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Selection of Schedules

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

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

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

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

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

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

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

- — Boat sales — GCM general retail.
- — Boat service — GCM utility storage.
- — Boat garages or storage — GCM utility storage.

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

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

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

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

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

Schedule A.1
GCM Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2 Fire Resistant 1	2	3	4	5	6	7	8	9	10	+1	1 Wood Jst (-)	3 Rein Conc (+)	4 FP Steel (+)
Sub Bsmt	UF	Parking	8'	2	25.67	28.48	32.00	36.77	39.12	43.05	47.86	54.76	59.74	65.90	10.86	10.99	9.73	12.20
Bsmt	UF	Utility/Storage	9'	1	17.25	18.42	20.01	22.30	23.10	24.77	26.96	30.14	32.35	35.16	5.65	7.43	6.61	8.24
				2	18.18	20.31	23.02	26.46	28.44	31.33	34.86	39.65	43.17	47.46	7.05	9.00	7.65	9.54
		Stand Alone	9'	1	21.44	23.41	26.04	29.35	31.14	33.82	37.14	41.87	45.24	49.38	6.99	7.39	7.63	9.51
		Basement		2	22.36	25.31	29.04	33.51	36.47	40.39	45.04	51.38	56.06	61.69	8.38	8.99	8.45	10.53
		Parking Garage	8'	2	21.49	23.48	25.98	29.71	31.08	33.99	37.68	43.03	46.85	51.68	9.52	9.12	7.55	9.47
	FO	General Retail	12'	1	38.60	40.95	44.48	48.66	50.78	53.94	57.89	63.50	67.31	72.01	7.57	8.51	7.76	9.79
				2	53.04	56.67	62.09	67.99	71.74	76.45	82.13	89.93	95.30	101.76	8.64	9.84	9.01	11.37
		Dinning/Lounge	10'	1	51.85	54.24	58.23	62.64	64.87	68.00	71.96	77.69	81.38	85.92	6.84	8.51	5.54	7.05
				2	52.87	56.31	61.52	67.20	70.72	75.19	80.62	88.11	93.23	99.41	8.37	9.85	6.10	7.74
	FD	General Office	10'	1	57.02	58.29	59.33	61.24	63.16	64.91	68.79	74.39	78.02	82.49	6.82	7.44	6.00	7.62
				2	58.19	60.63	62.85	65.91	67.70	72.11	77.45	84.81	89.87	95.97	8.34	8.79	6.60	8.38
		Apartment	10'	1	36.77	38.66	41.69	45.22	46.90	49.44	52.68	57.35	60.44	64.26	6.25	7.90	8.01	8.25
				2	38.13	41.22	45.61	50.61	53.71	57.79	62.71	69.45	74.19	79.92	8.20	8.56	8.90	8.98
First	UF	Utility/Storage	14'	1	19.50	23.38	28.22	33.18	37.88	42.79	48.14	55.09	60.08	66.22	6.23	11.13	12.37	14.04
				2	20.94	26.33	32.90	39.67	46.19	53.02	60.44	69.91	76.94	85.40	8.39	12.32	13.69	15.53
		Parking Garage*	10'	1	18.83	21.49	24.76	28.77	31.43	35.03	39.13	44.98	48.97	54.18	7.86	10.94	11.88	13.55
				2	19.77	23.42	27.80	32.99	36.84	41.69	47.15	54.64	59.96	66.67	9.28	11.52	12.68	14.48
				4	18.04	21.25	25.08	29.71	33.04	37.35	42.20	48.94	53.68	59.74	8.71	11.08	12.18	13.52
	SF	Car Wash Auto	12'	1	26.98	30.95	36.12	41.27	46.04	50.86	56.33	63.62	68.71	75.02	6.79	10.66	11.85	13.48
				2	28.17	33.39	39.98	46.63	52.90	59.31	66.49	75.86	82.63	90.85	8.58	11.86	13.17	14.99
		Ice Rink	18'	1	39.17	44.34	51.05	57.84	64.01	70.42	77.55	87.02	93.67	101.82	8.60	13.77	15.30	18.47
				2	41.12	48.33	57.36	66.59	75.22	84.21	94.15	107.01	116.40	127.67	11.53	12.56	13.96	16.84
		Auto Service	14'	1	33.57	37.98	43.86	49.67	54.87	60.36	66.46	74.58	80.24	87.21	7.30	12.07	13.42	15.23
				2	35.01	40.94	48.54	56.15	63.18	70.59	78.77	89.41	97.10	106.39	9.47	13.41	14.89	16.91
	FO	Auto Showroom	14'	1	42.89	48.62	56.08	63.60	70.45	77.56	85.47	95.92	103.30	112.29	9.30	9.10	10.11	11.47
				2	44.34	51.58	60.75	70.09	78.76	87.79	97.78	110.74	120.16	131.46	11.48	10.22	11.36	12.89
		Bowling Alley	14'	1	43.82	48.78	55.40	62.04	67.95	74.07	80.93	90.12	96.45	104.24	8.16	8.93	9.92	12.07
				2	45.26	51.73	60.08	68.52	76.26	84.30	93.23	104.94	113.31	123.41	10.33	9.74	10.82	13.15
		Theater**	20'	1	55.86	62.50	71.20	80.03	87.59	95.28	104.30	115.45	123.67	133.62	10.02	10.75	11.95	14.37
				2	58.06	67.00	78.32	89.90	100.25	110.86	123.05	138.02	149.33	162.82	13.33	11.35	12.60	15.16
		Health Club***	12'	1	51.97	55.88	59.73	63.56	67.31	72.94	79.24	87.74	93.51	100.62	7.22	7.45	8.24	9.87
				2	53.35	58.64	63.87	69.05	74.17	81.39	89.41	99.98	107.43	116.46	9.01	8.57	8.88	10.65
		General Retail	14'	1	40.61	45.88	52.90	59.81	66.13	72.49	79.76	89.42	96.19	104.47	8.68	8.48	10.91	13.48
				2	42.05	48.83	57.58	66.29	74.44	82.72	92.07	104.24	113.05	123.65	10.85	9.90	11.81	14.59
		Discount	14'	1	39.26	44.36	50.86	57.57	63.28	69.06	75.93	84.32	90.56	98.24	8.13	9.62	10.69	13.21
				2	40.71	47.32	55.54	64.05	71.59	79.29	88.24	99.15	107.42	117.41	10.30	10.43	11.59	14.32
		Regional Shopping	14'	1	41.18	46.48	53.55	60.51	66.86	73.26	80.57	90.28	97.09	105.42	8.71	9.12	10.13	12.52
		Center - mall shop		2	42.62	49.43	58.23	66.99	75.18	83.49	92.88	105.11	113.95	124.59	10.88	9.97	11.07	13.69
		Neighborhood	14'	1	40.26	45.52	52.52	59.40	65.71	72.05	79.30	88.92	95.68	103.94	8.67	9.65	10.73	13.26
		Shopping Center		2	41.71	48.47	57.20	65.88	74.02	82.28	91.61	103.75	112.54	123.11	10.84	10.51	11.67	14.43
		Department Store	16'	1	51.60	57.13	62.27	67.70	72.75	79.63	87.73	97.64	105.03	114.03	9.30	10.73	11.92	12.53
				2	53.56	61.05	68.16	75.51	82.51	91.65	102.18	115.04	124.82	136.54	11.85	11.69	12.98	13.70
		Supermarket	14'	1	43.05	48.37	55.54	62.55	68.94	75.36	82.71	92.48	99.31	107.66	8.70	8.71	9.68	11.97
				2	44.50	51.33	60.21	69.03	77.25	85.59	95.01	107.31	116.17	126.84	10.87	9.48	10.53	13.02
		Convenience	12'	1	43.50	48.59	55.50	62.25	68.35	74.47	81.49	90.89	97.40	105.38	8.34	8.77	9.74	12.10
		Market		2	44.69	51.02	59.36	67.60	75.21	82.92	91.66	103.13	111.32	121.22	10.13	9.37	10.41	12.92
		Dinning/Lounge	12'	1	53.97	58.86	65.89	72.72	78.64	84.73	91.61	100.95	107.23	114.96	7.91	5.49	8.17	10.14
				2	55.16	61.30	69.75	78.08	85.50	93.18	101.78	113.19	121.15	130.79	9.71	5.07	8.75	10.86
	FD	Hotel - Motel	12'	1	54.22	59.18	66.29	73.10	79.06	85.00	91.88	101.23	107.51	115.25	7.92	7.93	8.81	10.56
		Service		2	55.41	61.62	70.15	78.45	85.92	93.45	102.05	113.47	121.43	131.09	9.71	8.44	9.38	11.24
		Bank	14'	1	67.92	71.44	75.47	79.44	84.14	88.31	93.00	102.86	109.59	117.84	8.43	8.26	7.87	9.43
				2	69.76	75.06	80.85	86.51	91.60	97.87	105.30	117.68	126.45	137.01	10.60	8.62	8.60	10.30
		General Office	12'	1	59.93	63.97	67.97	72.01	76.04	82.07	88.87	98.08	104.30	111.96	7.89	6.45	9.41	11.30
				2	61.31	66.73	72.11	77.50	82.90	90.52	99.03	110.32	118.22	127.80	9.68	5.78	10.01	12.02
		Medical Office	12'	1	66.04	70.09	74.08	78.12	82.15	88.33	95.32	104.81	111.18	119.00	7.95	7.77	9.17	11.02
				2	67.42	72.85	78.22	83.62	89.01	96.78	105.48	117.06	125.10	134.84	9.74	7.10	9.73	11.69

Schedule A.1 (continued)

GCM Base Prices (continued)

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	6	7	8	9	10	+1	1 Wood Jst (-)	3 Rein Conc (+)	4 FP Steel (+)
										2 Fire Resistant								
First	FD	Country Club	12'	1	60.04	65.08	72.44	79.44	85.48	91.49	98.48	108.02	114.36	122.18	7.88	4.98	9.16	10.98
				2	61.23	67.52	76.30	84.79	92.34	99.94	108.65	120.26	128.29	138.01	9.68	4.56	9.71	11.64
		Funeral Home	12'	1	54.85	59.76	66.83	73.58	79.47	85.34	92.14	101.40	107.61	115.26	7.82	4.99	9.20	11.03
				2	56.04	62.20	70.69	78.94	86.34	93.78	102.31	113.64	121.53	131.09	9.61	4.57	9.80	11.76
		Nursing Home	10'	1	50.61	55.04	61.44	67.66	73.01	78.38	84.38	92.74	98.31	105.19	6.90	6.50	9.35	11.24
				2	51.55	56.96	64.48	71.89	78.42	85.04	92.40	102.40	109.29	117.68	8.31	5.84	9.78	11.76
		Hotel - Motel Unit	10'	1	51.11	54.68	58.21	61.77	65.33	70.61	76.50	84.39	89.71	96.25	6.13	7.76	9.03	10.86
				2	52.20	56.86	61.47	66.10	70.74	77.27	84.52	94.05	100.69	108.74	7.54	8.21	9.45	11.37
		Apartment	10'	1	38.01	42.03	47.62	53.12	57.99	63.03	68.62	76.09	81.16	87.42	5.97	6.30	8.94	10.77
				2	38.95	43.96	50.67	57.34	63.41	69.69	76.64	85.75	92.15	99.91	7.38	6.76	9.54	11.35
Wall Hgt.	UF	+/-	1'	1	0.15	0.25	0.36	0.47	0.58	0.70	0.83	0.99	1.11	1.26	0.13	0.14	0.15	0.16
				2	0.28	0.50	0.76	1.03	1.31	1.59	1.90	2.28	2.58	2.93	0.32	0.25	0.28	0.30
	SF	+/-	1'	1	0.47	0.56	0.66	0.77	0.88	1.00	1.13	1.28	1.40	1.54	0.13	0.16	0.18	0.19
				2	0.59	0.82	1.07	1.34	1.61	1.89	2.20	2.57	2.87	3.22	0.32	0.28	0.31	0.34
	FO	+/-	1'	1	0.37	0.47	0.59	0.71	0.83	0.96	1.09	1.26	1.39	1.54	0.14	0.12	0.13	0.14
				2	0.50	0.73	1.00	1.28	1.56	1.85	2.17	2.55	2.86	3.21	0.33	0.17	0.19	0.22
	FD	+/-	1'	1	0.73	0.84	0.98	1.12	1.25	1.39	1.54	1.72	1.86	2.03	0.14	0.12	0.13	0.15
				2	0.86	1.10	1.39	1.69	1.98	2.28	2.61	3.01	3.33	3.70	0.33	0.16	0.18	0.21
Upper	UF	Utility/Storage	12'	1	17.84	20.13	23.01	26.53	28.75	31.85	35.46	40.40	44.02	48.41	6.39	7.63	8.48	10.29
				2	19.14	22.80	27.25	32.39	36.26	41.10	46.59	53.81	59.26	65.75	8.36	8.71	9.68	11.73
		Parking Garage*	10'	1	17.78	19.14	20.80	23.72	24.25	26.43	29.19	33.53	36.54	40.45	8.46	11.29	12.27	13.99
				2	19.77	23.42	27.80	32.99	36.84	41.69	47.15	54.64	59.96	66.67	9.28	11.52	12.68	14.48
				4	18.04	21.25	25.08	29.71	33.04	37.35	42.20	48.94	53.68	59.74	8.71	11.08	12.18	13.52
	FO	Health Club***	12'	1	50.71	53.07	55.26	58.12	61.18	64.05	68.92	75.67	80.31	85.91	7.04	5.54	6.16	7.65
				2	52.22	56.10	59.79	64.13	67.43	73.30	80.05	89.08	95.56	103.25	9.00	6.13	6.81	8.46
		General Retail	12'	1	38.32	41.44	45.89	50.79	54.01	58.10	62.90	69.51	74.13	79.69	7.11	7.41	8.23	10.41
				2	39.62	44.11	50.12	56.65	61.52	67.35	74.03	82.92	89.37	97.03	9.07	8.05	8.94	11.31
		Mall Shops	14'	1	40.00	43.97	49.41	55.24	59.44	64.38	70.32	78.47	84.27	91.26	9.27	6.90	7.67	9.65
				2	41.55	47.15	54.45	62.23	68.41	75.41	83.60	94.46	102.45	111.94	11.61	7.75	8.61	10.83
		Department Store	14'	1	48.55	51.40	54.07	57.40	60.94	64.31	69.70	77.06	82.23	88.42	7.66	8.01	8.91	10.61
				2	50.35	55.00	59.47	64.57	68.64	75.34	82.97	93.05	100.41	109.10	10.00	8.57	9.53	11.35
		Dinning/Lounge	12'	1	52.89	56.42	61.77	67.43	71.13	75.71	81.10	88.58	93.66	99.77	7.36	5.44	6.05	7.66
				2	54.20	59.09	66.00	73.29	78.65	84.96	92.23	101.99	108.90	117.11	9.33	5.97	6.64	8.40
	FD	Hotel - Motel	12'	1	53.12	56.65	62.01	67.68	71.39	75.97	81.37	88.86	93.95	100.06	7.37	6.39	7.11	8.80
		Service		2	54.42	59.32	66.24	73.54	78.90	85.22	92.50	102.27	109.19	117.40	9.33	6.89	7.66	9.49
		General Office	12'	1	51.89	54.12	59.34	64.89	68.53	73.05	78.35	85.72	90.74	96.77	7.34	6.33	7.03	8.88
				2	52.59	56.79	63.57	70.75	76.05	82.30	89.48	99.12	105.98	114.11	9.30	6.86	7.62	9.63
		Medical Office	11'	1	54.94	58.34	63.61	69.16	72.71	77.12	82.34	89.64	94.54	100.44	7.13	6.00	6.66	8.45
				2	56.12	60.75	67.43	74.46	79.50	85.48	92.40	101.76	108.31	116.11	8.90	6.44	7.15	9.08
		Nursing Home	10'	1	49.53	52.56	57.26	62.27	65.38	69.34	74.05	80.68	85.11	90.47	6.72	6.27	6.97	8.67
				2	50.58	54.71	60.67	67.01	71.45	76.81	83.03	91.50	97.42	104.47	8.30	6.70	7.44	9.25
		Motel Units	10'	1	48.84	52.02	53.97	56.59	59.38	62.01	66.56	72.94	77.28	82.53	6.72	6.04	6.71	8.36
				2	51.11	54.45	57.63	61.45	64.22	69.48	75.55	83.76	89.58	96.52	8.31	6.46	7.18	8.94
		Apartment	10'	1	36.95	39.68	43.66	48.07	50.82	54.42	58.68	64.64	68.73	73.70	6.56	7.28	8.09	8.37
				2	38.01	41.83	47.07	52.81	56.89	61.89	67.67	75.46	81.04	87.70	8.14	7.77	8.63	9.01

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

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

SCHEDULE A.2

GCI Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	2 Fire Resistant 6	7	8	9	10	+1	1 Wood Jst (-)	3 Rein Conc (+)	4 F P Steel (+)
Bsmt	UF	Light Utility/Storage	9'	1	19.17	21.03	22.54	24.64	25.77	27.80	28.53	31.94	34.28	37.24	6.12	6.51	7.12	8.56
				2	20.09	22.93	25.55	28.80	31.10	34.36	36.43	41.46	45.10	49.54	7.52	6.42	7.02	8.45
		Heavy Utility/Storage	9'	1	23.81	25.83	27.67	30.05	31.37	33.60	34.57	38.31	40.85	44.03	6.25	6.60	6.87	9.03
				2	24.73	27.73	30.67	34.21	36.71	40.16	42.47	47.83	51.66	56.33	7.65	6.53	6.80	8.93
	SF	Light Manufacturing	9'	1	28.72	30.87	32.98	35.59	37.06	39.42	40.57	44.57	47.23	50.57	6.16	6.59	7.21	8.67
				2	29.65	32.76	35.99	39.75	42.39	45.99	48.46	54.08	58.05	62.87	7.56	6.52	7.13	8.57
		Heavy Manufacturing	9'	1	35.82	38.22	40.83	43.88	45.65	48.31	49.82	54.34	57.31	60.99	6.37	6.68	6.95	9.14
				2	36.74	40.11	43.84	48.04	50.98	54.88	57.72	63.86	68.12	73.30	7.76	6.62	6.89	9.05
	FO	Truck Terminal	9'	1	30.86	33.23	35.67	38.59	40.33	42.97	44.43	48.84	51.80	55.48	6.34	6.65	7.28	8.76
		Bunk Room		2	31.79	35.13	38.67	42.75	45.66	49.54	52.33	58.36	62.62	67.78	7.73	6.58	7.20	8.65
First	UF	Light Utility/Storage	14'	1	22.56	26.83	32.16	37.68	42.67	48.04	53.96	61.63	67.15	73.96	6.96	10.31	11.87	12.99
				2	23.94	29.64	36.62	43.86	50.60	57.79	65.69	75.77	83.22	92.25	9.03	10.35	11.92	13.04
				3	22.17	26.03	30.91	35.94	40.49	45.34	50.69	57.63	62.56	68.68	6.30	10.57	12.16	13.30
		Heavy Utility/Storage	14'	1	27.20	31.63	37.29	43.09	48.28	53.84	59.99	68.00	73.71	80.75	7.09	10.38	11.59	13.41
				2	28.58	34.45	41.75	49.27	56.20	63.59	71.73	82.14	89.78	99.04	9.16	10.41	11.63	13.45
				3	26.81	30.83	36.04	41.35	46.09	51.14	56.72	64.00	69.12	75.47	6.44	10.60	11.84	13.69
		Light Warehouse	18'	1	25.95	30.86	37.01	43.36	49.12	55.29	62.10	70.89	77.25	85.04	7.84	11.42	13.17	14.34
				2	27.83	34.71	43.10	51.79	59.94	68.61	78.13	90.19	99.20	110.01	10.66	11.46	13.21	14.39
				3	25.46	29.85	35.43	41.15	46.35	51.87	57.96	65.83	71.46	78.39	7.03	11.74	13.54	14.75
		Mini Warehouse	12'	1	14.39	17.93	22.21	26.72	30.83	35.29	40.20	46.56	51.15	56.89	5.82	9.20	10.81	11.35
				2	15.51	20.23	25.85	31.77	37.30	43.26	49.79	58.12	64.28	71.83	7.51	9.26	10.88	11.43
				3	14.05	17.23	21.12	25.20	28.94	32.96	37.37	43.08	47.16	52.29	5.24	9.45	11.11	11.67
		Commercial	14'	1	30.26	34.72	40.49	46.38	51.60	57.18	63.37	71.46	77.18	84.24	7.05	10.44	12.01	13.14
		Garage		2	31.64	37.53	44.95	52.56	59.52	66.93	75.10	85.59	93.25	102.52	9.12	10.45	12.03	13.16
				3	29.87	33.92	39.24	44.64	49.41	54.48	60.10	67.45	72.59	78.95	6.40	10.65	12.26	13.41
		Hanger	20'	1	32.56	37.91	44.75	51.74	58.04	64.75	72.18	81.79	88.71	97.14	8.34	12.05	13.91	15.14
				2	34.69	42.27	51.66	61.31	70.31	79.85	90.35	103.67	113.59	125.45	11.54	12.07	13.93	15.15
				3	32.02	36.80	43.01	49.30	54.97	60.97	67.60	76.20	82.31	89.81	7.45	12.38	14.28	15.54
		Truck Terminal	14'	1	25.47	30.14	35.57	41.14	46.14	51.71	57.94	65.23	70.88	77.88	7.09	10.30	11.86	12.98
		Warehouse		2	26.85	32.95	40.03	47.32	54.06	61.46	69.67	79.36	86.95	96.16	9.16	10.34	11.90	13.02
				3	25.08	29.34	34.32	39.40	43.96	49.01	54.67	61.22	66.29	72.59	6.44	10.54	12.13	13.27
	SF	Loft Warehouse	14'	1	20.61	24.90	30.21	35.73	40.76	46.16	52.12	59.82	65.39	72.26	7.05	10.37	11.93	13.05
				2	21.98	27.72	34.67	41.91	48.68	55.91	63.86	73.96	81.46	90.54	9.12	10.40	11.97	13.09
		Light Manufacturing	14'	1	32.71	37.30	43.31	49.40	54.78	60.53	66.92	75.27	81.16	88.42	7.05	10.40	11.97	13.10
				2	34.09	40.12	47.77	55.58	62.71	70.28	78.65	89.40	97.23	106.70	9.12	10.42	12.00	13.13
				3	32.32	36.50	42.06	47.66	52.60	57.84	63.65	71.26	76.57	83.13	6.39	10.60	12.20	13.35
		Heavy Manufacturing	14'	1	34.48	39.40	45.81	52.32	58.09	64.24	71.07	79.98	86.29	94.03	7.48	10.44	11.66	13.48
				2	35.86	42.21	50.27	58.50	66.01	73.99	82.80	94.11	102.36	112.32	9.55	10.46	11.69	13.51
				3	34.09	38.60	44.56	50.57	55.90	61.54	67.80	75.97	81.70	88.75	6.82	10.62	11.87	13.73
		Loft Manufacturing	12'	1	25.80	29.93	35.21	40.64	45.46	50.64	56.38	63.88	69.20	75.78	6.68	9.77	11.24	12.32
				2	26.92	32.23	38.85	45.68	51.93	58.61	65.97	75.43	82.33	90.72	8.37	9.81	11.28	12.36
		Mill Manufacturing	40'	1	70.12	79.64	86.42	90.26	97.15	109.11	122.31	139.06	151.50	166.27	13.92	18.21	19.87	24.00
				2	77.15	89.53	101.24	110.57	126.12	144.76	165.20	190.72	210.23	233.09	21.48	18.12	19.77	23.88
				3	69.03	73.96	80.67	86.12	92.03	102.81	114.70	129.82	140.95	154.21	12.50	18.83	20.55	24.81
		Small Shop	14'	1	27.39	31.85	37.54	43.39	48.61	54.21	60.40	68.47	74.22	81.31	7.13	10.32	11.88	13.00
				2	28.76	34.66	42.00	49.57	56.53	63.96	72.14	82.60	90.29	99.59	9.20	10.36	11.92	13.04
				3	27.00	31.05	36.29	41.64	46.43	51.51	57.14	64.46	69.63	76.02	6.48	10.54	12.13	13.27
		Power Generating	30'	1	75.87	82.62	87.62	93.42	101.24	107.10	116.99	127.47	138.29	151.20	12.03	13.12	13.84	17.76
		Plant		2	82.81	95.77	102.00	107.71	119.56	132.12	144.89	166.21	182.34	201.32	17.71	13.07	13.80	17.71
	FO	Truck Terminal	9'	1	28.36	32.10	37.02	42.04	46.39	51.06	56.27	63.17	67.95	73.93	5.79	9.16	10.51	11.57
		Bunk Room		2	29.90	35.25	42.02	48.97	55.27	62.00	69.43	79.01	85.95	94.40	8.10	9.15	10.49	11.55
				3	28.28	31.94	36.78	41.70	45.95	50.53	55.63	62.38	67.05	72.89	5.66	9.28	10.65	11.72
	FD	Industrial Office	12'	1	50.83	55.87	62.91	69.88	75.79	82.05	89.08	98.41	104.80	112.63	7.16	9.79	11.26	12.34
				2	51.96	58.17	66.56	74.93	82.27	90.02	98.67	109.96	117.93	127.57	8.85	9.81	11.28	12.37
				3	50.50	55.18	61.83	68.36	73.90	79.72	86.25	94.93	100.80	108.03	6.58	9.90	11.38	12.48
		Research/Devel.	12'	1	61.76	66.68	70.83	73.97	79.99	86.35	93.51	103.04	109.52	117.47	7.20	9.78	11.24	12.32
				2	62.52	68.74	74.69	79.02	86.47	94.32	103.10	114.59	122.65	132.41	8.89	9.80	11.26	12.35
				3	55.44	60.29	65.75	72.46	78.10	84.02	90.68	99.56	105.53	112.86	6.63	9.88	11.36	12.45
Dock			+1'	1	0.56	0.71	0.90	1.09	1.27	1.47	1.68	1.94	2.14	2.37	0.21			
Floor				2	0.63	0.83	1.07	1.32	1.56	1.81	2.08	2.42	2.69	2.99	0.28			

SCHEDULE A.2 (continued)

GCI Base Prices (continued)

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	2 Fire Resistant 6	7	8	9	10	+1	1 Wood Jst (-)	3 Rein Conc (+)	4 F P Steel (+)
Wall Hgt.	UF	+/-	1'	1	0.18	0.27	0.38	0.50	0.61	0.73	0.86	1.02	1.15	1.29	0.13	0.23	0.27	0.30
				2	0.31	0.53	0.79	1.06	1.34	1.62	1.93	2.31	2.61	2.96	0.32	0.24	0.28	0.31
				3	0.15	0.22	0.30	0.38	0.46	0.55	0.64	0.76	0.85	0.95	0.09	0.28	0.33	0.36
	SF	+/-	1'	1	0.27	0.36	0.48	0.60	0.71	0.84	0.97	1.13	1.26	1.41	0.13	0.24	0.28	0.31
				2	0.39	0.62	0.89	1.16	1.44	1.73	2.04	2.42	2.73	3.08	0.32	0.25	0.29	0.32
				3	0.24	0.31	0.40	0.48	0.57	0.65	0.75	0.87	0.96	1.07	0.09	0.31	0.36	0.38
	FO	+/-	1'	1	0.27	0.36	0.48	0.60	0.71	0.84	0.97	1.13	1.26	1.41	0.13	0.24	0.28	0.30
				2	0.39	0.62	0.89	1.16	1.44	1.73	2.04	2.42	2.73	3.08	0.32	0.25	0.29	0.31
				3	0.24	0.31	0.40	0.48	0.57	0.65	0.75	0.87	0.96	1.07	0.09	0.30	0.35	0.35
	FD	+/-	1'	1	0.65	0.76	0.89	1.03	1.16	1.29	1.44	1.62	1.76	1.92	0.14	0.24	0.28	0.30
				2	0.78	1.01	1.30	1.60	1.88	2.18	2.51	2.91	3.23	3.59	0.33	0.24	0.28	0.30
				3	0.63	0.70	0.81	0.92	1.01	1.11	1.22	1.36	1.46	1.58	0.10	0.27	0.32	0.32
Upper	UF	Light Utility/Storage	12'	1	18.84	21.70	24.35	27.63	29.96	33.32	35.46	40.43	44.04	48.46	7.01	7.38	8.13	9.66
				2	20.26	24.60	28.95	34.00	38.12	43.38	47.56	54.99	60.60	67.30	9.14	7.37	8.12	9.64
		Heavy Utility/Storage	12'	1	20.65	24.05	27.37	31.32	34.31	38.36	41.25	47.14	51.48	56.73	7.76	7.48	7.88	10.15
				2	22.07	26.96	31.96	37.69	42.47	48.42	53.35	61.71	68.05	75.58	9.89	7.47	7.87	10.14
	SF	Loft Warehouse	12'	1	21.60	24.60	27.48	30.97	33.46	36.99	39.31	44.54	48.31	52.92	7.14	8.83	9.90	11.37
				2	23.02	27.50	32.08	37.34	41.62	47.04	51.41	59.10	64.88	71.77	9.27	8.82	9.88	11.35
		Light Manufacturing	12'	1	26.37	29.48	32.64	36.35	38.98	42.65	45.14	50.62	54.53	59.28	7.05	7.34	8.09	9.61
				2	27.79	32.39	37.24	42.72	47.15	52.70	57.24	65.19	71.09	78.13	9.18	7.34	8.09	9.61
		Heavy Manufacturing	12'	1	28.18	31.84	35.66	40.05	43.33	47.69	50.93	57.34	61.97	67.56	7.80	7.45	7.85	10.12
				2	29.60	34.74	40.25	46.42	51.50	57.74	63.03	71.91	78.53	86.41	9.93	7.46	7.86	10.12
		Loft Manufacturing	12'	1	23.65	26.69	29.69	33.28	35.82	39.41	41.81	47.14	50.97	55.65	7.16	7.35	8.10	9.61
				2	25.06	29.59	34.29	39.64	43.99	49.46	53.90	61.71	67.54	74.49	9.30	7.34	8.09	9.61
		Small Shop	12'	1	24.56	27.64	30.71	34.35	36.94	40.56	43.01	48.41	52.28	57.00	7.19	7.36	8.11	9.63
				2	25.98	30.54	35.30	40.72	45.10	50.62	55.10	62.98	68.84	75.85	9.32	7.35	8.10	9.62
		Power Generating Plant	*	0	39.48	42.33	45.59	49.25	51.56	54.86	57.02	62.25	65.73	70.01	6.26	1.52	0.67	3.00
	FO	Truck Terminal Bunk Room	9'	1	30.71	33.69	36.83	40.48	42.95	46.44	48.77	54.10	57.81	62.34	6.64	6.75	7.36	8.89
				2	31.75	35.82	40.21	45.16	48.95	53.82	57.65	64.79	69.96	76.18	8.20	6.72	7.33	8.86
	FD	Industrial Office	12'	1	48.68	52.63	57.40	62.52	66.16	70.82	74.51	81.67	86.58	92.50	7.64	7.28	8.03	9.53
				2	50.10	55.53	61.99	68.89	74.32	80.87	86.60	96.24	103.14	111.34	9.78	7.29	8.03	9.54
		Research/Devel.	12'	1	56.00	60.13	65.31	70.79	74.64	79.51	83.45	91.01	96.11	102.26	7.73	7.24	7.98	9.48
				2	57.42	63.03	69.91	77.15	82.80	89.56	95.55	105.58	112.67	121.11	9.86	7.25	7.99	9.49

*Upper floor price exclusive of walls.

SCHEDULE A.3

GCR Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	1 Wood Joist 6	7	8	9	10	+1	2 Fire Res (+)
Bsmt	UF	Utilty/Storage	9'	1	13.16	14.03	15.22	16.62	17.55	18.82	20.51	23.27	25.15	27.53	4.68	7.23
				2	13.74	15.23	17.11	19.24	20.90	22.95	25.48	29.26	31.96	35.28	5.56	8.75
	FO	Dinning/Lounge	9'	1	45.42	47.29	50.55	53.72	55.84	58.27	61.38	66.21	69.23	72.95	5.37	8.38
				2	46.00	48.48	52.44	56.34	59.19	62.40	66.35	72.20	76.03	80.69	6.25	9.71
		Motel Service	9'	1	40.69	42.45	45.44	48.38	50.36	52.66	55.60	60.18	63.07	66.64	5.32	8.37
				2	41.28	43.64	47.33	51.00	53.72	56.79	60.58	66.17	69.88	74.38	6.19	9.69
	FD	General Office	9'	1	42.47	44.27	47.36	50.39	52.42	54.77	57.78	62.45	65.39	69.01	5.34	7.33
				2	43.06	45.46	49.25	53.01	55.78	58.90	62.75	68.43	72.20	76.76	6.21	8.67
		Apartment	9'	1	30.07	31.56	33.95	36.38	38.06	40.06	42.62	46.63	49.24	52.47	5.28	7.73
				2	30.65	32.76	35.84	39.00	41.41	44.19	47.60	52.62	56.04	60.21	6.16	8.39
First	FO	Motel Service	12'	1	45.04	49.08	54.83	60.21	64.80	69.38	74.68	81.85	86.76	92.24	5.02	
				2	46.87	52.97	60.87	68.24	74.90	81.63	89.23	99.35	106.60	114.86	5.80	
		Dinning/Lounge	12'	1	49.23	53.37	59.36	64.94	69.66	74.35	79.80	87.19	92.22	97.82	5.07	
				2	51.06	57.26	65.40	72.98	79.75	86.61	94.35	104.69	112.05	120.45	5.85	
	FD	Bank	10'	1	54.73	58.05	61.27	64.32	67.35	71.99	77.37	84.65	89.62	95.17	5.04	
				2	56.66	62.06	67.15	71.78	76.47	83.04	90.47	100.41	107.47	115.53	5.57	
		General Office	10'	1	46.04	49.95	55.60	60.86	65.30	69.72	74.86	81.83	86.58	91.86	4.82	
				2	47.70	53.50	61.09	68.13	74.42	80.77	87.95	97.59	104.42	112.22	5.34	
		Medical Office	10'	1	57.69	60.84	63.89	66.77	69.65	74.17	79.44	86.62	91.46	96.86	4.86	
				2	59.61	64.85	69.77	74.24	78.76	85.22	92.53	102.37	109.31	117.22	5.39	

SCHEDULE A.3 (continued)

GCR Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	6	7	8	9	10	+1	2 Fire Res (+)
										1 Wood Joist						
First	FD	Motel Units	9'	1	43.00	46.07	49.04	50.53	54.63	58.71	63.42	69.80	74.21	79.09	4.60	
				2	43.92	47.98	51.83	53.98	58.94	63.93	69.61	77.24	82.63	88.71	4.80	
		Funeral Home	12'	1	49.57	53.71	59.72	65.31	70.04	74.74	80.21	87.62	92.65	98.27	5.07	
				2	51.40	57.60	65.76	73.35	80.14	87.00	94.76	105.12	112.49	120.89	5.86	
		Nursing Home	10'	1	52.14	55.29	58.34	61.22	64.09	68.48	73.58	80.50	85.22	90.46	4.81	
				2	54.06	59.30	64.22	68.68	73.21	79.53	86.68	96.26	103.07	110.82	5.33	
		Apartment	9'	1	32.99	36.58	41.48	46.11	50.18	54.23	58.90	65.18	69.57	74.44	4.80	
				2	33.77	38.27	44.08	49.56	54.49	59.45	65.09	72.62	78.00	84.05	4.86	
Upper	FO	Motel Service	12'	1	39.63	41.77	45.16	48.53	50.94	53.78	57.22	62.19	65.46	69.45	5.48	
				2	40.56	43.62	48.10	52.56	56.13	60.36	65.14	71.72	76.31	82.25	6.08	
		Dinning/Lounge	12'	1	43.02	45.24	48.82	52.36	54.86	57.80	61.36	66.51	69.87	73.97	5.47	
				2	43.95	47.09	51.76	56.39	60.05	64.37	69.27	76.04	80.72	86.77	6.07	
	FD	Motel Units	9'	1	34.32	36.10	38.94	41.80	43.79	46.21	49.15	53.47	56.30	59.79	5.05	
				2	34.99	37.43	41.05	44.69	47.51	50.97	54.89	60.38	64.17	69.20	5.25	
		Apartment	9'	1	26.58	28.18	30.57	33.07	34.83	37.02	39.70	43.60	46.22	49.47	4.95	
				2	27.25	29.50	32.68	35.95	38.54	41.79	45.43	50.51	54.09	58.87	5.16	
		Nursing Home	10'	1	44.46	46.09	47.55	48.82	50.86	52.84	55.14	59.82	62.87	66.61	5.21	
				2	45.33	47.29	49.61	51.67	53.51	57.30	61.60	67.60	71.73	77.15	5.54	

SCHEDULE A.4

GCK Base Rates

Light pre-engineered steel and pole framed buildings (used for C/I occupancies)
Per square foot, average quality, 12' eaves height

	Perimeter/Area Ratio										
	1	2	3	4	5	6	7	8	9	10	+1
Light metal/wood siding, pole frame	6.76	8.02	9.11	10.77	12.06	11.77	13.42	13.94	16.12	17.25	3.10
Add per P/A ratio:											
Exterior sheathing	0.18	0.31	0.45	0.54	0.70	0.79	0.98	1.10	1.25	1.39	0.21
Insulation	0.10	0.18	0.26	0.31	0.40	0.45	0.56	0.63	0.71	0.79	0.12
Steel girts and purlins	0.60	0.66	0.72	0.78	0.84	0.90	0.96	1.02	1.08	1.14	1.00
Aluminum siding and roofing	2.29	2.51	2.73	2.88	3.13	3.29	3.59	3.79	4.03	4.27	0.33
Interior liner (1)	0.37	0.64	0.92	1.10	1.42	1.62	2.00	2.25	2.55	2.84	0.42
Heavy gauge siding and roofing (2)	0.63	0.69	0.75	0.79	0.86	0.90	0.99	1.04	1.11	1.17	0.09
Plastic panel siding	0.30	0.53	0.75	0.90	1.17	1.33	1.64	1.85	2.09	2.33	0.35
Sandwich paneling	7.26	7.94	8.64	9.11	9.92	10.41	11.38	12.01	12.76	13.50	1.05
Interior finish (3)											
Unfinished occupancies (UF)	3.87	3.87	3.87	3.87	3.87	3.87	3.87	3.87	3.87	3.87	
Semi-finished occupancies (SF)	12.31	12.31	12.31	12.31	12.31	12.31	12.31	12.31	12.31	12.31	
Finished open occupancies (FO)	18.96	19.36	19.77	20.15	20.64	20.95	21.56	21.97	22.58	22.98	0.71
Finished divided occupancies (FD)	37.82	38.22	38.63	39.01	39.50	39.81	40.42	40.83	41.44	41.84	0.71
Add per square foot for floor area for frame variations:											
Steel post and beam	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	
Rigid steel frame construction	-0.33	-0.29	-0.25	-0.21	-0.18	-0.14	-0.10	-0.06	-0.02	0.02	
Deduct per square foot floor area for floor:											
Concrete floor	3.17	3.24	3.31	3.37	3.46	3.51	3.61	3.68	3.77	3.85	

Add or deduct 2% (against the total rate) per foot of wall height variation.
Deduct 2% (against the total rate) for low profile (1:12 or less pitch) roof construction.
Adjust for quality grade from Schedule F.
Note (1) Liner is included with manufactured sandwich paneling
Note (2) 24 to 20 gauge steel; .032" to .050" thick aluminum.

Note (3) Interior Components:	Walls/ LF	Flooring	Ceiling	Ptns&OF	Lighting	Heating	Add A/C	Sprk
Unfinished occupancies (UF)	---	---	---	0.72	1.77	1.38	3.86	6
Semi-finished occupancies (SF)	---	1.77	0.33	1.53	5.89	2.79	2.31	6
Finished open occupancies (FO)	43.00	2.47	4.25	1.27	6.31	4.05	2.31	4
Finished divided occupancies (FD)	43.00	3.91	4.25	7.62	13.19	8.24	2.31	3

SCHEDULE B

GC Base Price Adjustment for Story Height (BPA)

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

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

SCHEDULE C

GC Base Price Components and Adjustments

ID	Floor Level	Fin Type	Use Type	CH	Interior Finish: Walls Per LF	Interior Finish: Floors Per SF	Interior Finish: Ceil Per SF	Ptns	Ltg	Htg Vent A.C.	Htg Only	Add for A.C.	Adjust Lighting		Spk **
GCM	Sub Bsmt	UF	Parking	--	---	---	---	0.32	2.36	1.57	---	---	0.35	0.80	6
	Bsmt	UF	Utility/Storage	--	---	---	---	0.72	1.77	---	-	-	0.38	0.63	6
			Stand Alone Basement	--	---	---	---	0.72	1.77	---	-	-	0.38	0.63	6
			Parking Garage	--	---	---	---	0.32	2.36	1.57	---	---	0.28	0.64	4
		FO	General Retail	10'	36.94	2.10	2.81	2.54	9.61	10.23	5.62	---	1.85	3.99	4
			Dinning/Lounge	8'	30.75	4.72	3.30	3.23	10.68	22.49	12.35	---	1.32	2.70	4
		FD	Office	8'	34.51	2.47	3.30	6.99	13.19	14.98	8.24	---	1.79	3.72	3
			Apartment	8'	36.82	2.84	4.25	9.30	5.53	---	3.86	2.31	1.82	3.78	2
	First	UF	Utility/Storage	--	---	---	---	1.13	1.77	---	0.99	3.86	0.38	0.63	6
			Parking Garage	--	---	---	---	0.40	2.36	0.74	---	---	0.28	0.64	4
		SF	Car Wash Auto	--	8.24	---	---	3.86	5.89	---	0.99	---	0.81	1.83	6
			Ice Rink	--	12.20	1.76	1.32	5.80	12.86	---	2.30	---	0.83	1.85	4
			Auto Service Center	--	9.56	1.84	0.77	4.51	9.97	---	0.99	3.86	2.32	4.80	5
		FO	Auto Showroom	12'	51.60	2.47	3.30	3.30	10.68	10.23	5.62	---	1.60	3.30	4
			Bowling Alley	12'	51.60	0.65	3.14	2.71	12.86	12.70	6.97	---	1.12	2.35	4
			Theater	18'	77.80	3.55	3.30	8.05	12.86	15.03	8.27	---	1.01	2.11	1
			Health Club	10'	26.52	2.68	1.98	6.80	12.86	12.70	6.97	---	1.65	3.54	4
			General Retail	12'	38.70	2.10	2.81	2.93	9.61	10.23	5.62	---	1.85	3.99	4
			Discount	12'	41.28	2.06	2.64	2.93	9.26	9.42	5.18	---	2.38	4.94	4
			Regional Shopping Center	12'	40.28	3.16	2.64	2.93	9.26	10.23	5.62	---	1.40	2.91	4
			Neighborhood Shopping Ctr	14'	43.99	2.06	2.64	3.08	9.26	10.23	5.62	---	1.68	3.49	4
			Department Store	14'	43.99	2.70	2.64	4.99	9.26	12.02	6.60	---	0.90	1.86	4
			Supermarket	12'	37.70	1.48	2.64	4.39	9.45	12.70	6.97	---	1.64	3.50	4
			Convenience Market	10'	35.06	2.22	3.30	3.81	9.96	12.78	7.01	---	1.57	3.26	4
			Dinning/Lounge	10'	43.00	4.72	3.30	3.81	10.68	22.49	12.35	---	1.32	2.70	4
		FD	Hotel/Motel Service	10'	43.00	4.72	3.30	9.66	10.68	14.98	8.24	---	1.29	2.67	2
			Bank	12'	51.60	3.11	3.30	8.79	10.68	17.05	9.40	---	1.04	2.14	3
			General Office	10'	43.00	2.91	3.30	7.62	13.19	14.98	8.24	---	2.70	5.84	3
			Medical Office	10'	43.00	2.91	3.30	11.42	13.19	16.29	8.96	---	2.16	4.66	3
			Country Club	10'	34.40	7.43	4.25	7.62	10.68	22.49	12.35	---	1.51	3.12	3
			Funeral Home	10'	34.40	2.81	3.30	7.62	10.68	21.72	11.95	---	2.32	4.80	3
			Nursing Home	8'	27.52	3.13	3.30	8.60	10.68	15.12	8.32	---	2.38	4.91	3
			Hotel/Motel Unit	8'	34.40	3.13	4.09	10.88	5.53	4.75	3.86	---	1.32	2.74	2
			Apartment Units	8'	27.52	3.16	4.25	9.30	5.53	---	3.86	2.31	1.82	3.78	2
	Upper	UF	Utility/Storage	--	---	---	---	0.97	1.77	---	0.99	3.86	0.38	0.63	6
			Parking Garage	--	---	---	---	0.40	2.36	0.74	---	---	0.28	0.64	4
		FO	Health Club	10'	25.86	2.68	1.98	6.80	12.86	12.70	6.97	---	1.65	3.54	4
			General Retail	10'	36.64	2.10	2.81	2.54	9.61	10.23	5.62	---	1.85	3.99	4
			Department Store	14'	50.12	2.70	2.64	4.39	9.26	12.02	6.60	---	0.90	1.86	4
			Mall Shops	12'	37.79	3.16	2.64	2.93	9.26	10.23	5.62	---	1.40	2.91	4
			Dinning/Lounge	10'	43.10	4.72	3.30	3.81	10.68	22.49	12.35	---	1.32	2.70	4
		FD	Hotel/Motel Service	10'	43.10	4.72	3.30	9.66	10.68	14.98	6.97	---	1.29	2.67	2
			General Office	10'	43.10	3.17	3.30	7.62	13.19	14.98	6.97	---	2.70	5.84	3
			Medical Office	9'	38.79	3.17	3.30	10.55	13.19	16.29	8.96	---	2.16	4.66	3
			Nursing Home	8'	27.52	3.13	3.30	8.60	10.68	15.12	8.32	---	2.38	4.91	3
			Hotel/Motel Unit	8'	34.48	3.13	4.09	10.88	5.53	4.75	3.86	---	1.32	2.74	2
			Apartment Units	8'	27.52	3.16	4.25	-	5.53	---	3.86	2.31	1.82	3.78	2

SCHEDULE C (continued)

GC Base Price Components and Adjustments (continued)

ID	Floor Level	Fin Type	Use Type	CH	Interior Finish Walls Per LF	Interior Finish Floors Per SF	Interior Finish Ceil Per SF	Ptns	Ltg	Htg Vent A.C.	Htg Only	Add for A.C.	Adjust Lighting		Spk **
GCI	Bsmt	UF	Light Utility/Storage	--	---	---	---	0.71	2.70	---	1.31	3.58	0.14	0.41	6
			Heavy Utility/Storage	--	---	---	---	0.71	2.70	---	1.31	3.58	0.14	0.41	6
		SF	Light Manufacturing	--	5.94	1.77	---	1.77	9.97	5.72	2.79	2.31	0.55	1.37	5
			Heavy Manufacturing	--	5.94	1.77	---	1.77	9.97	5.72	2.79	2.31	0.55	1.37	5
		FO	Truck Terminal Bunk Room	8'	26.88	2.47	4.25	1.75	6.30	---	4.05	2.31	0.41	0.90	5
	First	UF	Light Utility/Storage	--	---	---	---	1.13	2.95	---	1.38	3.86	0.14	0.41	6
			Heavy Utility/Storage	--	---	---	---	1.13	2.95	---	1.38	3.86	0.14	0.41	6
			Light Warehouse	--	---	---	---	1.16	5.89	---	1.38	3.86	0.35	0.87	6
			Mini Warehouse	--	---	---	---	5.01	1.18	---	---	**	0.10	0.15	5
			Commercial Garage	--	---	1.77	---	1.13	9.97	5.72	1.38	3.86	0.56	1.26	5
			Hanger	--	---	1.77	---	1.61	9.97	5.72	1.38	3.86	0.52	1.29	6
			Truck Terminal Warehouse	--	---	0.25	---	1.10	5.89	---	1.38	3.86	0.41	0.81	5
		SF	Loft Warehouse	--	9.24	---	---	1.53	10.98	---	4.71	3.86	0.31	0.62	6
			Light Manufacturing	--	9.24	1.77	---	2.76	9.97	5.72	2.79	2.31	0.55	1.37	5
			Heavy Manufacturing	--	9.24	1.77	---	2.76	9.97	5.72	2.79	2.31	0.55	1.37	5
			Loft Manufacturing	--	7.92	---	---	2.63	5.89	5.72	1.38	3.86	0.36	0.79	5
			Mill Manufacturing	--	26.40	2.66	---	7.88	9.97	8.10	5.72	4.62	0.63	1.30	5
			Small Shop	--	9.24	1.84	0.33	1.80	5.89	---	1.38	3.86	0.44	0.88	6
			Power Generating Plant	--	19.80	2.96	7.20	3.61	9.97	8.10	---	4.62	0.63	1.30	5
		FO	Truck Terminal Bunk Room	8'	30.24	2.47	4.25	1.75	6.30	---	4.05	2.31	0.41	0.90	6
		FD	Industrial Office	10'	43.00	3.91	3.30	7.62	13.19	12.97	8.24	---	0.87	1.74	3
			Reseach/Developement	10'	43.00	4.82	3.30	11.20	13.19	12.97	8.24	---	0.82	1.79	3
	Upper	UF	Light Utility/Storage	--	---	---	---	0.97	1.77	---	1.38	3.86	0.08	0.24	6
			Heavy Utility/Storage	--	---	---	---	0.97	1.77	---	1.38	3.86	0.08	0.24	6
		SF	Loft Warehouse	--	9.24	---	---	1.31	4.71	---	1.38	3.86	0.31	0.62	6
			Light Manufacturing	--	9.24	1.77	---	2.36	5.89	5.72	2.79	2.31	0.34	0.84	5
			Heavy Manufacturing	--	9.24	1.77	---	2.36	5.89	5.72	2.79	2.31	0.34	0.84	5
			Loft Manufacturing	--	7.92	---	---	2.63	5.89	5.72	1.38	3.86	0.36	0.79	5
			Small Shop	--	9.24	1.84	0.33	1.56	5.89	---	1.38	3.86	0.44	0.88	5
			Power Generating Plant	*	---	2.96	7.20	1.44	9.97	---	-	4.62	0.63	1.30	5
		FO	Truck Terminal Bunk Room	8'	30.24	2.47	4.25	1.75	6.41	---	4.05	2.31	0.41	0.90	5
		FD	Industrial Office	10'	43.00	3.91	3.30	7.62	13.19	12.97	8.24	---	0.87	1.74	3
			Reseach/Developement	10'	43.00	4.82	3.30	11.20	13.19	12.97	8.24	---	0.82	1.79	3
GCR	Bsmt	UF	Utility/Storage		---	---	---	0.87	2.95	---	1.38	---	0.13	0.19	6
		FO	Dinning/Lounge		24.16	4.79	2.51	2.69	10.68	22.49	12.35	---	1.50	2.19	4
			Motel Service		24.16	2.91	4.64	4.04	13.19	14.98	8.24	---	1.00	1.46	2
		FD	General Office		24.16	2.91	2.51	5.83	13.19	14.98	8.24	---	1.00	1.46	3
			Apartment Units		24.16	2.69	4.25	7.76	5.53	---	3.86	2.31	0.50	0.73	2
	First	FO	Motel Service		27.50	2.91	3.30	4.86	13.19	14.98	8.24	---	1.00	1.46	2
			Dinning/Lounge		27.50	4.79	3.30	3.24	10.68	22.49	12.35	---	1.50	2.19	4
		FD	Bank		22.00	2.91	3.30	5.49	10.68	17.05	9.40	---	1.14	1.66	3
			General Office		22.00	3.22	3.30	5.95	13.19	14.98	8.24	---	1.00	1.46	3
			Medical Office		22.00	2.91	3.30	8.24	14.51	16.29	8.96	---	1.09	1.59	3
			Motel Units		22.00	2.69	4.25	7.18	10.68	4.75	3.86	---	0.50	0.73	2
			Funeral Home		27.50	2.69	3.30	6.48	10.68	21.72	11.95	---	1.45	2.12	2
			Nursing Home		22.00	2.94	3.30	7.32	10.68	15.12	8.32	---	1.01	1.47	2
			Apartment Units		22.00	2.69	4.25	7.91	5.53	---	3.86	2.31	0.50	0.73	2
	Upper	FO	Motel Service		27.50	2.69	4.64	4.86	13.19	14.98	8.24	---	1.00	1.46	2
			Dinning/Lounge		27.50	4.79	3.30	3.24	10.68	22.49	12.35	---	1.50	2.19	4
		FD	Motel Units		22.00	2.69	4.25	7.18	10.68	4.75	3.86	---	0.50	0.73	2
			Apartment Units		22.00	2.69	4.25	7.76	5.53	---	3.86	2.31	0.50	0.73	2
			Nursing Home		22.00	2.94	3.30	7.32	10.68	15.12	8.32	---	1.01	1.47	2

* Upper floor price exclusive of walls

** Add for unit heat in mini warehouse at $1.38 per square foot

Sprinkler Group	Total S.F. of Gross Coverage **Per Floor** 5,000	10,000	15,000	20,000	30,000	40,000	50,000	75,000	100,000	Over
1	5.36	4.51	4.04	3.86	3.62	3.37	3.16	3.05	2.93	2.93
2	5.30	4.40	3.91	3.73	3.56	3.31	3.04	2.98	2.86	2.81
3	5.20	4.34	3.85	3.67	3.49	3.25	2.98	2.92	2.80	2.74
4	4.88	4.12	3.66	3.48	3.30	3.12	2.86	2.86	2.68	2.68
5	4.67	3.90	3.47	3.42	3.18	3.00	2.80	2.73	2.62	2.61
6	3.61	3.12	2.78	2.66	2.54	2.37	2.25	2.16	2.06	2.04

SCHEDULE C (continued)

Unit Cost Adjustments

WALL FINISH

Per square foot of wall surface	
Paint on masonry	0.74
Plaster on masonry, painted	2.84
Drywall, painted	1.86
Lath & plaster, painted	2.81
Hardboard paneling	
Patterned	1.89
Plain	1.89
Plywood paneling	
Softwood	2.12
Hardwood	3.28
Wood Paneling	
Softwood	4.49
Hardwood	7.10
Tile or block glazing	9.24
Ceramic or quarry tile	10.48
Enameled metal tile	7.13
Plastic tile	4.00
Acoustical tile	1.61
Marble	17.00
Add for canvas or cloth	2.55
Add for custom grade wallpaper	3.10
Add for standard grade wallpaper	1.41
Add for furring, wood	0.79
Add for furring, metal	1.53
Add for vinyl wall covering	1.55
Add insulation for masonry walls	1.46
Add insulation for studded walls	0.77

FLOOR FINISH

Per square foot	
Softwood	5.78
Hard wood	9.59
Maple	8.00
Parquet	15.09
Add for sleepers	1.18
Parquet and mastic	4.99
Woodblock, creosoted	6.52
Steel plate tile, heavy duty industrial	10.50
Concrete topping, integral, plain, 1 1/2 to 2"	1.12
Concrete hardener and sealer	1.63
Acid proof brick, heavy duty industrial	30.90
Asphalt tile	2.22
Vinyl Tile	2.47
Cork and rubber tile	10.82
Vinyl composition tile	2.47
Sheet tile	3.94
Sheet linoleum	3.38
Ceramic and quarry tile	13.51
Terrazzo	9.99
Slate, grouted	19.58
Marble	45.38
Carpet and pad	2.78
Carpet, indoor, outdoor	1.56
Computer floor, elevated	18.91
Gym floor, hardwood, wood sub plus sleepers	10.62
Brick, common	6.90
Brick, pavers, in concrete	9.52
Flagstone, in concrete	14.35
Epoxy	6.25
Epoxy with colored chips	9.99
Grating, steel or aluminum	19.40

CEILING FINISH

Per square foot	
Acoustical tile	2.35
Mineral fiber	0.66
Organic fiber	1.74
Acoustical metal panel and pads	4.68
Drywall, taped and painted	1.99
Fiberboard panel	1.99
Luminous panels	7.09
Paint only, on under floor/roof structure	0.56
Plaster on lath, painted	3.17
Plaster on masonry, painted	2.59
Plywood paneling, hardwood	3.28
Wood tongue and groove, softwood	4.58
Add for furring, wood	0.90
Add for furring, metal	1.86
Add for ceiling structure	1.55
Add for ceiling insulation	0.70
Add for ceiling suspension system	1.31

PARTITIONING

Per square of wall surface		
Framed, 3-1/2" metal studs	1- Side	2 - Side
Drywall, painted	3.44	5.34
Lath and plaster, painted	5.33	9.10
Metal lath and plaster, painted	5.52	9.48
Plywood paneling:		
Softwood	4.12	6.68
Hardwood	5.59	9.62
Wood paneling:		
Softwood	5.69	9.82
Hardwood	10.37	17.25
Deduct for 2 X 4 wood studs	0.34	0.34

Masonry, per thickness	4"	6"	8"	12"
Concrete block				
Hollow exposed	7.01	8.05	9.62	12.71
Solid	6.60	7.78		
Clay tile	7.79	9.02	10.50	
Gypsum block	5.30	6.00		
Glazed tile				
1 face	9.63	12.18	13.87	
2 face	14.93	19.89	21.50	
Glazed block				
1 face	19.35	19.46	20.63	23.21
2 face	27.05	28.52	29.29	
Add per side for interior wall finish from above				
Folding curtain				
Wood and plastic				15.80
Modular metal				
Single thickness				12.38
2" insulated				14.48
Modular hardboard				8.80
Modular softwood				11.50
Modular hardwood				16.00
Add for glazing				1.80
Laminated gypsum 2 1/4"				7.08
Abestos cement				12.50
Woven wire, including doors				7.20
Clear glass, full height				20.65

SCHEDULE C (continued)
Unit Cost Adjustments

APARTMENTS

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

Average Unit Size	Add per S.F. W/O AC	W/AC	Average Unit Size	Add per S.F. W/O AC	W/AC
400	16.71	18.91	1350	4.37	6.56
450	14.87	17.07	1400	4.15	6.34
500	13.37	15.57	1450	3.97	6.17
550	12.13	14.32	1500	3.81	6.00
600	11.07	13.27	1550	3.64	5.84
650	10.15	12.34	1600	3.48	5.68
700	9.33	11.53	1650	3.36	5.55
750	8.61	10.81	1700	3.24	5.43
800	7.97	10.16	1750	3.12	5.32
850	7.46	9.65	1800	3.01	5.21
900	7.00	9.20	1850	2.89	5.08
950	6.59	8.78	1900	2.77	4.96
1000	6.21	8.40	1950	2.65	4.84
1050	5.87	8.07	2000	2.54	4.73
1100	5.57	7.76	2050	2.43	4.62
1150	5.29	7.49	2100	2.32	4.52
1200	5.06	7.26	2150	2.22	4.42
1250	4.82	7.02	2200	2.12	4.32
1300	4.60	6.79	Over	2.03	4.22

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	16.39	17.89	17.64
175	13.79	15.08	14.93
200	12.07	13.19	13.08
225	10.13	11.13	11.03
250	8.58	9.66	9.69
275	7.31	8.29	8.38
300	6.55	7.45	7.54
325	5.77	6.60	6.71
350	4.85	5.74	5.95
375	4.04	4.88	5.07
400	3.34	4.24	4.46
425	2.72	3.67	3.97
450	2.17	3.07	3.35
475	1.68	2.63	2.96
500	1.24	2.13	2.46
525	0.92	1.78	2.10
550	0.80	1.61	1.92
575	0.53	1.31	1.61
600	0.43	1.18	1.47
625	0.20	0.92	1.20
650	0.05	0.74	1.02
675	-0.01	0.65	0.91
700	-0.21	0.43	0.70
Add per kitchen unit (cabinets and sink)			2300

STRIP RETAIL

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

In the following table "X" equals:

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

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

The corresponding additive from the table 0.00 per SF

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

SCHEDULE D
Plumbing

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

CONVENTIONAL FIXTURES

Residential	700
Commercial and Industrial	1400

WASH FOUNTAINS ("Bradly's")	36"	54"
Circular		
Granito & Fiberglass	2400	3000
Enameled steel	2600	3300
Stainless steel	2800	3600
Semi-circular		
Granito & Fiberglass	2200	2700
Enameled steel	2350	2900
Stainless steel	2500	3100

INDUSTRIAL GANG SINKS (30" wide)

4' Long 4-man sink	
Fiberglass	1400
Enameled steel	1700
Stainless steel	2100
8' Long 8-man sink	
Fiberglass	2300
Enameled steel	2900
Stainless steel	3600
Industrial shower heads each	400
Drinking fountains	800
Refrigerated water coolers	1300
with hot and cold water	1400

SHOWER UNITS	Enamel Steel	Stainless Steel
Column shower		
Circular, 5 person	2100	4900
Semi-circular, 3 person	1600	3800
Corner, 2 person	1600	3300
Multi-stall showers		
Circular, 5 person	2900	6300
Semi-circular, 3 person	2300	5200
Corner, 2 person	2100	4500
Emergency shower		1300
Emergency eye wash		700

SCHEDULE E

GC Special Features

Mezzanines

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

	Frame Type			
	1	2	3	4
Unfinished				
Light Util/Storage	10.90	19.87	20.07	21.27
Heavy Util/Storage	---	22.74	23.94	24.14
Semi - Finished				
Light Mfg	19.70	28.71	29.14	30.31
Heavy Mfg	---	31.50	31.93	33.10
Finished Open				
Retail	25.50	35.25	35.50	36.30
Lobby, Access Way	28.89	38.56	38.81	39.61
Office	28.07	34.63	34.88	36.68
Finished Divided				
Dinning/Lounge	30.59	40.45	40.60	40.95
Office	31.47	38.63	38.58	38.93

Add for air conditioning and sprinkler.

Mall Concourse Areas

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

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

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

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

Per S. F., average quality construction.

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

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

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

Penthouses

Per square foot
ELEVATORS AND STAIRWELLS

	Area			
	50	75	100	150
Metal or Light Wood Frame	50.64	42.90	38.28	32.82
Concrete Block or Equal	98.53	82.76	73.36	62.24
Brick or Equal	114.34	95.64	84.55	71.33

MECHANICAL ROOMS

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

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

SCHEDULE E (continued)

GC Special Features

Banking Features

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

Type	Low Cost	Average	Good
Money Vault	110.22	144.58	178.93
Record Storage	45.66	54.40	63.14

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

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

Add for record storage vault doors

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

Drive-up/walk-up teller windows, each	10600
Vision window only, per station	1700
Night depositories, each	12900

Autotellers

Complete with receptacle box, pneumatic tube, and intercom, each	20400

Tellervues

Complete with receptacle box, pneumatic tube, 2-way screen and intercom, each	49000

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

A.T.M. Enclosures, per square foot, average quality

# of ATM	w/o Lobby	w/Lobby
1	556.00	261.00
2	316.00	191.00
Add for canopy, per square foot		21.24

Adjust for quality grade from Schedule F.

DRIVE-IN TELLER BOOTHS

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

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

Atriums

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

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

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

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

SCHEDULE E (continued)

GC Special Features

Health/Recreational Club Facilities

SAUNA BATHS

Per item including heater and controls

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

STEAM BATHS

Add 20% to sauna bath costs.

WHIRLPOOLS (JACUZZI)

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

Number of persons	Concrete	Fiberglass
4	8100	6400
6	9700	7800
8	12500	10100
10	13800	11100

Indoor swimming pools, see commercial swimming pool schedule.

Marquees

Per square foot of horizontal area

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

Conveying Systems

PASSENGER ELEVATORS

Price per item (in hundreds of dollars)

Electric (passenger operated) geared, variable voltage control.

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

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

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

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

Add per express floor 1810

With openings, use cost per stop from table.

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

Hydraulic passenger (power doors)

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

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

Electric (residential type)

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

Incline lifts

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

SCHEDULE E (continued)

GC Special Features

Conveying Systems (continued)

FREIGHT ELEVATORS

Per item (in hundreds of dollars)

Hydraulic, push button operation

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

Electric, variable voltage control, push button operation

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

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

REAR DOORS

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

Manual first stop	76
Additional stop	59
Power first stop	133
Additional stop	114

SIDEWALK ELEVATORS (electric or hydraulic)

One floor, 2000-3000 lb capacity 37300

MOVING WALKS

Per L/F at 2% gradient

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

ESCALATORS

Per moving stairway (in hundreds of dollars)

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

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

SCHEDULE E (continued)

GC Special Features

Boilers - Gas and Light Oil Fired

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

1hp = 33,500 BTU per hour
= 139 square feet of steam radiation
= 223 square feet of water radiated
= 34.5 pounds of steam per hour
1 lb. steam per hour = 970 BTU per hour
1 sq.ft. of equivalent steam radiation = 240 BTU per hour
1 sq.ft. of equivalent water radiation = 150 BTU per hour

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

Rated Horsepower	Fire Tube	Scotch Marine	Water Tube
4	---	---	2900
6	7800	---	4100
10	10400	---	6000
15	13400	10800	7800
20	15700	12600	9700
30	20100	16500	13000
40	23800	19300	16500
50	27400	21900	19300
75	34300	28100	25900
100	40900	33200	32100
150	52300	42800	43500
200	61800	50800	---
300	78600	64400	---
400	93200	76800	---
500	106800	87800	---
600	118900	98300	---

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

Cold Storage Facilities

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

INSULATION
Per square foot of surface area

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

COLD STORAGE DOORS
Per square foot of surface area

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

Sliding doors
Single add 25%
Double add 45%

SCHEDULE E (continued)

GC Special Features

Dock Facilities

Per square foot

LOADING DOCKS

Concrete on fill

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

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

DEPRESSED TRUCK AND TRACK AREAS (INSIDE)

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

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

Canopies

INDUSTRIAL DOCK TYPE

Per square foot

Basic, corrugated metal or composition, wood or steel deck and framing, without soffit or lighting	13.64 to 14.71
Add for soffit and lighting	3.18

COMMERCIAL TYPE

Per square foot including lighting and soffit

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

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

STRUCTURAL DOCKS

Wood Floor	
Light timber or steel supports	9.63
Heavy timber or steel supports	13.50
Concrete Floor	
Light steel or concrete supports	11.44
Heavy steel or concrete supports	17.25

Add for canopies from below.

A structural dock has either steel or concrete piers inserted into the ground that support the weight associated with a dock. The dock itself is built with either a steel or wood structural frame and capped with a wood or concrete floor.

TRUCK WELLS AND RAMPS

Concrete paving, per square foot (incl. fill or exc	4.18
Asphalt paving, per square foot (incl. fill or exca	3.29
Concrete grade walls, per linear foot	
0' to 3'6" deep or rise	41.21
+/- 1' deep or rise	11.83
Concrete Block Grade Walls	
0' to 3'6" deep or rise	34.19
+/- 1' deep or rise	8.32

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

SCHEDULE G (continued)

Yard Improvements

Fencing

Per linear foot including normal walk-in gates

	Height						
	4'	6'	7'	8'	9'	10'	12'
Galvanize Chainlink							
7 Gauge	11.97	13.69	14.46	15.24	16.50	17.78	21.05
9 Gauge	10.37	11.72	12.45	13.17	14.31	15.45	18.31
Aluminum	22.74	34.12	39.78	45.49	51.20	56.86	68.23
Iron	49.98	74.94	87.43	99.96	112.44	124.92	149.94
Modular steel	22.53	33.80	39.41	45.07	50.73	56.34	67.60

Add for top rail			2.90
Add for 3 strands of barbed wire			1.42
Add for service gates, per square foot	6.12	to	7.83
Deduct for large installations			
1-3000 linear foot			-10%
3-6000 linear foot			-15%
Over			-20%
Aluminum, galvanized steel prices, add			10%

WOOD FENCE

Per linear foot

Basket weave	
5' high	23.55
6' high	24.00
Plank	
5' high	14.35
6' high	16.20
Split Redwood	
5' high	12.40
6' high	13.50

Masonry Walls

Per linear foot

	6'	+/-1'
4" Concrete Block, painted	107.14	8.45
6" Concrete Block, painted	114.13	9.49
8" Concrete Block, painted	124.08	11.06
4" Solar Screening Block		
6" x 6"	206.35	17.99
8" x 8"	147.25	13.44
12" x 12"	102.09	10.18
8" Common Brick	263.44	34.89
12" Common Brick	368.14	52.34
4" Face Brick	180.72	24.79
8" Face Brick, 2 Sides	331.93	45.35
12" Face Brick, 2 Sides	435.56	56.04
4" Concrete	170.19	16.36
6" Concrete	195.52	17.91
8" Concrete	203.26	20.44

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	2.50
20,000-50,000 square feet	2.29
Over 50,000 square feet	2.00
Add for sand finish course, 3/4" thick	3.07
Add for gravel surfacing	0.28
Add or deduct per 3" base	0.36
Heavy duty or industrial work areas	2.71

CONCRETE	
3" on 4" base	3.34
4" on 4" base	3.71
5" on 4" base	4.94
6" on 4" base	6.19
8" on 4" base	7.27
12" on 4" base	8.52
Add or deduct per 2" of base	0.23
Heavy duty roadways or industrial work areas	4.69

MACADAM PENETRATION	
4" base	0.41
6" base	0.61
8" base	0.82

CRUSHED STONE PAVING	
3/4", delivered	
3" deep	0.46
6" deep	0.82

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

Guardrails

Per linear foot

Metal guard rail, pipe or posts	22.95
Barriers posts or poles	17.54

Railroad Siding

Per linear foot, includes rails, wood ties and ballast

Weight of Rail	Cost	Add for Switch & Turnout
40#	62.44	18000
60#	78.47	21800
80#	92.50	24900
100#	104.79	27700
115#	113.56	29500
130#	121.48	31600

Add per linear foot of trestles	
Single track	296
Double track	500
Add per linear foot of steel ties embedded in concrete	102

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	240.72	316.20	469.20
Sloping Surcharge (33Deg)	265.20	368.22	519.18

REINFORCED, CANTILEVER TYPE

	6'	8'	10'	20'
Sloping Surcharge (33Deg)	240.72	292.74	404.94	---
500 Lb. Per LF. Surcharge	---	---	---	1122.00

CONCRETE CRIBBING

Per square foot of face including excavation and backfill

	Open Face	Closed Face
12' High	46.67	48.96

STEEL BIN TYPE

Per square foot, based on 10' wide section

Height	Depth	Cost
4'	5'6"	38.76
8'	5'6"	40.19
10'	7'6"	47.74
12'	7'6"	49.78
16'	7'6"	53.55
16'	10'	61.61
20'	10'	63.55
20'	12'	65.69
24'	12'	67.52
24'	14'	73.44
28'	14'	75.48

Bridges

Typical costs per square foot of deck, including erection foundation

PEDESTRIAN

	Width	Span	Costs
Precast Concrete	8'	60'	73.80
	8'	100'	80.85
	8'	120'	91.40
	8'	150'	101.95
Steel, Trussed or Arched	8'	40'	70.30
Meets NHA/NSBA Std:	8'	50'	73.80
138351	8'	60'	77.35
447317	8'	80'	91.40
2431	8'	100'	101.95
16196	8'	120'	133.60
105851	8'	150'	144.15
842	8'	160'	151.15
710988	10'	80'	66.75
1481.23	10'	120'	105.50
per SF	10'	150'	123.00
for 60' span	10'	200'	168.80
Wood, Laminated type		80'	63.30
		130'	70.35

HIGHWAY

	Low Cost	Median	High Cost
Concrete	59.16	106.08	183.40
Steel	65.28	117.30	208.59

SKYWAY

	Low Cost	Median	High Cost
Enclosed Walkway	342.72	427.38	528.36

Commercial Docking Facilities

SMALL BOAT MARINA

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

Range (per slip) 5000 to 8500

Typical wood deck on posts & piling, per square foot

Light construction	22.19
Medium construction	34.68
Heavy construction	62.22
Heavy concrete deck on piling for major shipping	94.86

MOORING CLUSTERS AND CELLS

	20'	30'	40'
Cluster of 3 Wood Piles	1020	1632	2040
Cluster of 5 Wood Piles	1632	2550	3366

CELLS, STEEL PILING, FILLED AND CAPPED

Per each

		20'	30'	40'
3	' Square	6018	8772	11220
4	' Square	8160	11832	15300
6	' Square	12444	18156	23460
8	' Square	17238	24786	32028
4	' Diameter	6834	9792	12648
6	' Diameter	10404	14994	19482
8	' Diameter	14280	20604	26520
12	' Diameter	22644	32334	41616
20	' Diameter	41616	58854	75276

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'	6,700
200	9' x 16'	10,400
300	9' x 24'	14,600
400	9' x 32'	18,800
500	16' x 16'	23,000
750	16' x 24'	30,600
1000	22' x 16'	37,900
1500	22' x 24'	51,500
2000	30' x 16'	63,400
3000	30' x 24'	71,700
4000	39' x 16'	77,300
5000	39' x 24'	82,900
7500	39' x 36'	101,600
10000	55' x 24'	123,200
15000	55' x 36'	160,000

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'	64,700
3,000	30' x 24'	73,000
4,000	30' x 32'	81,800
5,000	38' x 24'	93,000
7,500	38' x 36'	109,000
10,000	55' x 24'	137,100
15,000	55' x 36'	172,000
20,000	60' x 40'	208,900
25,000	60' x 50'	243,600
30,000	80' x 34'	278,400
40,000	80' x 45'	318,200
45,000	90' x 40'	358,300
50,000	90' x 44'	398,200
75,000	120' x 36'	556,900
100,000	140' x 37'	716,900
125,000	160' x 35'	871,500
150,000	180' x 33'	1,020,500
200,000	200' x 36'	1,246,000
250,000	220' x 36'	1,315,600
300,000	240' x 37'	1,854,400
350,000	260' x 37'	1,893,400
400,000	260' x 42'	2,088,200
500,000	280' x 46'	2,471,100
Add for pontoon floating roof per foot of diameter		1074 to 1924
Add for double deck roof per foot of diameter		1185 to 1418

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	156	174	203	265
20,000	159	178	208	269
25,000	164	181	212	274
30,000	168	186	217	280
40,000	173	191	220	285
50,000	178	196	225	289
60,000	192	214	243	308
75,000	210	234	263	325
100,000	227	249	281	344
125,000	254	279	308	371
150,000	281	305	335	399
200,000	376	406	438	499
250,000	421	460	490	551
300,000	468	513	544	606
400,000	550	601	628	696
500,000	614	667	718	793
750,000	804	870	947	1,067
1,000,000	1,017	1,097	1,196	1,341
1,500,000	1,415	1,523	1,666	1,886
2,000,000	1,810	1,945	2,134	2,434
Factor*	1.16	1.16	1.16	1.22

*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'	600
250	2'6" x 9'	900
500	3'6" x 8'	1,600
1000	3'6" x 16'	2,800
1500	5' x 11'	4,100
2000	5' x 15'	5,300
2500	5' x 19'	6,600
3000	5' x 22'	7,900
4000	5' x 29'	10,300
5000	5' x 36'	12,900
7500	6' x 37'	19,100
10000	6' x 50'	25,300
12500	6' x 61'	35,500
15000	7'6" x 50'	41,600
20000	7'6" x 65'	52,200
25000	9'6" x 51'	62,500
30000	11' x 47'	72,900
35000	11' x 52'	83,500
40000	11' x 57'	93,800
45000	11' x 63'	104,100
60000	11' x 90'	135,400
90000	11' x 133'	198,700

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	4900	6000	---	---	---
1,500	5600	7200	11600	---	---
2,000	6300	7900	12900	20300	---
3,000	7300	9000	14500	23000	36500
5,000	8500	10800	17300	26400	41600
10,000	11400	13900	21500	32600	49600
20,000	14600	17500	26900	39900	59500
30,000	17000	20300	30300	44900	65900
40,000	18700	22600	33300	48900	70900
50,000	---	24700	35900	51800	77900
75,000	---	---	41000	60100	93100

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	213	324
Concrete, precast, 5" to 6" including ties and piling	395	658
Rubble stone, 3' including 1' of bedding	527	689

Earth Dikes

Per cubic foot 0.61

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	3950	570	900	110	150	160
1,500	7 x 7	5060	650	1060	150	150	160
2,000	8 x 6	6080	750	1250	190	150	160
3,000	8 x 8	7600	750	1250	190	190	210
4,000	9 x 9	9120	920	1610	300	190	210
5,000	11 x 8	10430	1170	1880	400	190	210
7,500	12 x 10	13070	1500	2110	450	240	260
10,000	14 x 10	15500	1750	2560	670	240	260
15,000	14 x 14	20260	1750	2560	670	310	360
20,000	16 x 14	24610	1920	2990	910	310	360
30,000	18 x 16	31300	2140	3490	1150	360	420
50,000	22 x 18	42640	2630	4620	1420	410	470
75,000	26 x 20	54090	3130	5660	1710	450	510
100,000	30 x 20	64820	3700	6880	2070	450	510
150,000	37 x 20	82550	4700	8760	2850	450	510
200,000	43 x 20	98250	5350	10680	3490	450	510

Add 33% for cypress tanks.

Add tower cost for elevated tanks.

Add for concrete slab foundations per cubic foot 5.98 to 10.50

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

Standpipes and Surface Reservoirs

Cost includes foundation, roof, ladders and typical accessories.

WELDED STEEL STANDPIPE - (Height exceeds diameter)

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
10,000	22,900	200,000	137,800	2,000,000	636,300
20,000	36,600	250,000	155,100	2,500,000	743,900
30,000	48,100	300,000	171,900	3,000,000	851,200
50,000	65,600	400,000	214,900	4,000,000	1,038,500
75,000	85,800	500,000	252,200	5,000,000	1,214,100
100,000	104,500	750,000	323,900	6,000,000	1,384,600
125,000	112,800	1,000,000	374,200	7,500,000	1,617,300
150,000	121,600	1,500,000	522,500	10,000,000	1,975,700

CONCRETE WATER TANKS - (Surface reservoir)

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
10,000	43,000	200,000	254,200	2,000,000	939,300
20,000	65,200	250,000	288,800	2,500,000	1,070,200
30,000	82,700	300,000	325,200	3,000,000	1,204,500
50,000	113,700	400,000	385,100	4,000,000	1,473,500
75,000	142,400	500,000	435,700	5,000,000	1,744,100
100,000	168,800	750,000	558,700	6,000,000	2,009,200
125,000	191,000	1,000,000	658,600	7,500,000	2,420,700
150,000	215,600	1,500,000	800,300	10,000,000	3,097,200

Reservoirs-typical costs of cut and fill reservoirs with concrete or asphalt linings and wood roof structures, per unit of rated capacity $ 0.24 per gallon or $79,200 per acre foot.

SCHEDULE G (continued)

Yard Improvements

Dry Storage Bins

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

CYLINDRICAL TYPE, including foundation and floor slab

	Height								
Diameter	24'	32'	40'	48'	56'	64'	72'	80'	88'
9'	7200	9100	10500	12100	13800	15100	16600	---	---
12'	11100	13200	17900	19700	21600	23400	25200	---	---
15'	14900	18600	22200	25600	28900	32300	35300	38500	---
18'	19400	24100	28900	33400	37900	42000	46400	50400	54400
21'	---	31700	37600	43100	48600	53500	58200	63400	68400
26'	---	44100	51100	58200	65400	72400	80400	87400	94500
32'	---	59800	71200	81500	91700	101500	111400	120300	129100

HOPPER TYPE, including structural supports and footings

	Height					
Diameter	16'	24'	32'	40'	48'	56'
9'	8400	10400	11600	13000	---	---
12'	12400	15500	17200	19700	21600	23400
15'	---	20300	24200	27400	30600	33000
18'	---	26200	31500	36400	40300	44200
21'	---	32000	40200	47200	52800	---

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	5000	15,000	16600
3,000	6000	20,000	20500
4,000	6800	30,000	29100
5,000	7800	40,000	37900
7,500	10000	50,000	46000
10,000	12300	60,000	54800
Add for concrete slab foundations, per SF			4.26

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

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
1,000	2700	7,500	7700
1,500	2900	10,000	9500
2,000	3400	12,500	11500
3,000	4300	15,000	13400
4,000	4900	20,000	17200
5,000	5600	25,000	21200
6,000	6300	30,000	24500

Fuel Oil Tanks

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

Capacity (Gallons)	Shell	Cost
500	10 GA	2300
1,000	3/16"	3700
2,000	3/16"	5200
3,000	3/16"	5900
4,000	3/16"	7300
5,000	1/4"	7800
7,500	1/4"	11400
10,000	1/4"	13000
12,500	5/16"	15300
15,000	5/16"	16200
20,000	5/16"	21600
30,000	3/8"	32400

SCHEDULE G (continued)

Yard Improvements

Grain Elevators

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

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

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

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

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

Steel Tanks and Corrugated Metal Bins

Capacity (Bushel)	Bolted or Welded Steel	Corrugated Metal (Per Bin)
15,000	3.23	1.88
20,000	3.07	1.80
25,000	2.97	1.74
30,000	2.88	1.70
35,000	2.81	1.67
40,000	2.76	1.64
50,000	2.64	1.58
60,000	2.56	1.52
80,000	2.19	1.48
100,000	2.11	1.42
125,000	2.04	1.37
150,000	1.97	1.33
175,000	1.93	1.31
200,000	1.88	1.28
250,000	1.83	1.24
300,000	1.80	1.21

Horizontal Storage

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

Capacity (Bushel)	Cost Per Bushel: Wood	Steel
50,000	1.26	1.47
75,000	1.18	1.39
100,000	1.12	1.34
150,000	1.06	1.27
200,000	1.00	1.22
250,000	0.96	1.18
300,000	0.94	1.15
400,000	0.89	1.10
500,000	0.86	1.08
750,000	0.80	1.01
1,000,000+	0.77	0.98

Trench and Bunker Silos

Per square foot

Horizontal Silos

	Ground Floor Area (square feet): 2000	3000	4000	5000	6000	8000
Tilt-up concrete panels and precast wall supports, sealed, concrete floor	13.36	11.53	10.53	9.81	9.30	8.31
Poles and braces, tilt-up concrete panels, concrete floor	10.79	9.39	8.63	8.08	7.71	6.90
Cantilevered poles, plywood or tongue and groove walls, concrete floor.	9.38	8.26	7.68	7.23	6.93	6.26

SCHEDULE G (continued)

Yard Improvements

Brick and Concrete Stacks

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

Height	I.D. Top	Brick	Concrete
75'	4'	62	49
	5'	70	56
	6'	88	73
100'	4'	82	67
	5'	94	74
	6'	117	97
	7'	128	105
	8'	148	125
125'	5'	118	94
	6'	147	123
	7'	163	133
	8'	187	158
	9'	231	197
150'	6'	177	147
	7'	195	160
	8'	224	189
	9'	278	236
	10'	307	266
175'	7'	227	186
	8'	262	220
	9'	324	276
	10'	359	310
	12'	386	337
200'	8'	299	251
	9'	370	315
	10'	409	355
	12'	441	386
	14'	520	457
225'	8'	337	284
	10'	417	356
	12'	462	400
	14'	497	435
	16'	586	515
250'	10'	417	356
	12'	462	400
	14'	497	435
	16'	586	515
	18'	666	586

Steel Stacks

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

Thickness	Diameter at Base							
(At Base)	18"	24"	30"	36"	48"	60"	72"	84"
10 Gauge	206	262	316	372	470	577	665	---
8 Gauge	237	301	364	417	532	638	745	---
1/4" Plate	---	390	461	532	674	806	931	1064
3/8" Plate	---	---	---	674	842	1019	1152	1286
1/2" Plate	---	---	---	---	976	1152	1329	1508
Guy Wire (L.F.)	0.53	0.64	0.69	0.80	0.92	1.06	1.15	1.24
Guy Band (Each)	58	88	113	138	194	253	310	377
Roof Flashing	408	577	754	931	1329	1729	2128	2572
Umbrella Top (Each)	152	232	319	417	629	---	---	---

SCHEDULE G (continued)

Yard Improvements

Incinerators

STEEL

Costs include scrubber, but do not include chimney.

Pounds per Hour	Cost
50	21700
100	24200
200	30400
400	46100
600	71600
1000	169600
Add for feeder	8000 to 12300

BRICK

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

Pounds per Hour	Cost
100	9900
200	12500
400	18200
600	23200
1000	33600
2000	60300
3000	86600
5000	139300

For refractory lining, add 200%.

Chimneys

BRICK CHIMNEYS

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

	Per vertical LF
8" square or round flue	142.00
12" square or round flue	181.00
2-8"square or round flue	185.00
10" x 18" rectangle flue	190.00
1-8" and 1-12" square flue	224.00

METAL CHIMNEYS

Average cost per linear foot for round galvanized metal stacks.

Size	Single Wall	Double Wall	Triple Wall
6"	23.55	25.70	27.50
8"	27.19	31.14	40.22
10"	36.10	45.13	56.37
Add for thru-the-wall installations.		179	287
Add for box framed decorative chimney housing per linear foot:			
Wood or stucco		18.46	27.56
Metal		37.63	55.76

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	104	128	160	196
Grading	100	123	153	188
Paving	313	402	517	665
Screens	114	157	218	301
Ticket Booth	11	13	16	19
Miscellaneous				
Landscaping, etc.	70	100	147	212
Cost per car space	711	924	1211	1582

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	18.34	19.90	23.40
Wood frame on timbers:			
Plain	22.26	20.90	24.34
Ornate	29.64	27.77	32.81
Steel frame:			
Plain	26.88	33.60	41.61
Ornate	36.12	33.94	40.04
Concrete, with steel-framed screen enclosure	36.36	44.74	54.54
Ticket Booths, each	5,309.00	5,338.00	6,429.00

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

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

SCHEDULE G (continued)

Yard Improvements

Greenhouses

Price per square foot of floor space

Cost includes foundation, light masonry or frame sill walls, glazed upper walls (6' to 7' overall eaves height), roof ventilation, lighting, and water service.
Cost does not include heating and ventilation systems, special watering or sprinkler systems, and planting benches.

	Square Foot Area														
Type and Quality	500	1000	2000	3000	5000	10000	20000	30000	40000	50000	60000	70000	80000	90000	Over
Good aluminum/steel	72.41	48.53	35.15	28.55	25.87	24.12	21.20	19.86	18.73	18.30	17.31	16.57	16.07	15.66	15.25
Average steel	70.28	47.73	35.30	28.93	19.44	18.22	15.47	14.62	14.05	13.56	12.76	12.20	11.80	11.48	11.16
Average pipe	63.20	42.97	31.73	26.05	17.48	16.37	13.92	13.15	12.62	12.20	11.49	11.00	10.60	10.37	10.12
Low cost wood frame	52.74	36.13	27.07	22.46	14.91	14.00	11.79	11.12	10.64	10.29	9.73	9.33	9.01	8.77	8.53

Add for paved floors and walks	
Concrete	3.25
Asphalt	2.39
Add for maintenance and utility buildings, per square	
Cheap shed-type	3.75
Low cost frame, block or equal	20.07
Average cost block or equal	25.09
Average cost brick or equal	30.94
Good quality brick or equal	36.95

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

Typical installations	200%
High quality elaborate installation	300%

Car Wash Buildings

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

	Good	Avg.	Low Cost
Masonry/Steel	74.36	73.89	63.53
Porcelain-Steel	96.50	88.00	79.49
Wood Frame/Stucco	65.05	59.92	54.79

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	36000
Each additional bay	12500
Average quality	
2-bay	29900
Each additional bay	9700
Low cost	
2-bay	27000
Each additional bay	8400

Swimming Pools

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

MOTEL AND APARTMENT COMPLEX TYPE

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

SWIM AND COUNTRY CLUB TYPE

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

Irregular shape			Add 25%
Separate whirlpool bath (range)	6400	to	11100
Add for ceramic tile, per sq.ft. tiles area			11.43
Add for concrete apron, per square foot			5.17
Add for wading pool, per square foot			12.00

Price fencing from appropriate schedule.
Price buildings from appropriate schedule.

LARGE MUNICIPAL POOLS
Complete include bathhouse

Per person capacity	3390	to	5080

SCHEDULE G (continued)

Yard Improvements

Golf Courses

REGULATION PLAY

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

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

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

GRADE AA

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

GRADE A

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

GRADE B

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

GRADE C

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

GRADE D

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

BASE COST PER HOLE	
AA Grade	183,000
A Grade	132,000
B Grade	82,000
C Grade	56,000
D Grade	28,000

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

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

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

SHORT PLAY

Cost range per hole, excluding structures and parking areas.

Executive courses, 18 holes on 50 to 60 acres, 4,600 yards long including sprinkler system, excluding lighting	52000
Par 3 course, 18 holes on 30 to 40 acres, 2,800 to 3,000 yards long, including sprinkler system, excluding lighting	35000
Pitch and putt, 9 holes on 10 to 15 acres, 1,400 to 1,500 yards long including sprinkler system, excluding lighting	25000

GOLF COURSE LAND VALUES

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

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

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

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

STEP FOUR: Multiply the amount determined under STEP THREE by $495.

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

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

The true tax value of the golf course land is $1,050 per acre.

SCHEDULE G (continued)

Yard Improvements

Miniature Golf Courses

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

Excellent installation, professionally designed	16900
Good installation	11300
Average quality installation	5100
Low cost installation	2500

Golf Driving Range

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

Excellent installation	5100
Good installation	3400
Average installation	2600
Low cost installation	1700

Artificial Turf

Per square foot, for football and baseball, including pad 8.46 to 10.50

Bleachers

Typical cost

	Seats	Per S.F.*	Per Seat
Portable, steel frame, wood benches, outdoor	Up to 800	14.86	46.38
	Over 800	13.78	41.39
Permanent, wood frame and benches, outdoor	Up to 1000	19.28	60.79
	1000 to 2000	17.94	55.80
	Over 2000	16.79	51.38
Permanent, steel frame fiberglass benches, outdoor	Up to 1000	29.92	94.24
	1000 to 2000	27.81	86.49
	Over 2000	26.01	79.63
Add for roofed area	6.97 to	8.97	per S.F.

OUTDOOR STANDS OVER DRESSING ROOMS including finish and plumbing

	Per S.F.*	Per Seat
Average wood seats, steel frame	62.66	196.99
Average steel seats, concrete or masonry walls	70.27	218.13
Average concrete seats, concrete or masonry walls	94.43	285.46
Add for roofed area; per sq.ft.	9.53 to 15.38	per S.F.

*Square foot of projected horizontal area

Running Tracks

Per square foot

Gravel and cinder on stone base	1.13
Resilient paving, rubber cork base	
Plain	2.31
Colored	2.82
Rubberized asphalt, colored	3.08
Artificial resilient material, asphalt base	9.99

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 72,000 to 92,000

Typical cost to include football field 144,000 to 179,000

Sports Stadium

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

Older type parks	1200	to	1500
Modern type parks	1600	to	2500
Enclosed, roofed stadiums, artificial turf, scoreboard	2400	to	4900

Tennis Courts

Typical cost range per court, 60 x 120 including fencing

	Standard	Deluxe
Clay surfaced court	31400	44000
Add per additional court	24800	34700
Asphalt surfaced court	32100	44900
Add per additional court	25300	35400
Sod surfaced court	31700	44400
Add per additional court	25000	35000
Add for lighting	8500	11900
Per additional court	4300	6000

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	31000	39000
Treated wood deck	36000	47000
Insulated steel deck	39000	47000

Shuffle Board Courts

Typical cost per court, 6' x 52' concrete 1700 to 2600

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 or landscaping, sprinkler systems, etc.

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

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

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

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

Cost per site

Quality Grade	A			B			C			D			E		
*Site Size (Sq. Ft.)	2700	--	5100	2000	--	4700	1700	--	3700	1000	--	2900	700	--	2400
**Cost Range ($)	12640	--	13420	9120	--	10240	6000	--	7090	4100	--	5070	2090	--	2960
Components of Above Cost.															
Engineering	1240	--	1330	920	--	1040	620	--	730	420	--	510	210	--	300
Site Grading	1190	--	1270	830	--	940	520	--	630	340	--	420	160	--	240
Street Paving	1850	--	1960	1360	--	1530	900	--	1070	680	--	850	410	--	570
Patios and Walks	1590	--	1680	1040	--	1170	680	--	800	450	--	550	240	--	320
Sewers	1210	--	1280	980	--	1110	750	--	880	540	--	670	320	--	450
Water	1180	--	1240	900	--	1000	620	--	730	450	--	550	260	--	370
Electric	1980	--	2090	1470	--	1640	970	--	1160	670	--	820	350	--	490
Gas	770	--	820	540	--	600	340	--	390	210	--	260	0	--	0
Misc. (Landscaping, Recreation, Facilities, Etc.)	1640	--	1740	1080	--	1210	600	--	720	350	--	440	150	--	230
Total	12640	--	13420	9120	--	10240	6000	--	7090	4100	--	5070	2090	--	2960

*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 2,0	19,000,000	
More than 2,000, add	2,500	per person
Less than 2,000, deduct	2,500	per person

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

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

SCHEDULE B
Riverboats licensed in counties contiguous to the Ohio River:

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

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

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

Landfill Liners

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

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

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

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

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

Protective cover layer - part of unusable undeveloped rate.

SCHEDULE G (continued)

Yard Improvements

Commercial-Type Solar Heating and Cooling System Base Rates

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

	Per S.F.
5000 to 10,000	63.87
15,000	57.23
20,000	55.60
25,000	54.38
30,000	53.39
35,000	52.58
40,000	51.88
45,000	51.27
50,000 and over	50.73

Geothermal Heating and Cooling System Base Rates

Horizontal Closed Loop Systems

System Tonnage	HCLSWD w/distribution	HCLSWOD w/o distribution
2 Ton	10800	9500
2.5 Ton	13800	11600
3 Ton	17000	14100
3.5 Ton	19900	16500
4 Ton	22900	18800
5 Ton	28300	23500
6 Ton	33700	28100

Vertical Closed Loop Systems

System Tonnage	VCLSWD w/distribution	VCLSWOD w/o distribution
2 Ton	12900	11300
2.5 Ton	16300	14300
3 Ton	20500	17700
3.5 Ton	23500	19900
4 Ton	27500	23400
5 Ton	33500	28500
6 Ton	39900	34300

Open Discharge Open Loop Systems

System Tonnage	ODOLSWD w/distribution	ODOLSWOD w/o distribution
2 Ton	9300	7900
2.5 Ton	11800	9700
3 Ton	14400	11500
3.5 Ton	17000	13300
4 Ton	19400	15200
5 Ton	23800	18900
6 Ton	28100	22700

Return Well Open Loop Systems

System Tonnage	RWOLSWD w/distribution	RWOLSWOD w/o distribution
2 Ton	10100	8900
2.5 Ton	12700	10700
3 Ton	15300	12600
3.5 Ton	17700	14300

SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES

Fast Food Base Costs

Per square foot, C - Grade quality and design

Area	Cost	Area	Cost
700	157.26	2200	105.49
800	150.98	2300	104.41
900	145.73	2400	103.32
1000	135.09	2500	102.40
1100	130.67	2600	101.48
1200	126.25	2700	100.70
1300	123.05	2800	99.91
1400	119.85	2900	99.21
1500	117.42	3000	98.52
1600	114.98	3500	134.75
1700	113.06	4000	93.27
1800	111.13	4500	130.02
1900	109.59	5000	128.25
2000	108.04	5500	126.68
2100	106.76	6000	88.46

Add for basements per square foot

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

Add for canopies per square foot 18.46

Quality Grade and Design Factors

To be applied to the C - Grade prices above.

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

Paving

Per square foot
See commercial yard paving rates

Detached Canopies

Per square foot

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

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

SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES (continued)

Stations with Service Bays

Per square foot C - Grade quality and design.

Area	Cost	Area	Cost
600	107.75	1400	79.86
700	100.88	1500	78.84
800	95.76	1600	77.82
900	91.74	1700	76.80
1000	88.54	1800	75.77
1100	85.93	2000	72.74
1200	83.76	2200	70.46
1300	81.91	2400	68.95

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	192.27	800	85.98
200	162.98	900	82.95
250	144.30	1000	80.56
300	131.28	1100	78.57
350	121.50	1200	76.92
400	113.96	1300	75.53
500	102.78	1400	73.93
600	94.91	1500	73.23
700	89.79	1600	72.54

Add for unfinished basements

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

Add for attached canopies, per square foot	
Typical steel frame including soffit and lighting	20.75
Typical unfinished wood frame including lighting	9.00

Public Restroom Building

Per square foot

Area	Cost	Area	Cost
125	137.18	800	98.57
150	131.34	900	97.94
200	123.17	1000	97.62
250	117.59	1100	97.41
300	113.46	1200	97.37
400	107.63	1300	97.36
500	103.70	1400	96.81
600	100.74	1500	97.34
700	99.40	1600	97.73

Paving

Per square foot

See commercial yard paving rates

Quality Grade and Design Factors

To be applied to the C - Grade prices above.

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

Detached Canopies

Per square foot

Includes lighting, soffits and supports.

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

Add 25% for round canopy

Self - Service Cashier Booths

LOW COST

Per square foot

Open style booth, minimum elect., no plumbing

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

AVERAGE (STEEL)

Per square foot

Typical cashier booth, good elect., no plumbing

Area	Cost
25	308.11
50	262.96
75	208.12
100	195.48
125	157.79
150	147.01
175	138.53
200	131.75
225	126.06
250	121.34
275	117.22
300	113.59

Add 25% for bullet-proof glass.

Add for plumbing.

GOOD (STEEL)

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

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

Add/deduct for plumbing	1400 per fixture.
Add for intercom system	397

Location Cost Multipliers

The residential cost schedules in this manual are based on the building costs for residential structures in the Indianapolis metropolitan area as of January 1, 2011. By applying these cost schedules, the assessing official is attempting to calculate the replacement cost new of a residential structure within his/her jurisdiction. Since construction costs vary from one jurisdiction to another, it shall be necessary to apply location cost multipliers to the costs published in this guideline in order to accurately reflect actual costs within his/her jurisdiction.

These location cost multipliers can be determined in one of two ways. The first and most accurate method is for the county assessor to develop a location cost multiplier for his/her respective county. This can be done using techniques such as surveying residential contractors to determine actual construction costs or by comparing the cost of residential structures built and sold on or about January 1, 2011 to the costs published in this manual. The county assessor may use any acceptable technique of estimating a location cost multiplier and must submit the technique and resultant multiplier to the DLGF for review and approval prior to its application in the county.

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

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

Table G-1--Location Cost Multipliers by County

COUNTY	MULTIPLIER	COUNTY	MULTIPLIER	COUNTY	MULTIPLIER
Adams	93.00%	Hendricks	100.00%	Pike	87.00%
Allen	93.00%	Henry	83.00%	Porter	104.00%
Bartholomew	91.00%	Howard	86.00%	Posey	100.00%
Benton	89.00%	Huntington	93.00%	Pulaski	88.00%
Blackford	83.00%	Jackson	91.00%	Putnam	100.00%
Boone	100.00%	Jasper	93.00%	Randolph	83.00%
Brown	93.00%	Jay	83.00%	Ripley	93.00%
Carroll	86.00%	Jefferson	90.00%	Rush	100.00%
Cass	86.00%	Jennings	91.00%	Scott	89.00%
Clark	89.00%	Johnson	100.00%	Shelby	99.00%
Clay	92.00%	Knox	85.00%	Spencer	94.00%
Clinton	100.00%	Kosciusko	91.00%	St. Joseph	92.00%
Crawford	89.00%	LaGrange	93.00%	Starke	95.00%
Daviess	85.00%	Lake	104.00%	Steuben	93.00%
Dearborn	93.00%	LaPorte	102.00%	Sullivan	92.00%
Decatur	91.00%	Lawrence	92.00%	Switzerland	93.00%
Dekalb	93.00%	Madison	100.00%	Tippecanoe	89.00%
Delaware	83.00%	Marion	100.00%	Tipton	100.00%
Dubois	85.00%	Marshall	92.00%	Union	84.00%
Elkhart	92.00%	Martin	86.00%	Vanderburgh	100.00%
Fayette	83.00%	Miami	86.00%	Vermillion	91.00%
Floyd	89.00%	Monroe	92.00%	Vigo	92.00%
Fountain	89.00%	Montgomery	89.00%	Wabash	86.00%
Franklin	93.00%	Morgan	100.00%	Warren	89.00%
Fulton	86.00%	Newton	93.00%	Warrick	100.00%
Gibson	100.00%	Noble	93.00%	Washington	89.00%
Grant	86.00%	Ohio	93.00%	Wayne	83.00%
Greene	92.00%	Orange	92.00%	Wells	92.00%
Hamilton	100.00%	Owen	92.00%	White	89.00%
Hancock	100.00%	Parke	92.00%	Whitley	93.00%
Harrison	89.00%	Perry	85.00%		