8.87
				2	100.07	109.50	122.38	133.94	142.55	152.92	162.76	174.99	183.77	194.48	11.08	17.13	30.02	9.30
		Theater**	20'	1	106.80	116.03	128.86	140.35	148.84	159.00	168.73	180.91	189.54	200.07	11.36	17.69	26.62	6.42
				2	109.49	121.46	137.55	152.04	162.89	176.03	188.43	203.71	214.81	228.36	14.17	19.07	26.50	6.29
		Health Club***	12'	1	83.99	90.66	99.91	108.17	114.31	121.67	128.69	137.45	143.69	151.31	8.18	15.83	30.59	9.70
				2	85.60	93.92	105.12	115.19	122.74	131.89	140.50	151.14	158.85	168.28	9.87	16.48	31.20	10.30
		General Retail	14'	1	87.77	95.04	105.08	114.06	120.73	128.74	136.38	145.90	152.68	160.98	8.78	16.29	29.60	8.87
				2	89.65	98.84	111.16	122.25	130.57	140.66	150.16	161.86	170.37	180.78	10.75	17.13	30.02	9.30
		Discount	14'	1	82.65	89.81	99.57	108.32	114.85	122.73	130.19	139.45	146.11	154.25	8.58	16.29	29.60	8.88
				2	84.53	93.61	105.65	116.51	124.69	134.65	143.97	155.41	163.80	174.05	10.54	17.13	30.02	9.30
		Regional Shopping	14'	1	89.29	96.60	106.72	115.77	122.48	130.53	138.22	147.82	154.64	162.98	8.93	16.29	29.60	8.88
		Center - mall shop		2	91.17	100.40	112.80	123.96	132.32	142.45	152.00	163.78	172.33	182.78	10.90	17.13	30.02	9.30
		Neighborhood	14'	1	88.20	95.47	105.54	114.54	121.22	129.24	136.89	146.43	153.23	161.54	8.80	16.29	29.60	8.88
		Shopping Center		2	90.08	99.27	111.62	122.73	131.06	141.16	150.67	162.39	170.92	181.34	10.77	17.13	30.02	9.30
		Department Store	16'	1	96.00	103.96	115.03	124.93	132.26	141.05	149.44	159.94	167.39	176.48	9.69	16.76	28.61	8.06
				2	98.15	108.30	121.98	134.29	143.51	154.67	165.19	178.18	187.60	199.11	11.94	17.78	28.85	8.30
		Supermarket	14'	1	89.98	97.30	107.46	116.54	123.27	131.34	139.05	148.68	155.52	163.88	8.83	16.29	29.60	8.87
				2	91.86	101.10	113.54	124.73	133.11	143.26	152.83	164.64	173.21	183.68	10.80	17.13	30.02	9.30
		Convenience	12'	1	87.57	94.33	103.77	112.19	118.43	125.88	133.03	141.96	148.29	156.03	8.10	15.83	30.59	9.70
		Market		2	89.18	97.59	108.98	119.21	126.86	136.10	144.84	155.65	163.45	173.00	9.79	16.48	31.20	10.30
		Dinning/Lounge	12'	1	126.04	133.68	145.20	155.35	162.65	171.12	179.55	190.43	197.73	206.62	9.44	15.83	30.59	9.70
				2	127.65	136.94	150.41	162.37	171.08	181.34	191.36	204.12	212.89	223.59	11.13	16.48	31.20	10.30
	FD	Hotel - Motel	12'	1	104.10	111.24	121.57	130.74	137.43	145.32	153.02	162.79	169.54	177.76	8.73	15.83	30.59	9.70
		Service		2	105.71	114.50	126.78	137.76	145.86	155.54	164.83	176.48	184.70	194.73	10.42	16.48	31.20	10.30
		Bank	14'	1	112.46	120.30	131.67	141.76	149.11	157.77	166.23	177.00	184.41	193.44	9.61	16.29	29.60	8.87
				2	114.34	124.10	137.75	149.95	158.95	169.69	180.01	192.96	202.10	213.24	11.58	17.13	30.02	9.30
		General Office	12'	1	108.25	115.48	126.04	135.39	142.20	150.20	158.03	168.01	174.87	183.22	8.82	15.83	30.59	9.70
				2	109.86	118.74	131.25	142.41	150.63	160.42	169.84	181.70	190.03	200.19	10.51	16.48	31.20	10.30
		Medical Office	12'	1	110.15	117.42	128.08	137.52	144.38	152.43	160.33	170.40	177.31	185.71	8.88	15.83	30.59	9.70
				2	111.76	120.68	133.29	144.54	152.81	162.65	172.14	184.09	192.47	202.68	10.57	16.48	31.20	10.30

Appendix G

Commercial and Industrial Cost Schedules

Schedule A.1 (continued)

GCM Base Prices (continued)

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2										1			3		
					Fire Resistant										Wood			Rein		
					1	2	3	4	5	6	7	8	9	10	+1	(-)	(+)	(+)	(+)	(+)
First	FD	Country Club	12'		1 112.41	119.74	130.52	140.06	146.98	155.09	163.06	173.25	180.21	188.69	8.96	15.83	30.59	9.70		
					2 114.02	123.00	135.73	147.08	155.41	165.31	174.87	186.94	195.37	205.66	10.65	16.48	31.20	10.30		
		Funeral Home	12'		1 112.38	119.70	130.48	140.02	146.94	155.05	163.02	173.21	180.17	188.64	8.96	15.83	30.59	9.70		
					2 113.99	122.96	135.69	147.04	155.37	165.27	174.83	186.90	195.33	205.61	10.65	16.48	31.20	10.30		
		Nursing Home	10'		1 95.87	102.32	111.60	119.86	125.89	133.01	139.94	148.73	154.83	162.24	7.70	15.36	31.58	10.52		
					2 97.21	105.03	115.95	125.70	132.91	141.52	149.78	160.14	167.46	176.38	9.11	15.84	32.37	11.30		
		Hotel - Motel Unit	10'		1 93.55	99.95	109.11	117.26	123.23	130.29	137.15	145.82	151.85	159.20	7.94	15.36	31.58	10.52		
					2 94.89	102.66	113.46	123.10	130.25	138.80	146.99	157.23	164.48	173.34	9.35	15.84	32.37	11.30		
		Apartment	10'		1 80.02	86.10	94.53	102.08	107.67	114.37	120.78	128.76	134.46	141.40	7.35	15.36	31.58	10.52		
					2 81.36	88.81	98.88	107.92	114.69	122.88	130.62	140.17	147.09	155.54	8.76	15.84	32.37	11.30		
Wall	UF	+/-	1'		1 0.43	0.87	1.39	1.87	2.25	2.73	3.16	3.66	4.05	4.54	0.19	0.78	1.14	0.55		
Hgt.					2 0.57	1.14	1.83	2.46	2.96	3.58	4.14	4.80	5.31	5.95	0.44	1.02	1.84	0.68		
	SF	+/-	1'		1 0.82	1.26	1.79	2.27	2.65	3.12	3.55	4.05	4.44	4.93	0.19	0.78	1.14	0.55		
					2 0.96	1.53	2.22	2.85	3.35	3.98	4.53	5.19	5.71	6.34	0.44	1.01	1.83	0.67		
	FO	+/-	1'		1 0.93	1.37	1.89	2.37	2.75	3.23	3.66	4.16	4.55	5.04	0.20	0.78	1.14	0.55		
					2 1.07	1.64	2.33	2.96	3.46	4.08	4.64	5.30	5.81	6.45	0.45	1.01	1.83	0.67		
	FD	+/-	1'		1 1.11	1.55	2.07	2.55	2.93	3.41	3.84	4.33	4.73	5.21	0.22	0.77	1.12	0.55		
					2 1.25	1.82	2.51	3.14	3.63	4.26	4.82	5.47	5.99	6.63	0.47	1.02	1.84	0.67		
Upper	UF	Utility/Storage	12'		1 36.57	39.95	44.25	48.15	51.14	54.83	58.23	62.31	65.40	69.17	4.40	15.54	31.84	24.03		
					2 37.93	42.67	48.61	54.01	58.18	63.37	68.10	73.74	78.07	83.36	5.78	14.85	32.39	24.58		
		Parking Garage*	10'		1 35.98	38.82	42.49	45.81	48.35	51.47	54.35	57.83	60.44	63.64	3.55	14.54	33.03	25.04		
					2 37.10	41.09	46.12	50.70	54.22	58.59	62.58	67.36	71.00	75.46	4.69	13.97	33.49	25.49		
	FO	Health Club***	12'		1 73.16	77.37	83.65	89.19	93.19	97.85	102.46	108.40	112.41	117.27	5.67	15.54	31.84	24.03		
					2 74.52	80.09	88.01	95.05	100.23	106.39	112.33	119.83	125.08	131.46	7.04	14.85	32.39	24.58		
		General Retail	12'		1 76.43	80.72	87.17	92.86	96.95	101.69	106.42	112.52	116.61	121.58	5.60	15.54	31.84	24.03		
					2 77.79	83.44	91.53	98.72	103.99	110.23	116.29	123.95	129.28	135.77	6.98	14.85	32.39	24.58		
		Mall Shops	14'		1 78.47	83.32	90.47	96.81	101.39	106.74	112.03	118.81	123.40	129.00	6.39	16.54	30.66	23.02		
					2 80.05	86.49	95.56	103.65	109.61	116.71	123.54	132.15	138.18	145.55	8.00	15.74	31.30	23.66		
		Department Store	14'		1 84.67	89.65	97.14	103.76	108.51	114.03	119.52	126.61	131.36	137.14	6.48	16.54	30.66	23.02		
					2 86.25	92.82	102.23	110.60	116.73	124.00	131.03	139.95	146.14	153.69	8.09	15.74	31.30	23.66		
		Dining/Lounge	12'		1 115.21	120.39	128.94	136.37	141.53	147.30	153.32	161.38	166.45	172.58	6.92	15.54	31.84	24.03		
					2 116.57	123.11	133.30	142.23	148.57	155.84	163.19	172.81	179.12	186.77	8.30	14.85	32.39	24.58		
	FD	Hotel - Motel	12'		1 93.27	97.95	105.31	111.76	116.31	121.50	126.79	133.74	138.26	143.72	6.21	15.54	31.84	24.03		
		Service			2 94.63	101.94	110.40	117.89	123.35	129.77	136.06	144.06	149.56	156.25	7.47	14.85	32.39	24.58		
		General Office	12'		1 97.42	102.19	109.78	116.41	121.08	126.38	131.80	138.96	143.59	149.18	6.30	15.54	31.84	24.03		
					2 98.78	104.91	114.14	122.27	128.12	134.92	141.67	150.39	156.26	163.37	7.68	14.85	32.39	24.58		
		Medical Office	11'		1 99.07	103.61	110.99	117.42	121.91	126.98	132.21	139.17	143.61	148.97	6.05	15.04	32.44	24.54		
					2 100.31	106.10	114.98	122.80	128.37	134.81	141.26	149.65	155.22	161.97	7.31	14.41	32.94	25.04		
		Nursing Home	10'		1 85.04	89.01	95.33	100.85	104.74	109.15	113.67	119.63	123.49	128.15	5.22	14.54	33.03	25.04		
					2 86.16	91.28	98.96	105.74	110.61	116.27	121.90	129.16	134.05	139.97	6.36	13.97	33.49	25.49		
		Motel Units	10'		1 82.72	86.64	92.84	98.25	102.08	106.43	110.88	116.72	120.51	125.11	5.46	14.54	33.03	25.04		
					2 83.84	88.91	96.47	103.14	107.95	113.55	119.11	126.25	131.07	136.93	6.60	13.97	33.49	25.49		
		Apartment	10'		1 69.19	72.79	78.26	83.07	86.52	90.51	94.51	99.66	103.12	107.31	4.86	14.54	33.03	25.04		
					2 70.31	75.06	81.89	87.96	92.39	97.63	102.74	109.19	113.68	119.13	6.01	13.97	33.49	25.49		

* Add to base price (1st floor) to account for roof deck parking 6.16

** Adjust base price to account for balconies, per square foot of balcony area 32.81 2.18 3.04 6.10

*** Add per court - racquetball 53,500

- squash 41,800

Add to base price (1st floor) to account for elevated floor construction¹ 7.88 6.22 0.78 2.42

Typical base price (1st floor) component for roof & framing --

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

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE A.2

GCI Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2 Fire Resistant										1 Wood			3 Rein Conc		4 FP Steel	
					1	2	3	4	5	6	7	8	9	10	+1	Jst (-)	(+)	(+)	(+)	(+)	
Bsmt	UF	Light Utility/Storage	9'	1	47.26	53.31	61.01	68.00	73.36	79.99	86.07	93.39	98.93	105.71	6.55	5.66	36.33	28.73			
				2	47.26	53.31	61.01	68.00	73.36	79.99	86.07	93.39	98.93	105.71	6.55	5.66	36.33	28.73			
		Heavy Utility/Storage	9'	1	48.53	54.61	62.38	69.43	74.82	81.48	87.61	94.99	100.56	107.38	6.59	5.66	36.33	28.73			
				2	48.53	54.61	62.38	69.43	74.82	81.48	87.61	94.99	100.56	107.38	6.59	5.66	36.33	28.73			
	SF	Light Manufacturing	9'	1	77.86	84.62	93.97	102.33	108.53	115.97	123.07	131.94	138.25	145.94	7.57	5.66	36.33	28.73			
				2	77.86	84.62	93.97	102.33	108.53	115.97	123.07	131.94	138.25	145.94	7.57	5.66	36.33	28.73			
FO		Heavy Manufacturing	9'	1	78.89	85.67	95.07	103.48	109.71	117.17	124.31	133.23	139.57	147.29	7.61	5.66	36.33	28.73			
				2	78.89	85.67	95.07	103.48	109.71	117.17	124.31	133.23	139.57	147.29	7.61	5.66	36.33	28.73			
	Truck Terminal	Bunk Room	9'	1	74.39	81.06	90.23	98.43	104.54	111.89	118.88	127.57	133.79	141.38	7.50	5.66	36.33	28.73			
				2	74.39	81.06	90.23	98.43	104.54	111.89	118.88	127.57	133.79	141.38	7.50	5.66	36.33	28.73			
	First	Light Utility/Storage	14'	1	54.74	61.25	69.51	77.01	82.77	89.91	96.44	104.29	110.24	117.55	7.04	16.29	29.60	8.88			
				2	56.62	65.05	75.59	85.20	92.61	101.83	110.22	120.25	127.93	137.35	9.04	17.13	30.02	9.30			
		Heavy Utility/Storage	14'	1	56.01	62.55	70.88	78.44	84.23	91.40	97.98	105.89	111.87	119.22	7.08	16.29	29.60	8.88			
				2	57.89	66.35	76.96	86.63	94.07	103.32	111.76	121.85	129.56	139.02	9.09	17.13	30.02	9.30			
		Light Warehouse	18'	1	58.57	66.19	75.83	84.59	91.33	99.66	107.30	116.47	123.42	131.96	8.22	17.22	27.61	7.24			
				2	60.99	71.07	83.65	95.12	103.97	114.99	125.02	136.99	146.17	157.42	10.80	18.43	27.67	7.30			
		Mini Warehouse	12'	1	54.29	60.29	67.93	74.86	80.18	86.75	92.79	100.04	105.53	112.27	6.46	15.83	30.59	9.70			
				2	55.90	63.55	73.14	81.88	88.61	96.97	104.60	113.73	120.69	129.24	8.18	16.48	31.20	10.30			
				3	54.29	60.29	67.93	74.86	80.18	86.75	92.79	100.04	105.53	112.27	6.46	15.83	30.59	9.70			
	Commercial Garage		14'	1	68.05	74.87	83.85	91.94	98.07	105.56	112.54	121.06	127.35	135.05	7.52	16.29	29.60	8.88			
				2	69.93	78.67	89.93	100.13	107.91	117.48	126.32	137.02	145.04	154.85	9.52	17.13	30.02	9.30			
				3	68.05	74.87	83.85	91.94	98.07	105.56	112.54	121.06	127.35	135.05	7.52	16.29	29.60	8.88			
	Hanger		20'	1	79.90	88.51	99.89	110.17	117.92	127.37	136.21	147.02	154.97	164.70	9.45	17.69	26.62	6.42			
				2	82.59	93.94	108.58	121.86	131.97	144.40	155.91	169.82	180.24	192.99	12.31	19.07	26.50	6.30			
				3	79.90	88.51	99.89	110.17	117.92	127.37	136.21	147.02	154.97	164.70	9.45	17.69	26.62	6.42			
	Truck Terminal Warehouse		14'	1	61.29	67.95	76.56	84.35	90.29	97.60	104.36	112.53	118.65	126.15	7.26	16.29	29.60	8.88			
				2	63.17	71.75	82.64	92.54	100.13	109.52	118.14	128.49	136.34	145.95	9.27	17.13	30.02	9.30			
				3	61.29	67.95	76.56	84.35	90.29	97.60	104.36	112.53	118.65	126.15	7.26	16.29	29.60	8.88			
	SF Loft Warehouse		14'	1	60.87	67.52	76.11	83.88	89.81	97.11	103.85	112.01	118.11	125.60	7.25	16.29	29.60	8.88			
				2	62.75	71.32	82.19	92.07	99.65	109.03	117.63	127.97	135.80	145.40	9.26	17.13	30.02	9.30			
				3	85.34	92.56	102.47	111.34	117.94	125.89	133.44	142.84	149.56	157.78	8.06	16.29	29.60	8.88			
	Heavy Manufacturing		14'	1	86.37	93.61	103.57	112.49	119.12	127.09	134.68	144.13	150.88	159.13	8.10	16.29	29.60	8.87			
				2	88.25	97.41	109.65	120.68	128.96	139.01	148.46	160.09	168.57	178.93	10.11	17.13	30.02	9.30			
				3	86.37	93.61	103.57	112.49	119.12	127.09	134.68	144.13	150.88	159.13	8.10	16.29	29.60	8.87			
	Loft Manufacturing		12'	1	78.38	84.93	93.87	101.89	107.87	115.08	121.92	130.39	136.49	143.95	7.34	15.83	30.59	9.70			
				2	79.99	88.19	99.08	108.91	116.30	125.30	133.73	144.08	151.65	160.92	9.06	16.48	31.20	10.30			
				3	124.55	139.25	158.96	176.69	190.00	206.15	221.34	240.04	253.66	270.31	16.27	22.35	33.68	(1.78)			
	Mill Manufacturing		40'	1	129.94	150.09	176.34	200.08	218.11	240.22	260.73	285.65	304.20	326.90	22.01	25.54	34.74	(3.72)			
				2	124.55	139.25	158.96	176.69	190.00	206.15	221.34	240.04	253.66	270.31	16.27	22.35	33.68	(1.78)			
				3	60.42	67.07	75.63	83.39	89.30	96.59	103.31	111.45	117.54	125.02	7.32	16.29	29.60	8.88			
	Small Shop		14'	1	62.30	70.87	81.71	91.58	99.14	108.51	117.09	127.41	135.23	144.82	9.32	17.13	30.02	9.30			
				2	60.42	67.07	75.63	83.39	89.30	96.59	103.31	111.45	117.54	125.02	7.32	16.29	29.60	8.88			
				3	91.74	103.15	118.14	131.66	141.91	154.43	166.09	180.33	190.84	203.72	12.49	20.01	21.65	2.32			
	Power Generating Plant		30'	1	95.78	111.29	131.17	149.21	162.99	179.99	195.64	214.54	228.75	246.16	16.79	22.31	20.62	1.29			
				2	80.59	86.43	94.61	101.90	107.30	113.74	119.92	127.66	133.13	139.82	6.63	15.13	32.08	10.93			
				3	81.80	88.87	98.52	107.16	113.62	121.41	128.78	137.93	144.50	152.55	7.92	15.51	32.96	11.80			
	FO Industrial Office		12'	1	88.87	95.65	105.16	113.65	119.92	127.40	134.59	143.59	149.96	157.73	7.71	15.83	30.59	9.70			
				2	90.48	98.91	110.37	120.67	128.35	137.62	146.40	157.28	165.12	174.70	9.43	16.48	31.20	10.30			
				3	88.87	95.65	105.16	113.65	119.92	127.40	134.59	143.59	149.96	157.73	7.71	15.83	30.59	9.70			
	Research/Devel.		12'	1	128.87	136.58	148.25	158.52	165.90	174.44	182.97	193.99	201.37	210.33	9.12	15.83	30.59	9.70			
				2	130.48	139.84	153.46	165.54	174.33	184.66	194.78	207.68									

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE A.2 (continued)

GCI Base Prices (continued)

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2										1 Wood Jst	3 Rein Conc	4 F P Steel			
					Fire Resistant					10 +1 (-)	11 (-)	12 (+)								
					1	2	3	4	5											
Wall	UF	+/-	1'	1	0.43	0.87	1.39	1.87	2.25	2.73	3.16	3.66	4.05	4.54	0.49	0.78	1.14	0.55		
Hgt.			2	0.57	1.14	1.83	2.46	2.96	3.58	4.14	4.80	5.31	5.95	6.64	1.02	1.84	0.68			
			3	0.43	0.87	1.39	1.87	2.25	2.73	3.16	3.66	4.05	4.54	0.49	0.78	1.14	0.55			
SF	+/-		1'	1	0.82	1.26	1.79	2.27	2.65	3.12	3.55	4.05	4.44	4.93	0.49	0.78	1.14	0.55		
			2	0.96	1.53	2.22	2.85	3.35	3.98	4.53	5.19	5.71	6.34	0.63	1.01	1.83	0.67			
			3	0.82	1.26	1.79	2.27	2.65	3.12	3.55	4.05	4.44	4.93	0.49	0.78	1.14	0.55			
FO	+/-		1'	1	0.93	1.37	1.89	2.37	2.75	3.23	3.66	4.16	4.55	5.04	0.49	0.78	1.14	0.55		
			2	1.07	1.64	2.33	2.96	3.46	4.08	4.64	5.30	5.81	6.45	0.63	1.01	1.83	0.67			
			3	0.93	1.37	1.89	2.37	2.75	3.23	3.66	4.16	4.55	5.04	0.49	0.78	1.14	0.55			
FD	+/-		1'	1	1.11	1.55	2.07	2.55	2.93	3.41	3.84	4.33	4.73	5.21	0.48	0.77	1.12	0.55		
			2	1.25	1.82	2.51	3.14	3.63	4.26	4.82	5.47	5.99	6.63	0.64	1.02	1.84	0.67			
			3	1.11	1.55	2.07	2.55	2.93	3.41	3.84	4.33	4.73	5.21	0.48	0.77	1.12	0.55			
Upper	UF	Light Utility/Storage	12'	1	43.40	46.93	51.60	55.81	58.99	62.86	66.48	70.91	74.17	78.15	3.89	15.54	31.84	24.03		
			2	44.76	49.65	55.96	61.67	66.03	71.40	76.35	82.34	86.84	92.34	5.33	14.85	32.39	24.58			
		Heavy Utility/Storage	12'	1	44.67	48.23	52.97	57.24	60.45	64.35	68.02	72.51	75.80	79.82	3.93	15.54	31.84	24.03		
			2	46.03	50.95	57.33	63.10	67.49	72.89	77.89	83.94	88.47	94.01	5.37	14.85	32.39	24.58			
SF	Loft Warehouse		12'	1	49.53	53.20	58.20	62.68	66.03	70.06	73.89	78.63	82.04	86.20	4.10	15.54	31.84	24.03		
			2	50.89	55.92	62.56	68.54	73.07	78.60	83.76	90.06	94.71	100.39	5.54	14.85	32.39	24.58			
		Light Manufacturing	12'	1	74.00	78.24	84.56	90.14	94.16	98.84	103.48	109.46	113.49	118.38	4.92	15.54	31.84	24.03		
			2	75.36	80.96	88.92	96.00	101.20	107.38	113.35	120.89	126.16	132.57	6.36	14.85	32.39	24.58			
		Heavy Manufacturing	12'	1	75.03	79.29	85.66	91.29	95.34	100.04	104.72	110.75	114.81	119.73	4.95	15.54	31.84	24.03		
			2	76.39	82.01	90.02	97.15	102.38	108.58	114.59	122.18	127.48	133.92	6.39	14.85	32.39	24.58			
Loft	Manufacturing		12'	1	67.55	71.64	77.61	82.91	86.75	91.26	95.69	101.34	105.21	109.91	4.74	15.54	31.84	24.03		
			2	68.91	74.36	81.97	88.77	93.79	99.80	105.56	112.77	117.88	124.10	6.18	14.85	32.39	24.58			
		Small Shop	12'	1	49.08	52.75	57.72	62.19	65.52	69.54	73.35	78.07	81.47	85.62	4.17	15.54	31.84	24.03		
			2	50.44	55.47	62.08	68.05	72.56	78.08	83.22	89.50	94.14	99.81	5.61	14.85	32.39	24.58			
		Power Generating Plant	*	0	73.23	74.38	77.08	79.31	80.69	82.01	83.67	86.20	87.46	88.95	1.71	11.78	38.96	30.09		
FO	Truck Terminal		9'	1	69.76	73.12	78.33	82.88	86.13	89.87	93.63	98.54	101.77	105.70	4.02	14.04	33.62	25.55		
		Bunk Room		2	70.77	75.16	81.59	87.28	91.42	96.28	101.04	107.12	111.28	116.34	5.10	13.52	34.03	25.95		
FD	Industrial Office		12'	1	78.04	82.36	88.90	94.67	98.80	103.58	108.36	114.54	118.68	123.69	5.11	15.54	31.84	24.03		
			2	79.40	85.08	93.26	100.53	105.84	112.12	118.23	125.97	131.35	137.88	6.55	14.85	32.39	24.58			
		Research/Devel.	12'	1	118.04	123.29	131.99	139.54	144.78	150.62	156.74	164.94	170.09	176.29	6.52	15.54	31.84	24.03		
			2	119.40	126.01	136.35	145.40	151.82	159.16	166.61	176.37	182.76	190.48	7.96	14.85	32.39	24.58			

*Upper floor price exclusive of walls.

SCHEDULE A.3

GCR Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1										2 Fire Res		
					Wood Joist					10 +1 (+)	11 (-)	12 (+)					
					1	2	3	4	5								
Bsmt	UF	Utility/Storage	9'	1	36.16	41.77	48.74	55.10	60.02	66.15	71.72	78.35	83.46	89.71	5.92	5.96	
			2	36.16	41.77	48.74	55.10	60.02	66.15	71.72	78.35	83.46	89.71	5.92	5.96		
FO	Dinning/Lounge		9'	1	114.80	122.21	133.43	143.32	150.41	158.62	166.81	177.42	184.51	193.12	8.77	9.35	
			2	114.80	122.21	133.43	143.32	150.41	158.62	166.81	177.42	184.51	193.12	8.77	9.35		
		Motel Service	9'	1	92.86	99.77	109.80	118.71	125.19	132.82	140.28	149.78	156.32	164.26	8.05	14.25	
			2	92.86	99.77	109.80	118.71	125.19	132.82	140.28	149.78	156.32	164.26	8.05	14.25		
FD	General Office		9'	1	97.01	104.01	114.27	123.36	129.96	137.70	145.29	155.00	161.65	169.72	8.14	16.12	
			2	97.01	104.01	114.27	123.36	129.96	137.70	145.29	155.00	161.65	169.72	8.14	16.12		
		Apartment	9'	1	69.29	75.65	84.41	92.26	98.09	105.09	111.77	120.07	126.02	133.26	7.33	9.35	
			2	69.29	75.65	84.41	92.26	98.09	105.09	111.77	120.07	126.02	133.26	7.33	9.35		
First	FO	Motel Service	12'	1	95.35	101.00	109.53	117.05	122.43	128.69	134.92	142.98	148.38	154.92	6.72		
			2	96.86	104.02	114.37	123.57	130.27	138.19	145.90	155.70	162.47	170.70	8.32			
		Dinning/Lounge	12'	1	117.29	123.44	133.16	141.66	147.65	154.49	161.45	170.62	176.57	183.78	7.44		
			2	118.80	126.46	138.00	148.18	155.49	163.99	172.43	183.34	190.66	199.56	9.04			
FD	Bank		10'	1	102.77	108.16	116.59	123.98	129.21	135.19	141.26	149.22	154.43	160.73	6.49		
			2	104.04	110.71	120.67	129.47	135.81	143.18	150.50	159.93	166.28	174.01	7.84			
		General Office	10'	1	99.07	104.37	112.61	119.83	124.96	130.85	136.79	144.56	149.68	155.87	6.36		
			2	100.34	106.92	116.69	125.32	131.56	138.84	146.03	155.27	161.53	169.15	7.71			
		Medical Office	10'	1	100.97	106.31	114.65	121.96	127.14	133.08	139.09	146.95	152.12	158.36	6.42		
			2	102.24	108.86	118.73	127.45	133.74	141.07	148.33	157.66	163.97	171.64	7.77			

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE A.3 (continued)

GCR Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	Wood Joist										Fire Res (+)	
					1	2	3	4	5	6	7	8	9	10	+1	
First	FD	Motel Units	9'	1	84.67	89.43	96.64	102.98	107.53	112.80	118.07	124.88	129.42	134.95	5.92	
				2	85.82	91.74	100.33	107.95	113.51	120.04	126.44	134.57	140.16	146.98	7.14	
	Funeral Home		12'	1	103.63	109.46	118.44	126.33	131.94	138.42	144.92	153.40	159.01	165.80	6.96	
				2	105.14	112.48	123.28	132.85	139.78	147.92	155.90	166.12	173.10	181.58	8.56	
	Nursing Home		10'	1	87.20	92.23	99.82	106.51	111.31	116.88	122.43	129.60	134.42	140.25	5.90	
				2	88.47	94.78	103.90	112.00	117.91	124.87	131.67	140.31	146.27	153.53	7.25	
	Apartment		9'	1	71.14	75.58	82.06	87.80	91.97	96.88	101.70	107.82	112.03	117.15	5.31	
				2	72.29	77.89	85.75	92.77	97.95	104.12	110.07	117.51	122.77	129.18	6.53	
	Upper FO	Motel Service	12'	1	80.84	84.86	91.43	97.16	101.13	105.61	110.25	116.45	120.37	125.11	5.01	
				2	82.31	87.82	96.17	103.54	108.80	114.90	120.99	128.89	134.16	140.54	6.57	
	FD	Dining/Lounge	12'	1	102.78	107.30	115.06	121.77	126.35	131.41	136.78	144.09	148.56	153.97	5.73	
				2	104.25	110.26	119.80	128.15	134.02	140.70	147.52	156.53	162.35	169.40	7.29	
	Motel Units		9'	1	70.29	73.55	78.96	83.66	86.92	90.55	94.36	99.46	102.65	106.52	4.34	
				2	71.39	75.77	82.52	88.44	92.67	97.52	102.41	108.79	112.99	118.10	5.52	
	Apartment		9'	1	56.76	59.70	64.38	68.48	71.36	74.63	77.99	82.40	85.26	88.72	3.74	
				2	57.86	61.92	67.94	73.26	77.11	81.60	86.04	91.73	95.60	100.30	4.92	
	Nursing Home		10'	1	72.78	76.37	82.01	87.00	90.47	94.35	98.40	103.81	107.23	111.35	4.28	
				2	74.01	78.73	85.96	92.32	96.86	102.10	107.35	114.18	118.72	124.22	5.59	

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

	1	2	3	4	5	6	7	8	9	10	+1
Light metal/wood siding, pole frame	24.56	26.40	28.62	30.65	32.25	34.27	36.07	38.18	39.85	41.90	1.93
Add per P/A ratio:											
Exterior sheathing	0.10	0.20	0.32	0.43	0.52	0.63	0.73	0.84	0.93	1.04	0.10
Insulation	1.87	2.16	2.54	2.90	3.15	3.47	3.77	4.14	4.41	4.73	0.32
Steel girts and purlins	0.37	0.44	0.52	0.59	0.64	0.71	0.77	0.85	0.90	0.97	0.07
Aluminum siding and roofing	1.99	2.36	2.84	3.28	3.61	4.01	4.39	4.84	5.19	5.60	0.40
Interior liner (1)	0.46	0.85	1.31	1.70	2.19	2.60	3.20	3.76	4.25	4.85	0.56
Heavy gauge siding and roofing (2)	0.43	0.51	0.60	0.70	0.77	0.86	0.94	1.04	1.11	1.20	0.09
Plastic panel siding	0.30	0.60	0.97	1.30	1.56	1.90	2.19	2.54	2.81	3.15	0.31
Sandwich paneling	7.23	8.35	9.86	11.21	12.22	13.46	14.61	16.04	17.07	18.34	1.22
Interior finish (3)											
Unfinished occupancies (UF)	7.99	8.17	8.60	8.96	9.18	9.39	9.66	10.06	10.26	10.50	0.28
Semi-finished occupancies (SF)	30.28	30.98	32.62	33.97	34.81	35.61	36.62	38.15	38.92	39.82	1.05
Finished open occupancies (FO)	50.80	51.97	54.71	56.99	58.39	59.73	61.43	64.00	65.28	66.80	1.77
Finished divided occupancies (FD)	70.99	72.62	76.46	79.64	81.60	83.48	85.84	89.43	91.23	93.35	2.47
Add per square foot for floor area for frame variations:											
Steel post and beam	0.63	0.64	0.67	0.70	0.72	0.74	0.76	0.79	0.80	0.82	0.02
Rigid steel frame construction	0.56	0.57	0.60	0.62	0.64	0.65	0.67	0.70	0.72	0.73	0.02
Deduct per square foot floor area for floor:											
Concrete floor	4.51	4.61	4.85	5.06	5.18	5.30	5.45	5.68	5.79	5.93	0.16

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

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

Adjust for quality grade from Schedule F.

Note (1) Liner is included with manufactured sandwich paneling

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

Note (3) Interior Components:	Walls/						Add	
	LF	Flooring	Ceiling	Ptns&OF	Lighting	Heating	A/C	Sprk
Unfinished occupancies (UF)	---	---	---	0.79	3.33	2.47	4.55	6
Semi-finished occupancies (SF)	---	3.37	4.43	1.86	7.02	5.61	2.37	6
Finished open occupancies (FO)	69.00	3.37	4.43	1.92	12.70	5.61	2.37	4
Finished divided occupancies (FD)	69.00	3.73	5.02	9.57	15.70	6.50	2.63	3

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE B

GC Base Price Adjustment for Story Height (BPA)

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

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

SCHEDULE C

GC Base Price Components and Adjustments

ID	Floor Level	Fin Type	Use Type	CH	Interior Finish			Ptns	Ltg	Htg Vent	A.C.	Htg Only	Add for A.C.	Adj Lighting	Spk **	
					Walls	Floors Per LF	Ceil Per SF									
GCM	Sub	UF	Parking	8'	---	---	---	1.79	2.83	0.12	---	---	---	0.43	1.49	6
	Bsmt															
	Bsmt	UF	Utility/Storage	9'	---	---	---	2.49	7.47	---	2.63	5.25	1.09	3.72	6	
			Stand Alone Basement	9'	---	---	---	1.43	2.83	---	2.63	5.25	0.43	1.49	6	
			Parking Garage	8'	---	---	---	1.79	2.83	0.12	---	---	---	0.43	1.49	4
	FO		General Retail	10'	76.48	3.81	5.01	2.00	16.90	13.70	7.54	---	2.07	7.71	4	
			Dinning/Lounge	8'	61.18	14.37	5.89	2.30	30.46	30.18	16.60	---	2.93	15.16	4	
	FD		Office	8'	61.18	9.94	5.89	6.12	20.89	20.07	11.04	---	2.18	9.84	3	
			Apartment	8'	61.18	6.61	6.68	6.74	9.75	---	6.60	3.15	1.33	4.79	2	
	First	UF	Utility/Storage	14'	---	---	---	2.49	7.47	---	2.63	5.25	1.09	3.72	6	
			Parking Garage	10'	---	---	---	1.43	2.83	0.12	---	---	0.43	1.49	4	
	SF		Car Wash Auto	12'	155.77	---	---	4.26	15.96	---	2.63	---	2.07	7.71	6	
			Ice Rink	18'	207.69	2.22	3.07	9.59	16.90	---	2.63	---	2.07	7.71	4	
			Auto Service Center	14'	181.73	3.03	1.20	2.49	15.96	---	2.63	5.25	2.07	7.71	5	
	FO		Auto Showroom	12'	91.77	4.48	7.76	4.59	16.90	17.13	9.42	---	2.07	7.71	4	
			Bowling Alley	12'	91.77	10.68	5.89	1.84	16.90	20.15	8.86	---	2.66	9.58	4	
			Theater	18'	137.66	7.71	5.89	4.14	20.48	20.15	8.86	---	2.66	9.58	1	
			Health Club	10'	76.48	4.78	3.54	3.89	16.90	13.70	7.54	---	2.07	7.71	4	
			General Retail	12'	91.77	3.81	5.01	1.84	16.90	13.70	7.54	---	2.07	7.71	4	
			Discount	12'	152.95	5.14	1.20	3.06	16.90	12.54	6.91	---	2.07	7.71	4	
			Regional Shopping Center	12'	91.77	5.53	4.71	1.84	16.90	13.70	7.54	---	2.07	7.71	4	
			Neighborhood Shopping Ctr	14'	107.07	5.53	4.71	1.84	16.90	13.70	7.54	---	2.07	7.71	4	
			Department Store	14'	107.07	6.18	4.71	3.22	16.90	16.11	8.86	---	2.07	7.71	4	
			Supermarket	12'	91.77	2.69	4.71	2.76	16.90	17.02	9.36	---	2.07	7.71	4	
			Convenience Market	10'	76.48	4.03	5.31	2.30	16.90	13.70	7.54	---	2.07	7.71	4	
			Dinning/Lounge	10'	76.48	13.58	5.89	2.30	30.46	30.18	16.60	---	3.72	13.30	4	
	FD		Hotel/Motel Service	10'	76.48	13.58	6.68	12.44	16.90	13.70	7.54	---	2.07	7.71	2	
			Bank	12'	91.77	10.05	5.89	4.59	20.89	22.85	12.57	---	2.93	10.11	3	
			General Office	10'	76.48	9.94	5.89	6.12	20.89	20.07	11.04	---	2.93	10.11	3	
			Medical Office	10'	76.48	4.59	5.89	9.57	20.89	21.88	12.03	---	2.93	10.11	3	
			Country Club	10'	76.48	13.15	6.68	5.36	20.48	20.28	11.16	---	2.66	9.58	3	
			Funeral Home	10'	76.48	9.25	5.89	5.36	16.90	29.10	16.00	---	2.07	7.71	3	
			Nursing Home	8'	61.18	6.24	6.68	4.89	16.90	13.70	7.54	---	2.07	7.71	3	
			Hotel/Motel Unit	8'	61.18	10.28	6.68	7.34	16.90	9.71	9.71	---	2.07	7.71	2	
			Apartment Units	8'	61.18	6.61	6.68	6.74	9.75	---	6.60	3.15	1.33	4.79	2	
	Upper	UF	Utility/Storage	12'	---	---	---	2.49	7.47	---	2.63	5.25	1.09	3.72	6	
			Parking Garage	10'	---	---	---	1.43	2.83	0.10	---	---	0.43	1.49	4	
		FO	Health Club	10'	76.48	4.78	3.54	3.89	16.90	13.70	7.54	---	2.07	7.71	4	
			General Retail	10'	76.48	3.81	5.01	1.84	16.90	13.70	7.54	---	2.07	7.71	4	
			Department Store	14'	107.07	6.18	4.71	3.22	16.90	16.11	8.86	---	2.07	7.71	4	
			Mall Shops	12'	91.77	5.53	4.71	1.84	16.90	13.70	7.54	---	2.07	7.71	4	
			Dinning/Lounge	10'	76.48	13.58	5.89	2.30	30.46	30.18	16.60	---	3.72	13.30	4	
		FD	Hotel/Motel Service	10'	76.48	13.58	6.68	12.44	16.90	13.70	7.54	---	2.07	7.71	2	
			General Office	10'	76.48	9.94	5.89	6.12	20.89	20.07	11.04	---	2.93	10.11	3	
			Medical Office	9'	68.83	4.59	5.89	8.99	20.89	21.88	12.03	---	2.93	10.11	3	
			Nursing Home	8'	61.18	6.24	6.68	4.89	16.90	13.70	7.54	---	2.07	7.71	3	
			Hotel/Motel Unit	8'	61.18	10.28	6.68	7.34	16.90	9.71	9.71	---	2.07	7.71	2	
			Apartment Units	8'	61.18	6.61	6.68	6.74	9.75	---	6.60	3.15	1.33	4.79	2	

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE C (continued)

GC Base Price Components and Adjustments (continued)

ID	Floor Level	Fin Type	Use Type	Interior Finish					Htg Ptns	Htg Ltg	Add A.C.	Adjust A.C.	Spk **		
				CH	Walls Per LF	Floors Per SF	Ceil Per SF	Vent A.C.							
GCI	Bsmt	UF	Light Utility/Storage	9'	---	---	---	2.49	9.34	---	3.29	5.25	1.09	3.72	6
			Heavy Utility/Storage	9'	---	---	---	2.49	9.34	---	3.29	5.25	1.09	3.72	6
	SF		Light Manufacturing	9'	184.93	5.80	---	14.79	20.48	8.24	6.64	5.25	2.93	10.11	5
			Heavy Manufacturing	9'	184.93	7.27	---	14.79	20.48	8.24	6.64	5.25	2.93	10.11	5
	FO	UF	Truck Terminal Bunk Room	9'	184.93	4.48	6.68	9.87	9.75	5.28	5.28	5.25	1.33	4.79	5
			Light Utility/Storage	14'	---	---	---	2.49	9.34	---	3.29	5.25	1.09	3.72	6
	First	UF	Heavy Utility/Storage	14'	---	---	---	2.49	9.34	---	3.29	5.25	1.09	3.72	6
			Light Warehouse	18'	---	---	---	1.38	9.34	---	3.29	5.25	1.09	3.72	6
		UF	Mini Warehouse	12'	---	---	---	8.26	1.20	---	---	---	0.11	0.48	5
			Commercial Garage	14'	---	3.03	---	2.49	15.96	3.29	3.29	5.25	2.02	7.45	5
		SF	Hanger	20'	---	8.72	---	3.55	15.96	4.88	3.29	2.09	2.02	7.45	6
			Truck Terminal Warehouse	14'	---	1.92	---	2.67	9.34	---	3.29	5.25	1.09	3.72	5
Upper	Upper	UF	Loft Warehouse	14'	287.68	---	---	2.46	9.34	---	3.29	5.25	1.09	3.72	6
			Light Manufacturing	14'	287.68	5.80	---	14.79	20.48	8.24	6.64	5.25	2.93	10.11	5
		SF	Heavy Manufacturing	14'	287.68	7.27	---	14.79	20.48	8.24	6.64	5.25	2.93	10.11	5
			Loft Manufacturing	12'	197.27	5.80	---	12.33	20.48	4.88	3.29	5.25	2.93	10.11	5
		FO	Mill Manufacturing	40'	821.94	7.27	---	49.32	20.48	8.24	6.64	5.25	2.93	10.11	5
			Small Shop	14'	107.07	3.03	0.59	2.67	9.34	---	3.29	5.25	1.09	3.72	6
		FD	Power Generating Plant	30'	616.46	9.11	1.20	10.65	20.48	---	6.64	5.25	2.93	10.11	5
			Truck Terminal Bunk Room	8'	164.39	4.48	6.68	9.87	9.75	5.28	5.28	5.25	1.33	4.79	6
		FD	Industrial Office	10'	76.48	6.05	5.89	4.59	15.96	9.84	5.42	---	2.07	7.71	3
			Reseach/Development	10'	129.81	7.19	5.89	9.09	33.65	30.18	16.60	---	3.72	13.30	3
GCR	Upper	UF	Light Utility/Storage	12'	---	---	---	2.49	9.34	---	3.29	5.25	1.09	3.72	6
			Heavy Utility/Storage	12'	---	---	---	2.49	9.34	---	3.29	5.25	1.09	3.72	6
		SF	Loft Warehouse	12'	246.58	---	---	2.46	9.34	---	3.29	5.25	1.09	3.72	6
			Light Manufacturing	12'	197.27	5.80	---	14.79	20.48	8.24	6.64	5.25	2.93	10.11	5
		FO	Heavy Manufacturing	12'	197.27	7.27	---	14.79	20.48	8.24	6.64	5.25	2.93	10.11	5
			Loft Manufacturing	12'	197.27	5.80	---	12.33	20.48	4.88	3.29	5.25	2.93	10.11	5
		FD	Small Shop	12'	91.77	3.03	0.59	2.67	9.34	---	3.29	5.25	1.09	3.72	5
			Power Generating Plant	*	---	9.11	1.20	10.65	20.48	---	6.64	5.25	2.93	10.11	5
		FO	Truck Terminal Bunk Room	8'	164.39	4.48	6.68	9.87	9.75	5.28	5.28	5.25	1.33	4.79	5
			Industrial Office	10'	76.48	6.05	5.89	4.59	15.96	9.84	5.42	---	2.07	7.71	3
		FD	Reseach/Development	10'	129.81	7.19	5.89	9.09	33.65	30.18	16.60	---	3.72	13.30	3
GCR	Bsmt	UF	Utility/Storage	9'	---	---	---	2.49	7.47	---	2.63	5.25	1.09	3.72	6
			FO	9'	68.83	14.37	5.89	2.30	30.46	30.18	16.60	---	2.93	15.16	4
		FD	Motel Service	9'	68.83	13.58	6.68	12.44	16.90	13.70	7.54	---	2.07	7.71	2
			General Office	9'	68.83	9.94	5.89	6.12	20.89	20.07	11.04	---	2.93	10.11	3
		First	Apartment Units	9'	68.83	6.61	6.68	6.74	9.75	---	6.60	3.15	1.33	4.79	2
			Motel Service	12'	91.77	13.58	6.68	12.44	16.90	13.70	7.54	---	2.07	7.71	2
		FD	Dining/Lounge	12'	91.77	14.37	5.89	2.30	30.46	30.18	16.60	---	2.93	15.16	4
			Bank	10'	76.48	10.05	5.89	4.59	20.89	22.85	12.57	---	2.93	10.11	3
		FO	General Office	10'	76.48	9.94	5.89	6.12	20.89	20.07	11.04	---	2.93	10.11	3
			Medical Office	10'	76.48	4.59	5.89	9.57	20.89	21.88	12.03	---	2.93	10.11	3
Upper	Upper	FD	Motel Units	9'	68.83	10.28	6.68	7.34	16.90	9.71	9.71	---	2.07	7.71	2
			Funeral Home	12'	91.77	9.25	5.89	5.36	16.90	29.10	16.00	---	2.07	7.71	2
		FO	Nursing Home	10'	76.48	6.24	6.68	4.89	16.90	13.70	7.54	---	2.07	7.71	2
			Apartment Units	9'	68.83	6.61	6.68	6.74	9.75	---	6.60	3.15	1.33	4.79	2
		FD	Motel Service	12'	91.77	13.58	6.68	12.44	16.90	13.70	7.54	---	2.07	7.71	2
			Dining/Lounge	12'	91.77	14.37	5.89	2.30	30.46	30.18	16.60	---	2.93	15.16	4
		FO	Motel Units	9'	68.83	10.28	6.68	7.34	16.90	9.71	9.71	---	2.07	7.71	2
			Apartment Units	9'	68.83	6.61	6.68	6.74	9.75	---	6.60	3.15	1.33	4.79	2
		FD	Nursing Home	10'	76.48	6.24	6.68	4.89	16.90	13.70	7.54	---	2.07	7.71	2

* Upper floor price exclusive of walls

** Add for unit heat in mini warehouse at \$1.83 per square foot

Sprinkler Total S.F. of Gross Coverage Per Floor

Group	5,000	10,000	15,000	20,000	30,000	40,000	50,000	75,000	100,000	Over
1	5.46	4.32	3.90	3.72	3.49	3.25	3.04	2.94	2.82	2.82
2	5.39	4.22	3.77	3.60	3.43	3.20	2.90	2.87	2.75	2.71
3	5.29	4.16	3.71	3.54	3.37	3.14	2.87	2.81	2.70	2.64
4	4.97	3.95	3.53	3.36	3.18	3.01	2.75	2.75	2.58	2.58
5	4.75	3.74	3.34	3.30	3.07	2.90	2.70	2.63	2.52	2.51
6	3.67	2.99	2.68	2.57	2.45	2.29	2.17	2.07	1.98	1.96

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE C (continued)

Unit Cost Adjustments

WALL FINISH

Per square foot of wall surface

Paint on masonry	1.82
Plaster on masonry, painted	5.16
Drywall, painted	1.33
Lath & plaster, painted	7.40
Hardboard paneling	
Patterned	3.87
Plain	3.87
Plywood paneling	
Softwood	3.87
Hardwood	4.18
Wood Paneling	
Softwood	5.40
Hardwood	9.62
Tile or block glazing	15.03
Ceramic or quarry tile	13.21
Enameled metal tile	11.19
Plastic tile	5.87
Acoustical tile	2.66
Marble	72.36
Add for canvas or cloth	3.98
Add for custom grade wallpaper	3.17
Add for standard grade wallpaper	2.25
Add for furring, wood	1.34
Add for furring, metal	3.34
Add for vinyl wall covering	2.25
Add insulation for masonry walls	1.68
Add insulation for studded walls	1.41

FLOOR FINISH

Per square foot

Softwood	10.66
Hard wood	15.21
Maple	15.95
Parquet	32.33
Add for sleepers	2.08
Parquet and mastic	15.73
Woodblock, creosoted	14.55
Steel plate tile, heavy duty industrial	118.90
Concrete topping, integral, plain, 1 1/2 to 2"	3.11
Concrete hardener and sealer	2.70
Acid proof brick, heavy duty industrial	61.13
Asphalt tile	3.00
Vinyl Tile	3.81
Cork and rubber tile	17.41
Vinyl composition tile	3.81
Sheet tile	3.99
Sheet linoleum	2.62
Ceramic and quarry tile	15.30
Terrazzo	15.05
Slate, grouted	32.38
Marble	68.00
Carpet and pad	6.61
Carpet, indoor, outdoor	3.61
Computer floor, elevated	35.91
Gym floor, hardwood, wood sub plus sleepers	17.13
Brick, common	10.04
Brick, pavers, in concrete	11.83
Flagstone, in concrete	26.51
Epoxy	12.70
Epoxy with colored chips	15.92
Grating, steel or aluminum	23.81

CEILING FINISH

Per square foot

Acoustical tile	
Mineral fiber	5.82
Organic fiber	4.54
Acoustical metal panel and pads	9.03
Drywall, taped and painted	4.33
Fiberboard panel	3.58
Luminous panels	18.48
Paint only, on under floor/roof structure	0.90
Plaster on lath, painted	9.84
Plaster on masonry, painted	5.03
Plywood paneling, hardwood	4.18
Wood tongue and groove, softwood	7.48
Add for furring, wood	1.45
Add for furring, metal	3.61
Add for ceiling structure	1.96
Add for ceiling insulation	1.80
Add for ceiling suspension system	2.51

PARTITIONING

Per square of wall surface

Framed, 3-1/2" metal studs	1- Side	2 - Side
Drywall, painted	5.71	8.48
Lath and plaster, painted	11.15	19.34
Metal lath and plaster, painted	11.15	19.34
Plywood paneling:		
Softwood	5.91	11.83
Hardwood	6.31	12.63
Wood paneling:		
Softwood	9.26	18.53
Hardwood	11.48	22.92
Deduct for 2 X 4 wood studs	0.63	0.63
Masonry, per thickness	4"	6"
Concrete block	8"	12"
Hollow exposed	9.15	10.83
Solid	11.81	13.69
Clay tile	12.95	14.91
Gypsum block	13.01	19.51
Glazed tile		
1 face	16.44	21.33
2 face	23.30	30.23
Glazed block		
1 face	31.59	31.73
2 face	44.96	47.43
Add per side for interior wall finish from above		
Folding curtain		
Wood and plastic		31.13
Modular metal		
Single thickness		21.28
2" insulated		24.90
Modular hardboard		15.13
Modular softwood		19.78
Modular hardwood		27.52
Add for glazing		3.10
Laminated gypsum 2 1/4"		12.17
Asbestos cement		21.50
Woven wire, including doors		16.01
Clear glass, full height		30.79

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE C (continued) Unit Cost Adjustments

APARTMENTS

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

Average Unit Size	Add per S.F.		Average Unit Size	Add per S.F.	
	W/O AC	W/AC		W/O AC	W/AC
400	17.44	20.40	1350	9.95	12.91
450	16.53	19.49	1400	9.59	12.55
500	15.80	18.76	1450	9.26	12.22
550	15.20	18.16	1500	8.95	11.91
600	14.70	17.66	1550	8.67	11.63
650	14.28	17.24	1600	8.39	11.35
700	13.92	16.88	1650	8.14	11.10
750	13.60	16.56	1700	8.17	11.13
800	13.91	16.87	1750	7.94	10.90
850	13.63	16.59	1800	7.97	10.93
900	13.90	16.86	1850	7.76	10.72
950	13.65	16.61	1900	7.55	10.51
1000	13.43	16.39	1950	7.36	10.32
1050	12.79	15.75	2000	7.41	10.37
1100	12.21	15.17	2050	7.23	10.19
1150	11.68	14.64	2100	7.27	10.23
1200	11.19	14.15	2150	7.10	10.06
1250	10.74	13.70	2200	7.15	10.11
1300	10.33	13.29	Over	6.99	9.95

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	Back-Back	Center Hall
150	34.89	28.07	23.63
175	29.91	24.06	20.26
200	26.17	21.05	17.72
225	23.26	18.71	15.75
250	20.93	16.84	14.18
275	19.03	15.31	12.89
300	17.44	14.03	11.81
325	16.1	12.95	10.90
350	14.95	12.03	10.13
375	13.96	11.23	9.46
400	13.09	10.53	8.87
425	12.32	9.91	8.34
450	11.63	9.36	7.88
475	11.01	8.86	7.46
500	10.47	8.42	7.09
525	9.97	8.02	6.75
550	9.51	7.65	6.44
575	9.1	7.32	6.16
600	8.73	7.02	5.91
625	8.38	6.74	5.68
650	8.05	6.48	5.46
675	7.76	6.24	5.25
700	7.47	6.01	5.06

Add per kitchen unit (cabinets and sink) 3,750

STRIP RETAIL

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

In the following table "X" equals:

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

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

The corresponding additive from the table is # per SF

X RATE	X RATE	X RATE	X RATE	X
10	13.17	30	4.38	50
12	11.03	32	4.18	52
14	9.43	34	3.85	54
16	8.23	36	3.64	56
18	7.39	38	3.42	58
20	6.63	40	3.31	60
22	5.99	42	3.11	62
24	5.46	44	3.00	64
26	5.02	46	2.88	66
28	4.71	48	2.78	68

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	1260
Commercial and Industrial	2180

WASH FOUNTAINS ("Bradly's")

	36"	54"
Circular		
Granito & Fiberglass	4000	4900
Enamled steel	4500	5600
Stainless steel	4700	6000
Semi-circular		
Granito & Fiberglass	3700	4500
Enamled steel	4000	5000
Stainless steel	4100	5300

INDUSTRIAL GANG SINKS (30" wide)

4' Long 4-man sink	
Fiberglass	2100
Enamled steel	2500
Stainless steel	3100
8' Long 8-man sink	
Fiberglass	3300
Enamled steel	4100
Stainless steel	5100

Industrial shower heads each	500
Drinking fountains	1000
Refrigerated water coolers	2100
with hot and cold water	2300

SHOWER UNITS

	Enamel Steel	Stainless Steel
Column showers	3100	7000
Circular, 5 person	2400	5600
Semi-circular, 3 person	2400	4700
Corner, 2 person		
Multi-stall showers		
Circular, 5 person	4100	9200
Semi-circular, 3 person	3300	7400
Corner, 2 person	3100	6500
Emergency shower		2200
Emergency eye wash		1100

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE E GC Special Features

Mezzanines

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

	1	2	Frame	Type
	3	4		
Unfinished				
Light Util/Storage	31.07	42.20	66.84	47.36
Heavy Util/Storage	---	43.66	68.30	48.82
Semi - Finished				
Light Mfg	66.24	77.37	102.01	82.53
Heavy Mfg	---	78.55	103.19	83.71
Finished Open				
Retail	69.03	80.16	104.80	85.32
Lobby, Access Way	78.10	89.23	113.87	94.39
Office	86.98	98.11	122.75	103.27
Finished Divided				
Dining/Lounge	113.61	124.74	149.38	129.90
Office	93.16	104.29	128.93	109.45

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		20.08	
Covered	Wood Frame	36.03	
	Steel Frame	40.77	
	Reinforced Concrete	71.87	
	F.P. Steel Frame	42.29	
Enclosed			
	First	Upper	
	Wood Frame	58.96	48.90
	Steel Frame	60.35	54.43
	Reinforced Concrete	104.13	91.68
	F.P. Steel Frame	58.19	51.67

*Additive for walls

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	163.51	137.34	121.74	103.29
Concrete Block or Equal	310.09	260.46	230.87	195.88
Brick or Equal	355.38	298.50	264.59	224.49

MECHANICAL ROOMS

	Area									
	200	400	600	800	1000	1200	1400	1600	1800	2000
Metal or Light Wood Frame	100.77	78.01	67.98	61.93	57.83	54.82	52.44	50.51	48.98	47.58
Concrete Block or Equal	174.88	135.39	117.98	107.47	100.36	95.14	91.01	87.65	85.00	82.58
Brick or Equal	191.08	147.93	128.91	117.42	109.65	103.95	99.44	95.77	92.87	90.23

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

Appendix G

Commercial and Industrial Cost Schedules

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	168.00	220.00	273.00
Record Storage	70.00	83.00	96.00

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

Thickness	Rectangular	Circular
2"	12500	---
3"	17700	---
4"	32100	---
6"	46400	---
8"	57800	220100
10"	69600	233500
12"	86000	247000
14"	95200	262000
16"	114100	277600

Add for record storage vault doors

1/2 hour fire rating	3630
1 hour fire rating	6650
2 hour fire rating	7660
3 hour fire rating	8460
4 hour fire rating	8660
6 hour fire rating	10880

DRIVE-IN TELLER BOOTHS

Per square foot including finish, lighting, heating, air conditioning (average quality construction)

add for drive-in windows, adjust for quality grade from Schedule F.

Wall Hgt.	P/A Ratio								+/-
	35.0	40.0	45.0	50.0	55.0	60.0	65.0	70.0	
8'	160.00	170.00	190.00	200.00	220.00	240.00	260.00	280.00	3.52
9'	170.00	180.00	200.00	220.00	240.00	260.00	280.00	310.00	3.92
10'	180.00	200.00	220.00	240.00	260.00	280.00	300.00	330.00	4.35

Add per canopy, per square foot

33.00

55.00

Atriums

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

Equivalent No. Stories	Perimeter Area Ratio								
	0	1	2	3	4	5	6	+1	
12'	1	103.00	106.00	111.00	114.00	120.00	124.00	130.00	6.86
22'	2	112.00	118.00	125.00	132.00	140.00	148.00	157.00	10.98
32'	3	120.00	129.00	140.00	149.00	161.00	172.00	184.00	15.10
42'	4	129.00	141.00	154.00	166.00	181.00	195.00	211.00	19.21
52'	5	138.00	152.00	169.00	184.00	202.00	219.00	239.00	23.33
62'	6	146.00	164.00	183.00	201.00	223.00	243.00	266.00	27.37
72'	7	155.00	175.00	198.00	218.00	243.00	267.00	293.00	31.49
82'	8	165.00	189.00	214.00	238.00	264.00	290.00	320.00	35.61

Add per

add'l floor	10.00	14.00	16.00	20.00	21.00	23.00	27.00	4.12
-------------	-------	-------	-------	-------	-------	-------	-------	------

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

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

Drive-up/walk-up teller windows, each	11480
Vision window only, per station	3970
Night depositories, each	14060

Autotellers	
Complete with receptacle box, pneumatic tube, and intercom, each	25800

Tellervues	
Complete with receptacle box, pneumatic tube, 2-way screen and intercom, each	62000

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

A.T.M. Enclosures, per square foot, average quality		
# of ATM	w/o Lobby	w/Lobby
1	960	450
2	540	330

Add for canopy, per square foot

33.00

Adjust for quality grade from Schedule F.

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE E (continued)

GC Special Features

Health/Recreational Club Facilities

SAUNA BATHS

Per item including heater and controls

6 x 4 x 7' high	13300
6 x 5 x 7' high	13300
6 x 6 x 7' high	14300
6 x 9 x 7' high	19100
8 x 8 x 7' high	21600
8 x 10 x 7' high	23500
8 x 12 x 7' high	27200
10 x 12 x 7' high	30700

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	11600	9300
6	13900	11100
8	18000	14400
10	19800	16000

Indoor swimming pools, see commercial swimming pool schedule.

Marquees

Per square foot of horizontal area

	Wood	Steel
	Frame	Frame
Low Cost Installation	26.66	33.92
Average Installation	33.42	43.31
Good Installation, Elaborate Décor	41.30	54.95
High Cost Installation, Lavish Décor	57.64	76.13

Conveying Systems

PASSENGER ELEVATORS

Price per item (in hundreds of dollars)

Electric (passenger operated) geared, variable voltage control.

FPM	Capacity (100 lb)				
	15	20	25	30	40
100	920	1010	1060	1090	1150
150	960	1030	1110	1200	1240
200	1000	1570	1710	1760	1780
250	1060	1690	1850	1890	1920
300	1260	1760	1860	1920	1940
350	1200	1820	1890	1940	1970
400	1260	1880	1920	1970	1980
Add per stop	118	129	140	140	140

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

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

FPM	Capacity (100 lb)				
	20	25	30	35	45
300	---	---	---	2050	2150
400	---	---	1990	2090	2190
500	---	1950	2040	2130	2230
600	---	2000	2090	2180	2260
700	---	2050	2130	2220	2300
800	---	2100	2180	2260	2340
1000	---	2150	2230	2300	2380
1200	---	2200	2270	2350	2420
1400	---	2250	2320	2390	2450
Add per stop	---	184	200	215	231

Add per express floor 1997

With openings, use cost per stop from table.

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

Hydraulic passenger (power doors)

FPM	Capacity (100 lb)				
	15	20	25	30	40
50	470	650	670	690	720
75	590	790	810	820	850
100	670	1010	930	930	960
125	750	1000	1020	1020	1050
150	820	1100	1110	1110	1130
200	950	1270	1260	1250	1270
Add per stop	140	140	140	150	160

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

Electric (residential type)

20 FPM	350 lb capacity, 2-stops	249
	500 lb capacity, 2-stops	498
	Add per additional stop	51

Incline lifts

Single passenger, 20' travel	12300
Two - passenger, 20' travel	15900
+/-1' travel	159

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE E (continued)

GC Special Features

Conveying Systems (continued)

FREIGHT ELEVATORS

Per item (in hundreds of dollars)

Hydraulic, push button operation

FPM	Capacity (100 lb)									
	20	30	40	50	60	80	100	120	150	200
50	900	1040	1150	1240	1330	1450	2200	2600	3180	4140
100	1090	1180	1250	1370	1480	1590	2400	2810	3430	4410
125	1110	1200	1310	1430	1540	1610	2460	2870	3490	4460
150	1210	1300	1360	1480	1600	1680	2500	2910	3500	4530
Add per stop for doors										
Manual	119	119	119	119	119	119	119	119	119	119
Power	260	260	260	260	260	260	260	260	260	260

Electric, variable voltage control, push button operation

FPM	Capacity (100 lb)									
	20	30	40	50	60	80	100	120	150	200
100	1130	1300	1440	1550	1660	1810	2750	3250	3980	5180
200	1360	1480	1560	1710	1850	1990	3000	3510	4290	
300	1390	1500	1640	1790	1930	2010	3080			
400	1510	1630	1700	1850	2000	2100	3130			
Add per stop for doors										
Manual	98	98	98	98	98	98	98	98	98	98
Power	149	149	149	149	149	149	149	149	149	149

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

REAR DOORS

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

Manual first stop	116
Additional stop	90
Power first stop	203
Additional stop	174

SIDEWALK ELEVATORS (electric or hydraulic)

One floor, 2000-3000 lb capacity

MOVING WALKS

Per L/F at 2% gradient

Length (Ft)	Width		
	36"	48"	54"
100	3030	3270	3330
300	2250	2410	2480
500	2050	2180	2300
750	1950	2030	2150
1000	1860	1990	2060
1400	1720	1900	1930
1800	1650	1740	1870

ESCALATORS

Per moving stairway (in hundreds of dollars)

32" Width		48" Width	
Rise in Feet	Cost	Rise in Feet	Cost
13	2250	13	2360
15	2230	15	2340
17	2330	17	2450
19	2410	19	2530
21	2790	21	2930

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%) ($15 - 2 \times .7\%$); 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%) ($10 - 2 \times .7\%$).

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	---	---	6300
8	12900	---	8100
12	17100	---	10100
15	22200	17900	14900
19	26000	20900	19300
29	33300	27300	24000
40	39300	32000	30600
53	45300	36200	34100
89	56900	46500	45700
118	67700	54900	48000
150	86400	64100	81800
200	102200	84000	---
300	129900	106500	---
400	154200	127100	---
500	176600	145200	---
600	196500	162600	---

High Pressure

125 pounds water, factor above

150 pounds steam, factor above

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"	6.25	5.05	5.58	6.39	5.05	5.58
2"	7.33	5.25	5.72	7.74	5.18	6.59
4"	9.76	5.72	6.25	9.82	5.72	8.33
6"	11.43	6.32	6.72	12.24	6.18	10.22
8"	13.45	6.86	7.20	14.60	6.72	12.04
10"	15.60	7.40	7.74	16.81	7.26	---

COLD STORAGE DOORS**Per square foot of surface area**

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

Sliding doors

Single add	25%
Double add	45%

SCHEDULE E (continued)**GC Special Features****Dock Facilities**

Per square foot

LOADING DOCKS

Concrete on fill

	Height	Perimeter Area Ratio				
		5	10	15	20	30
Concrete Grade Walls	3'6"	28.31	37.48	46.86	55.70	73.73
	+/- 1'	3.40	4.52	5.66	6.74	8.93
Concrete Block Grade Walls	3'6"	27.16	35.16	43.34	51.06	66.79
	+/- 1'	3.17	4.06	4.97	5.82	7.56

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	91.09
+/- 1' Deep	18.88
Concrete Block Grade Walls	
3'6" Deep , per linear foot	72.22
+/- 1' Deep	13.28
Add per cubic foot of depressed area for excavation	0.53
Deduct for earth floor, per square foot	6.37
Deduct for asphalt paving, per square foot	1.36

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	19.50 to 22.70
Add for soffit and lighting	5.50

COMMERCIAL TYPE

Per square foot including lighting and soffit

Low cost, unfinished soffit	28.97
Average, finished soffit	36.79
Good, finished soffit, lighting	40.05
High cost, finished soffit, lighting	36.50 to 54.09

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	20.22
Heavy timber or steel supports	26.09
Concrete Floor	
Light steel or concrete supports	108.54
Heavy steel or concrete supports	107.26
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)	6.37
Asphalt paving, per square foot (incl. fill or excav)	5.02
Concrete grade walls, per linear foot	
0' to 3'6" deep or rise	
+/- 1' deep or rise	62.84
Concrete Block Grade Walls	
0' to 3'6" deep or rise	
+/- 1' deep or rise	52.13
A ramp is an incline that starts at ground level and slopes upward to a specific point. A truckwell is an incline that begins at ground level and slopes or falls downward to a specific level.	12.69
In both instances, side walls are constructed of either poured concrete or concrete block to hold in or hold out dirt or fill materials.	

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE G (continued)

Yard Improvements

Fencing

Per linear foot including normal walk-in gates

	Height						
	4'	6'	7'	8'	9'	10'	12'
Galvanize Chainlink							
7 Gauge	20.30	30.41	32.30	37.46	40.91	44.45	52.08
9 Gauge	17.58	26.02	27.81	32.38	35.50	38.62	45.31
Aluminum	31.80	47.74	55.65	63.62	71.60	79.52	95.43
Iron	83.37	159.83	188.72	238.76	273.18	308.02	356.74
Modular steel	36.91	70.81	83.60	105.75	121.04	136.45	157.98

Add for top rail	7.26
Add for 3 strands of barbed wire	2.53
Add for service gates, per square foot	21.22
Deduct for large installations	to 27.47
1-3000 linear foot	-10%
3-6000 linear foot	-15%
Over	-20%

WOOD FENCE

Per linear foot

Basket weave	
5' high	54.00
6' high	61.58
Plank	
5' high	22.29
6' high	25.07
Split Redwood	
5' high	27.97
6' high	30.46

Masonry Walls

Per linear foot

	6'	+/-1'
4" Concrete Block, painted	133.33	13.87
6" Concrete Block, painted	152.06	15.67
8" Concrete Block, painted	174.18	18.02
4" Solar Screening Block		
6" x6"	226.21	19.42
8" x8"	161.80	14.62
12" x12"	112.31	11.12
8" Common Brick	324.61	43.09
12" Common Brick	484.46	64.37
4" Face Brick	172.99	20.50
8" Face Brick, 2 Sides	324.88	43.09
12" Face Brick, 2 Sides	484.46	64.37
4" Concrete	148.48	16.41
6" Concrete	167.12	18.18
8" Concrete	190.92	20.81

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	2.87
20,000-50,000 square feet	2.62
Over 50,000 square feet	2.29
Add for sand finish course, 3/4" thick	3.52
Add for gravel surfacing	0.33
Add or deduct per 3" base	0.41
Heavy duty or industrial work areas	3.11

CONCRETE

3" on 4" base	3.63
4" on 4" base	4.36
5" on 4" base	5.09
6" on 4" base	5.83
8" on 4" base	7.29
12" on 4" base	10.16
Add or deduct per 2" of base	0.30
Heavy duty roadways or industrial work areas	5.68

MACADAM PENETRATION

4" base	0.51
6" base	0.76
8" base	1.01

CRUSHED STONE PAVING

3/4", delivered	
3" deep	0.94
6" deep	1.65

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	69.35
Barriers posts or poles	53.03

Railroad Siding

Per linear foot, includes rails, wood ties and ballast

Weight of Rail	Cost	Add for Switch & Turnout
40#	200.00	60,000
60#	225.00	80,000
80#	250.00	100,000
100#	300.00	150,000
115#	350.00	200,000
130#	400.00	250,000

Add per linear foot of trestles

Single track	750
Double track	1200

Add per linear foot of steel ties embedded in concrete

Appendix G

Commercial and Industrial Cost Schedules

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	330.00	430.00	640.00
Sloping Surcharge (33Deg)	360.00	500.00	710.00

REINFORCED, CANTILEVER TYPE

	6'	8'	10'	20'
Sloping Surcharge (33Deg)	300.00	440.00	600.00	---
500 Lb. Per LF. Surcharge	---	---	---	2400.00

CONCRETE CRIBBING

Per square foot of face including excavation and backfill

	Open Face	Closed Face
12' High	65.00	77.00

STEEL BIN TYPE

Per square foot, based on 10' wide section

Height	Depth	Cost
4'	5'6"	40.00
8'	5'6"	45.00
10'	7'6"	65.00
12'	7'6"	70.00
16'	7'6"	72.00
16'	10'	78.00
20'	10'	84.00
20'	12'	90.00
24'	12'	96.00
24'	14'	110.00
28'	14'	120.00

Commercial Docking Facilities

SMALL BOAT MARINA

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

Range (per slip) 5000 to 25000

Typical wood deck on posts & piling, per square foot

Light construction 30.00

Medium construction 45.00

Heavy construction 70.00

Heavy concrete deck on piling for major shipping 128.00

MOORING CLUSTERS AND CELLS

	20'	30'	40'
Cluster of 3 Wood Piles	7500	12000	16500
Cluster of 5 Wood Piles	15000	24000	32500

Bridges

Typical costs per square foot of deck, including erection foundation

PEDESTRIAN

	Width	Span	Costs
Precast Concrete	8'	60'	260.42
	8'	100'	287.50
	8'	120'	296.88
	8'	150'	312.50
Steel, Trussed or Arched	8'	40'	300.00
Meets NHA/NSBA Std:	8'	50'	320.00
	138351	8'	330.00
	447317	8'	390.00
	2431	8'	440.00
	16196	8'	570.00
	105851	8'	620.00
	842	8'	650.00
710988	10'	80'	290.00
1481.23	10'	120'	450.00
per SF		150'	530.00
for 60' span		200'	720.00
Wood, Laminated type		80'	270.00
		130'	300.00

HIGHWAY

	Low Cost	Median	High Cost
Concrete	179.35	321.59	555.98
Steel	197.90	355.61	632.36

SKYWAY

	Low Cost	Median	High Cost
Enclosed Walkway	1038.99	1295.65	1601.78

CELLS, STEEL PILING, FILLED AND CAPPED

	Per each	20'	30'	40'
3	' Square	7300	10500	13400
4	' Square	9700	14100	18200
6	' Square	14700	21700	27900
8	' Square	20500	29500	38100
4	' Diameter	8100	11700	15000
6	' Diameter	12300	17800	23100
8	' Diameter	16900	24500	31600
12	' Diameter	26800	38400	49400
20	' Diameter	49400	70000	89400

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE G (continued)

Yard Improvements

Tanks

1 Barrel of oil = 42.0 gallons
 1 Barrel of water = 31.5 gallons
 1 Gallon of water = 8.34 pounds
 1 Gallon of water = .1337 cubic feet

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

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

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

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

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

Oil Storage

BOLTED STEEL TYPE

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

Capacity (Barrels)	Size Dia x Hgt	Cost
100	9' x 8'	15,000
200	9' x 16'	19,400
300	9' x 24'	23,800
400	9' x 32'	28,100
500	16' x 16'	32,500
750	16' x 24'	40,000
1000	22' x 16'	47,500
1500	22' x 24'	70,200
2000	30' x 16'	92,800
3000	30' x 24'	115,200
4000	39' x 16'	137,600
5000	39' x 24'	160,000
7500	39' x 36'	217,500
10000	55' x 24'	275,000
15000	55' x 36'	320,000

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'	80,000
3,000	30' x 24'	120,000
4,000	30' x 32'	160,000
5,000	38' x 24'	200,000
7,500	38' x 36'	237,500
10,000	55' x 24'	275,000
15,000	55' x 36'	386,000
20,000	60' x 40'	493,000
25,000	60' x 50'	600,000
30,000	80' x 34'	734,000
40,000	80' x 45'	864,000
45,000	90' x 40'	932,000
50,000	90' x 44'	1,000,000
75,000	120' x 36'	1,300,000
100,000	140' x 37'	1,600,000
125,000	160' x 35'	2,000,000
150,000	180' x 33'	2,400,000
200,000	200' x 36'	2,880,000
250,000	220' x 36'	3,360,000
300,000	240' x 37'	3,840,000
350,000	260' x 37'	4,320,000
400,000	260' x 42'	4,800,000
500,000	280' x 46'	5,800,000

Add for pontoon floating roof

per foot of diameter 2700 to 5500

Add for double deck roof

per foot of diameter 3000 to 3600

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE G (continued)

Yard Improvements

Elevated Steel Tanks

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

Capacity (Gallons)	Cost (in \$1000) for Tower Heights			
	50'	75'	100'	150'
15,000	320	357	412	495
20,000	326	365	422	502
25,000	337	371	430	512
30,000	345	382	440	523
40,000	355	392	446	532
50,000	365	402	457	540
60,000	394	439	493	575
75,000	480	504	530	554
100,000	505	537	569	601
125,000	545	585	625	665
150,000	585	632	680	728
200,000	761	825	889	953
250,000	836	915	995	1075
300,000	910	1005	1100	1195
400,000	1026	1053	1280	1407
500,000	1260	1369	1457	1481
750,000	1651	1785	1922	1992
1,000,000	2088	2251	2427	2504
1,500,000	2905	3125	3381	3522
2,000,000	3716	3991	4331	4545
Factor*	1.15	1.15	1.15	1.20

*For high stress hurricane and earthquake areas

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

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

Welded Steel Pressure

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

Capacity (Gallons)	Size Dia x Hgt	Cost
125	2' x 6'	3,000
250	2'6" x 9'	5,000
500	3'6" x 8'	8,500
1000	3'6" x 16'	12,000
1500	5' x 11'	16,000
2000	5' x 15'	20,000
2500	5' x 19'	25,000
3000	5' x 22'	30,000
4000	5' x 29'	37,500
5000	5' x 36'	45,000
7500	6' x 37'	60,000
10000	6' x 50'	75,000
12500	6' x 61'	97,000
15000	7'6" x 50'	119,000
20000	7'6" x 65'	141,000
25000	9'6" x 51'	162,500
30000	11' x 47'	184,500
35000	11' x 52'	206,500
40000	11' x 57'	228,000
45000	11' x 63'	250,000
60000	11' x 90'	300,000
90000	11' x 133'	450,000

Towers

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

Capacity (Gallons)	Tower Height				
	12'	25'	50'	75'	100'
1,000	10,000	12,200	---	---	---
1,500	11,400	14,800	24,000	---	---
2,000	13,000	16,100	26,500	41,500	---
3,000	15,000	18,500	29,900	47,100	74,100
5,000	17,400	22,000	35,400	54,300	84,400
10,000	23,500	28,600	44,000	66,900	100,600
20,000	30,100	36,000	55,300	81,600	120,800
30,000	34,900	41,500	62,100	92,100	133,800
40,000	38,400	46,300	68,300	100,400	143,800
50,000	---	50,600	73,800	106,200	158,100
75,000	---	---	84,100	123,400	186,600

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	408	621
Concrete, precast, 5" to 6" including ties and piling	756	1260
Rubble stone, 3' including 1' of bedding	995	1320

Earth Dikes

Per cubic foot

1.08

Appendix G

Commercial and Industrial Cost Schedules

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	7000	920	1480	180	260	270
1,500	7 x 7	9000	1070	1740	260	260	270
2,000	8 x 6	11000	1240	2040	310	260	270
3,000	8 x 8	14000	1240	2040	310	310	350
4,000	9 x 9	17000	1510	2650	490	310	350
5,000	11 x 8	21000	1940	3090	660	310	350
7,500	12 x 10	28000	2460	3460	730	400	430
10,000	14 x 10	35000	2860	4190	1090	400	430
15,000	14 x 14	45000	2860	4190	1090	510	590
20,000	16 x 14	56000	3160	4890	1500	510	590
30,000	18 x 16	84000	3510	5710	1900	590	690
50,000	22 x 18	112000	4300	7550	2330	680	770
75,000	26 x 20	154000	5120	9260	2810	730	820
100,000	30 x 20	196000	6050	11250	3380	730	820
150,000	37 x 20	273000	7680	14310	4650	730	820
200,000	43 x 20	350000	8750	17460	5710	730	820

Add 33% for cypress tanks.

Add tower cost for elevated tanks.

Add for concrete slab foundations per cubic foot

16.70 to 20.67

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	50,000	200,000	500,000	2,000,000	2,800,000
20,000	83,300	250,000	600,000	2,500,000	3,400,000
30,000	116,600	300,000	700,000	3,000,000	4,000,000
50,000	150,000	400,000	925,000	4,000,000	5,067,000
75,000	158,400	500,000	1,150,000	5,000,000	6,133,000
100,000	241,800	750,000	1,375,000	6,000,000	7,200,000
125,000	325,200	1,000,000	1,600,000	7,500,000	9,100,000
150,000	400,000	1,500,000	2,200,000	10,000,000	11,000,000

CONCRETE WATER TANKS - (Surface reservoir)

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
10,000	27,500	200,000	335,000	2,000,000	2,212,500
20,000	47,500	250,000	392,500	2,500,000	2,718,800
30,000	67,500	300,000	450,000	3,000,000	3,225,000
50,000	87,500	400,000	550,000	4,000,000	4,250,000
75,000	135,000	500,000	650,000	5,000,000	5,275,000
100,000	182,500	750,000	925,000	6,000,000	6,300,000
125,000	230,000	1,000,000	1,200,000	7,500,000	7,775,000
150,000	277,500	1,500,000	1,706,300	10,000,000	9,250,000

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

linings and wood roof structures, per unit of rated capacity \$ 2.35
per gallon or \$705,000 per acre foot.

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE G (continued)

Yard Improvements

Dry Storage Bins

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

CYLINDRICAL TYPE, including foundation and floor slab

Diameter	Height								
	24'	32'	40'	48'	56'	64'	72'	80'	88'
9'	7600	10180	12720	15270	17810	20350	22900	---	---
12'	12200	16300	20360	24430	28500	32580	36640	---	---
15'	21200	28300	35350	42410	49480	56550	63600	70690	---
18'	24400	32580	40720	48860	57000	65150	73300	81440	89580
21'	---	38790	48500	58180	67880	71580	87280	96970	106670
26'	---	59500	74300	89200	104000	118900	133800	148600	163500
32'	---	83500	101500	119500	137500	154500	171000	193000	212500

HOPPER TYPE, including structural supports and footings

Diameter	Height					
	16'	24'	32'	40'	48'	
9'	8500	12000	15500	19000	---	---
12'	14500	19000	24500	30000	36500	44000
15'	---	28000	38000	48000	60000	75000
18'	---	32000	41000	52000	65000	80000
21'	---	45000	58000	72000	88000	---

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	7000	15,000	26700
3,000	8900	20,000	33000
4,000	10700	30,000	49400
5,000	12600	40,000	65800
7,500	16500	50,000	77200
10,000	20400	60,000	88500

Add for concrete slab foundations, per SF 5.68

HORIZONTAL BULK STORAGE

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

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
1,000	6300	7,500	30300
1,500	8000	10,000	36000
2,000	9800	12,500	42300
3,000	13500	15,000	48500
4,000	17200	20,000	59000
5,000	20800	25,000	69500
6,000	24500	30,000	80000

Fuel Oil Tanks

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

Capacity (Gallons)	Shell	Cost
500	10 GA	12200
1,000	3/16"	16300
2,000	3/16"	20900
3,000	3/16"	25400
4,000	3/16"	30000
5,000	1/4"	34500
7,500	1/4"	47800
10,000	1/4"	61000
12,500	5/16"	69000
15,000	5/16"	77000
20,000	5/16"	113500
30,000	3/8"	150000

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE G (continued)

Yard Improvements

Grain Elevators

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

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

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

Steel Tanks and Corrugated Metal Bins

Capacity (Bushel)	Bolted or Welded Steel	Corrugated Metal (Per Bin)
15,000	4.44	2.59
20,000	4.23	2.48
25,000	4.09	2.39
30,000	3.96	2.34
35,000	3.87	2.30
40,000	3.79	2.25
50,000	3.64	2.17
60,000	3.53	2.10
80,000	3.38	2.04
100,000	3.25	1.96
125,000	3.15	1.88
150,000	3.04	1.84
175,000	2.98	1.80
200,000	2.90	1.76
250,000	2.82	1.71
300,000	2.78	1.67

Cost Per Bushel

Total Bushel Capacity	Concrete			
	Wood Crib/Metal Clad		(Slip Form Construction)	
Elevator	Annex	Elevator	Annex	
8,000	18.35	10.65	19.35	12.37
10,000	16.77	9.63	17.35	11.10
15,000	14.24	8.69	15.75	10.05
20,000	12.68	7.84	14.45	9.36
25,000	11.56	7.10	13.65	8.85
30,000	10.75	6.55	13.05	8.45
40,000	9.58	5.76	12.20	7.86
50,000	8.74	5.22	11.50	7.44
75,000	7.41	4.37	10.40	6.74
100,000	6.60	3.84	9.69	6.25
150,000	5.61	3.21	8.75	5.66
200,000	4.99	2.82	8.16	5.26
250,000	4.56	2.56	7.71	4.98
300,000	4.23	2.37	7.37	4.75
400,000	3.78	2.08	6.87	4.44
500,000	3.46	1.89	6.48	4.20
750,000	3.13	1.74	5.85	3.79
1,000,000	2.82	1.61	5.46	3.52
Over	2.54	1.53	4.92	2.81

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	1.94	2.27
75,000	1.82	2.14
100,000	1.73	2.07
150,000	1.64	1.96
200,000	1.54	1.88
250,000	1.48	1.82
300,000	1.45	1.77
400,000	1.37	1.70
500,000	1.33	1.67
750,000	1.23	1.56
1,000,000+	1.19	1.51

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

Trench and Bunker Silos

Per square foot

Horizontal Silos

	Ground Floor Area (square feet)					
	2000	3000	4000	5000	6000	8000
Tilt-up concrete panels and precast wall supports, sealed, concrete floor	30.00	27.50	24.50	23.00	21.50	19.50
Poles and braces, tilt-up concrete panels, concrete floor	28.00	25.50	22.75	21.00	19.75	18.25
Cantilevered poles, plywood or tongue and groove walls, concrete floor.	16.50	14.75	13.50	12.75	12.00	11.25

Appendix G

Commercial and Industrial Cost Schedules

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'	191	108
	5'	230	126
	6'	250	150
100'	4'	271	150
	5'	318	170
	6'	305	192
	7'	356	215
	8'	375	242
125'	5'	433	225
	6'	401	247
	7'	458	275
	8'	477	305
	9'	464	337
150'	6'	450	287
	7'	499	315
	8'	515	347
	9'	506	385
	10'	547	425
175'	7'	595	370
	8'	607	407
	9'	582	447
	10'	624	490
	12'	805	580
200'	8'	1713	730
	9'	1616	795
	10'	1701	865
	12'	2215	1030
	14'	2760	1250
225'	8'	2405	920
	10'	2870	1125
	12'	3675	1350
	14'	4691	1590
	16'	5501	1875
250'	10'	4768	1450
	12'	5758	1690
	14'	7422	2000
	16'	8828	2375
	18'	10783	2800

Steel Stacks

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

Thickness (At Base)	Diameter at Base							
	18"	24"	30"	36"	48"	60"	72"	84"
10 Gauge	253	335	418	500	670	840	1015	---
8 Gauge	295	400	500	605	805	1010	1230	---
1/4" Plate	---	500	620	745	995	1250	1495	1765
3/8" Plate	---	---	---	950	1230	1525	1820	2115
1/2" Plate	---	---	---	---	1575	1965	2375	2775
Guy Wire (L.F.)	1.07	1.29	1.40	1.62	1.85	2.15	2.32	2.52
Guy Band (Each)	105	161	205	250	352	459	564	683
Roof Flashing	740	1045	1365	1687	2410	3134	3857	4660
Umbrella Top (Each)	275	420	578	756	1141	---	---	---

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE G (continued)

Yard Improvements

Incinerators

STEEL

Costs include scrubber, but do not include chimney.

Pounds per Hour	Cost
50	22000
100	36000
200	65000
400	110000
600	165000
1000	330000
Add for feeder	5000 to 75000

BRICK

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

Pounds per Hour	Cost
100	57000
200	88000
400	145000
600	215000
1000	430000
2000	880000
3000	1400000
5000	2750000

For refractory lining, add 200%.

Drive-In Theaters

Costs are broken into major cost items on a per space basis.

Some theaters may be mixed in quality requiring substitution from another grade.

	D	C	B	A
Engineering	182	225	281	344
Grading	177	216	268	330
Paving	550	706	908	1169
Screens	200	276	384	530
Ticket Booth	20	23	29	34
Miscellaneous				
Landscaping, etc.	123	177	258	373
Cost per car space	1250	1623	2128	2780

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	31.02	33.66	39.59
Wood frame on timbers:			
Plain	37.65	35.36	41.17
Ornate	50.14	46.98	55.51
Steel frame:			
Plain	35.46	44.33	54.89
Ornate	47.65	44.77	52.82
Concrete, with steel-framed screen enclosure	66.92	82.35	100.38
Ticket Booths, each	9770.00	9820.00	11830.00

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.

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE G (continued)

Yard Improvements

Greenhouses

Price per square foot of floor space

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

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

Type and Quality	Square Foot Area														
	500	1000	2000	3000	5000	10000	20000	30000	40000	50000	60000	70000	80000	90000	Over
Good aluminum/steel	77.28	67.52	59.03	56.34	45.55	42.46	37.32	34.96	33.01	32.23	31.49	30.81	30.22	29.61	29.09
Average steel	75.00	63.50	52.50	45.00	34.22	32.05	27.24	25.76	24.74	23.89	23.24	22.69	22.19	21.72	21.30
Average pipe	67.45	57.17	47.19	40.52	30.77	28.80	24.52	23.16	22.22	21.51	20.93	20.47	19.95	19.60	19.31
Low cost wood frame	56.28	48.06	40.25	34.95	26.24	24.65	20.76	19.59	18.74	18.12	17.70	17.35	16.97	16.59	16.30

Add for paved floors and walks

Concrete	5.68
Asphalt	3.33

Add for maintenance and utility buildings, per square foot

Cheap shed-type	20.61
Low cost frame, block or equal	40.61
Average cost block or equal	50.78
Average cost brick or equal	61.72
Good quality brick or equal	71.21

INSTITUTIONAL AND CONSERVATORY GREENHOUSES

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

Typical installations	200%
High quality elaborate installation	300%

Swimming Pools

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

Car Wash Buildings

DRIVE - THRU CAR WASH (Stationary Type, Exterior - Wash)

Per square foot, average quality, completely installed.

	Good	Avg.	Low Cost
Masonry/Steel	127.01	124.37	108.50
Porcelain-Steel	164.82	150.29	135.76
Wood Frame/Stucco	111.11	102.34	93.57

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	61500
Each additional bay	21300
Average quality	
2-bay	51150
Each additional bay	16500
Low cost	
2-bay	46200
Each additional bay	14250

MOTEL AND APARTMENT COMPLEX TYPE

Square Feet	Cost
1,000-1,200	114.00
1,300-1,500	110.53
1,600-2,200	103.88
2,300-2,500	94.67

SWIM AND COUNTRY CLUB TYPE

Square Feet	Cost
2,500-4,000	138.01
5,000-6,000	124.12
7,000-9,000	115.36
10,000-20,000	107.21
Over	99.35

Add for diving 'L' 13.12

Irregular shape	Add 25%
Separate whirlpool bath (range)	8300 to 18800
Add for ceramic tile, per sq.ft. tiles area	10.37
Add for concrete apron, per square foot	5.68
Add for wading pool, per square foot	21.14
Price fencing from appropriate schedule.	
Price buildings from appropriate schedule.	

LARGE MUNICIPAL POOLS

Complete include bathhouse	
Per person capacity	5900 to 8810

Appendix G

Commercial and Industrial Cost Schedules

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.

	<u>BASE COST PER HOLE</u>
AA Grade	--
A Grade	--
B Grade	--
C Grade	--
D Grade	--

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

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

TYPICAL COST-RANGE FOR COMPONENTS

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

SHORT PLAY

Cost range per hole, excluding structures and parking areas.

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

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

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

GOLF COURSE LAND VALUES

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

- STEP ONE: Determine the number of holes in the golf course.
- STEP TWO: Multiply the number of holes determined in STEP ONE by the base cost per hole
- STEP THREE: Determine the amount of acreage in the parcel devoted to the golf course (greens, fairways, roughs, etc.).
- STEP FOUR: Multiply the amount determined under STEP THREE by \$---.
- STEP FIVE: From the amount determined under STEP TWO, subtract the amount determined under STEP FOUR.
- STEP SIX: To the amount determined in STEP FIVE, apply the appropriate depreciation percentage.

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

Appendix G

Commercial and Industrial Cost Schedules

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	40000
Good installation	18000
Average quality installation	8000
Low cost installation	3800

Golf Driving Range

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

Excellent installation	18500
Good installation	7000
Average installation	3500
Low cost installation	1500

Artificial Turf

Per square foot, for football and baseball, including pad

8.00 to 20.00

Bleachers

Typical cost

	Seats	Per S.F.*	Per Seat
Portable, steel frame, wood benches, outdoor	Up to 800	54.05	168.72
	Over 800	50.11	150.56
Permanent, wood frame and benches, outdoor	Up to 1000	70.15	221.16
	1000 to 2000	65.24	203.00
	Over 2000	61.09	186.94
Permanent, steel frame fiberglass benches, outdoor	Up to 1000	108.83	342.82
	1000 to 2000	101.18	314.65
	Over 2000	94.65	289.70
Add for roofed area	25.35	to 32.64	per S.F.

OUTDOOR STANDS OVER DRESSING ROOMS

including finish and plumbing

	Per S.F.*	Per Seat
Average wood seats, steel frame	151.97	477.76
Average steel seats, concrete or masonry walls	170.43	529.03
Average concrete seats, concrete or masonry walls	229.03	692.33
Add for roofed area; per sq.ft.	25.35	32.64 per S.F.

*Square foot of projected horizontal area

Running Tracks

Per square foot

Gravel and cinder on stone base	4.07
Resilient paving, rubber cork base	
Plain	5.51
Colored	6.11
Rubberized asphalt, colored	4.36
Artificial resilient material, asphalt base	18.95

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

160,000 to 280,000

Typical cost to include football field

450,000 to 750,000

Sports Stadium

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

Older type parks	4900	to	9200
Modern type parks	8000	to	15000
Enclosed, roofed stadiums, artificial turf, scoreboard	40000	to	60000

Tennis Courts

Typical cost range per court, 60 x 120 including fencing

	Standard	Deluxe
Clay surfaced court	63600	84600
Add per additional court	50000	66500
Asphalt surfaced court	62000	82500
Add per additional court	48700	64800
Sod surfaced court	62000	82500
Add per additional court	48700	64800
Add for lighting	17200	22900
Per additional court	8600	11400

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	85000	115000
Treated wood deck	65000	90000
Insulated steel deck	130000	185000

Shuffle Board Courts

Typical cost per court, 6' x 52' concrete

6000 to 12000

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE G (continued)

Yard Improvements

Mobile Home Parks

General Specifications

EXCELLENT "A"

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

GOOD 'B'

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

AVERAGE 'C'

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

to most sites as well as street lighting.

LOW COST "D"

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

CHEAP 'E'

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

Cost per site

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

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

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

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

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

SCHEDULE G (continued)**Yard Improvements****Riverboat Cost Schedules**

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

SCHEDULE A

Riverboats licensed in counties contiguous to Lake Michigan:

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

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

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

SCHEDULE B

Riverboats licensed in counties contiguous to the Ohio River:

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

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

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

Landfill Liners

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

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

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

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

	Per S.F.	Per Acre
Compacted soil barrier (10" to 24")	0.80	35000
Flexible membrane liner (60 mil.)	1.15	50000
Geosynthetic clay liner blanket (30")	0.96	42000
Sand drainage layer (12")	0.92	40000
Total	3.83	167000
Protective cover layer - part of unusable undeveloped rate.		

Appendix G

Commercial and Industrial Cost Schedules

SCHEDULE G (continued)

Yard Improvements

Commercial-Type Solar Heating and Cooling System Base Rates

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

	Per	S.F.
5000 to 10,000	52.50	
15,000	46.00	
20,000	42.00	
25,000	39.50	
30,000	37.00	
35,000	35.00	
40,000	33.50	
45,000	31.00	
50,000 and over	29.00	

Geothermal Heating and Cooling System Base Rates

Horizontal Closed Loop Systems

System Tonnage	HCLSWD w/distribution	HCLSWOD w/o distribution
2 Ton	26000	19000
2.5 Ton	30700	22300
3 Ton	36000	25500
3.5 Ton	41500	29300
4 Ton	46500	32500
5 Ton	56500	39500
6 Ton	64500	46000

Vertical Closed Loop Systems

System Tonnage	VCLSWD w/distribution	VCLSWOD w/o distribution
2 Ton	33500	25500
2.5 Ton	39000	30000
3 Ton	45500	34500
3.5 Ton	52000	39300
4 Ton	58000	43500
5 Ton	71000	53500
6 Ton	82500	62500

Open Discharge Open Loop Systems

System Tonnage	ODOLSWD w/distribution	ODOLSWOD w/o distribution
2 Ton	22000	15000
2.5 Ton	25800	17800
3 Ton	30000	20000
3.5 Ton	34000	22800
4 Ton	38500	25500
5 Ton	46000	31000
6 Ton	55000	38000

Return Well Open Loop Systems

System Tonnage	RWOLSWD w/distribution	RWOLSWOD w/o distribution
2 Ton	32000	24000
2.5 Ton	37000	28000
3 Ton	43000	32000
3.5 Ton	50000	38000
4 Ton	56000	41500
5 Ton	69000	51000
6 Ton	80000	60000

SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES

Fast Food Base Costs

Per square foot, C - Grade quality and design

Area	Cost	Area	Cost
700	259.93	2200	205.72
800	252.49	2300	204.40
900	246.70	2400	203.20
1000	242.07	2500	200.42
1100	238.29	2600	199.14
1200	235.13	2700	197.95
1300	232.46	2800	196.85
1400	225.06	2900	195.82
1500	222.64	3000	194.86
1600	220.52	3500	190.90
1700	215.32	4000	187.92
1800	213.38	4500	185.61
1900	211.56	5000	183.76
2000	208.75	5500	180.73
2100	207.16	6000	178.20

Add for basements per square foot

Area	Unfinished	Finished Open	Finished Divided
200	182.69	195.54	---
400	144.26	164.88	---
600	125.45	151.43	175.58
800	120.00	143.32	167.66
1000	112.66	135.98	160.32
1200	107.77	131.09	155.43
1400	100.67	123.99	148.33
1600	97.48	120.80	145.14
1800	92.45	115.77	140.11
2000	89.18	112.50	136.84
2200	87.05	110.37	134.71
2400	85.27	108.59	132.93
2600	82.41	105.73	130.07
2800	80.80	104.12	128.46
3000	79.40	102.72	127.06
3200	78.47	101.79	126.13
3400	77.54	100.86	125.20
3600	76.61	99.93	124.27
3800	75.56	98.88	123.22
4000	74.51	97.83	122.17

Add for canopies per square foot

30.17

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	27.66
Average installation	30.42
Good installation	35.02
High cost installation, elaborate finish and décor	41.46

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

Appendix G

Commercial and Industrial Cost Schedules

SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES (continued)

Stations with Service Bays

Per square foot C - Grade quality and design.

Area	Cost	Area	Cost
600	169.41	1400	124.96
700	154.71	1500	121.06
800	143.69	1600	117.65
900	135.11	1700	114.65
1000	148.33	1800	111.97
1100	140.89	2000	117.46
1200	134.69	2200	112.83
1300	129.45	2400	108.97

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	344.24	800	118.60
200	274.81	900	112.81
250	233.16	1000	108.19
300	205.38	1100	104.40
350	185.55	1200	101.24
400	170.67	1300	98.57
500	149.84	1400	96.28
600	135.96	1500	94.30
700	126.04	1600	92.57

Add for unfinished basements

Area	Cost	Area	Cost
200	182.69	1000	112.66
400	144.26	1200	107.77
600	125.45	1600	97.48
800	120.00		

Add for attached canopies, per square foot

Typical steel frame including soffit and lighting 45.33
Typical unfinished wood frame including lighting 22.70

Public Restroom Building

Per square foot

Area	Cost	Area	Cost
125	294.46	800	116.30
150	259.27	900	112.64
200	215.28	1000	109.70
250	188.88	1100	107.30
300	171.29	1200	105.30
400	149.29	1300	103.61
500	136.10	1400	102.16
600	127.30	1500	100.91
700	121.01	1600	99.81

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	+2 90
	+2	+1 85
	+1	D 80
B	120	-1 70
	-1	+2 60
	+2	+1 50
	+1	E 40
C	100	

Detached Canopies

Per square foot

Includes lighting, soffits and supports.

	Steel	Wd, Frame and Sheath
Low Cost Installation	35.24	22.70
Average Quality Installation	45.33	28.25
Good Quality Installation	49.92	30.17
High Cost Elaborate Installation	54.09	31.22

Add 25% for round canopy

Self - Service Cashier Booths

LOW COST

Per square foot

Open style booth,
minimum elect.,
no plumbing

Area	Cost	Area	Cost
25	476.17	50	489.02
50	372.18	75	392.20
75	268.04	100	367.38
100	248.48	125	297.14
125	233.77	150	276.85
150	217.80	175	260.88
175	205.25	200	248.11
200	195.20	225	237.40
225	186.77	250	228.50
250	179.77	275	220.75
275	173.67	300	213.91
300	168.29		

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

GOOD (STEEL)

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

Area	Cost
75	519.21
100	480.95
125	388.81
150	360.54
175	338.52
200	321.00
225	306.40
250	294.32
275	283.83
300	274.62

Add/deduct for plumbing
Add for intercom system

2180 per fixture.
490

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, 2026. 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, 2026, 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.

Appendix G**Commercial and Industrial Cost Schedules****Table G-1--Location Cost Multipliers by County**

COUNTY	MULTIPLIER	COUNTY	MULTIPLIER	COUNTY	MULTIPLIER
Adams	96%	Hendricks	100%	Pike	92%
Allen	96%	Henry	88%	Porter	99%
Bartholomew	92%	Howard	91%	Posey	93%
Benton	92%	Huntington	96%	Pulaski	92%
Blackford	87%	Jackson	91%	Putnam	100%
Boone	100%	Jasper	94%	Randolph	87%
Brown	94%	Jay	87%	Ripley	96%
Carroll	92%	Jefferson	91%	Rush	100%
Cass	91%	Jennings	91%	Scott	90%
Clark	90%	Johnson	100%	Shelby	99%
Clay	93%	Knox	91%	Spencer	93%
Clinton	100%	Kosciusko	92%	St. Joseph	93%
Crawford	90%	LaGrange	95%	Starke	94%
Daviess	91%	Lake	99%	Steuben	96%
Dearborn	96%	LaPorte	98%	Sullivan	93%
Decatur	91%	Lawrence	92%	Switzerland	96%
Dekalb	96%	Madison	100%	Tippecanoe	92%
Delaware	87%	Marion	100%	Tipton	100%
Dubois	91%	Marshall	92%	Union	87%
Elkhart	92%	Martin	92%	Vanderburgh	93%
Fayette	88%	Miami	91%	Vermillion	93%
Floyd	90%	Monroe	92%	Vigo	93%
Fountain	92%	Montgomery	92%	Wabash	91%
Franklin	96%	Morgan	100%	Warren	92%
Fulton	91%	Newton	94%	Warrick	93%
Gibson	93%	Noble	96%	Washington	90%
Grant	91%	Ohio	96%	Wayne	87%
Greene	92%	Orange	92%	Wells	96%
Hamilton	100%	Owen	93%	White	92%
Hancock	100%	Parke	93%	Whitley	96%
Harrison	90%	Perry	91%		

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