

Section H

COMMERCIAL/INDUSTRIAL SCHEDULES

Commercial and Industrial pricing schedules are provided for a variety of buildings based on the use of the buildings. Commercial/Industrial Schedules are to be used as a guide for computing the replacement cost of mercantile type buildings, offices, and similar type structures, commercial living accommodations and associated support structures and manufacturing and warehouse storage type structures.

The general application of all the schedules is essentially the same; select the base price (per square foot) which is most representative of the subject building and adjust the base price to account for any significant variations.

SCHEDULE FORMAT - BASE PRICES

The schedules designate base prices by use type for a series of perimeter-area ratios and wall types. "C" Grade base prices are provided for various finish types at different floor levels with specified floor-to-floor heights, for the following construction types; fire resistant construction (FI), masonry or equal (MS), frame or equal (FR), masonry and frame (MSFR), reinforced concrete (RC) and rigid steel (RS) construction.

Wood Frame (FR) buildings that are constructed of combustible materials with wood framed exterior walls covered by singles, wood siding, stucco, asbestos, aluminum, vinyl or masonry veneer. Roof structure is usually wood frame or pre-constructed trusses with wood sheathing and composition shingles, built-up or corrugated metal cover. Floor Structure may be perimeter footing with reinforced concrete slab or wood joists and sheathing.

Masonry and Frame (MSFR) buildings that are constructed of combustible materials with combination wood frame and masonry veneer exterior walls covered by singles, wood siding, stucco, asbestos, aluminum, vinyl or masonry veneer. Roof structure is usually wood frame or pre-constructed trusses with wood sheathing and composition shingles, built-up or corrugated metal cover. Floor Structure may be perimeter footing with reinforced concrete slab or wood joists and sheathing.

Masonry (MS) buildings that are constructed of double brick, brick on concrete block, or concrete block exterior walls which are usually load bearing. Roof structure is usually wood frame or pre-constructed trusses with wood sheathing and composition shingles, built-up or corrugated metal cover. Floor structure may be perimeter footing with reinforced concrete slab or wood joist and sheathing.

Concrete (RC) buildings that are constructed with poured reinforced concrete super structure, or reinforced concrete or pre-cast concrete panel load bearing exterior walls. Super structure may have a variety of exterior walls covers including pre-cast panels and masonry veneers, or steel frame and stationary glass. Roof structure may be steel joists with metal decking, and poured concrete or concrete planks or other non-combustible construction. Floors are usually reinforced concrete slab on grade.

Fireproof (FI) buildings that are constructed of steel super structure with a variety of non-bearing exterior walls including pre-cast panels, steel sandwich panels, steel frame and stationary glass, or masonry. Roof structure is usually steel frame with metal decking and pored concrete or concrete planks or other non-combustible construction. Floors are usually reinforced concrete slab on grade.

Rigid Steel or Pre-Engineered (RS) buildings that are constructed with pre-fabricated structural members with exterior wall cover of pre-constructed panels or sheet siding. Roof structure is steel joists or beams usually with corrugated metal cover. Floors are usually reinforced concrete slab on grade.

The base price is determined by selecting the appropriate square foot price based on exterior wall type, construction and use. The base price is driven by construction type and is adjusted for variations in wall height, and area perimeter ratio adjustments.

The base prices for each use type includes; the exterior walls with normal openings, interior finish, mechanical features, partitions, plumbing, lighting and other basic features typical for that particular use.

Base prices also include; site preparation and normal foundation construction for a building at grade level, normal parapets and coping, ground floor slab including base and cement finish, normal roof construction consisting of insulation, decking, framing, and utility service.

Basements include excavation and backfill and structural floor (for first floor) construction consisting of sub floor and framing.

Note: The cost of the basement exterior wall construction and spread footings exclude an allowance for the normal foundation construction included with the first floor

Stairways (with enclosures in the finished use types) are included in the basement and upper floor prices.

CONSTRUCTION TYPES

- **Wood Frame/Joist/Beam** to indicate construction, which incorporates wood, stud balloon or platform framing or wood post and beam framing (mill construction). This category also includes masonry structures, which incorporate wood joist or plank floor systems, or wood joist, truss, or rafter roof systems.
- **Fire Resistant** to indicate buildings with exposed structural steel, or reinforced concrete columns and beams. Multi-story structures will have steel floor joists with concrete plank or a reinforced concrete floor system. Exterior walls will typically be masonry or metal and glass panels.
- **Fireproof** to indicate typically high rise buildings with fabricated, heavy, structural steel column and beam framing which has been enveloped in a fire-proof material such as concrete or gypsum. Floors will be reinforced concrete or pre-cast concrete plank on steel joists protected by a gypsum-vermiculite plaster on metal lath ceiling. Exterior walls will be masonry or metal and glass panels.
- **Pre-Engineered Steel** to indicate buildings framed with prefabricated steel members. The structure will incorporate metal beams, girders columns and purlins, or light gauge steel joists manufactured from cold-formed shapes of sheet or strip steel. Multi-story buildings may have floors of wood, steel or concrete. Exterior walls will typically be pre-finished metal siding or sandwich panels.

QUALITY GRADE SPECIFICATIONS

The base prices are for normal "C" Grade buildings erected with average quality materials and workmanship. A Table of Quality Factors is provided to adjust the "C" Grade prices in order to account for variations in construction quality.

AA Grade	Buildings generally having an outstanding architectural style and design, constructed with the finest quality materials and workmanship, excellent quality interior finish, built-in features, heating and cooling systems, and very good grade plumbing and lighting fixtures.
A Grade	Architecturally attractive buildings constructed with very good quality materials and workmanship, high quality interior finish, built-in features, heating and cooling systems, and very good grade plumbing and lighting fixtures.
B Grade	Buildings constructed with good quality materials and above average workmanship, moderate architectural treatment, good quality interior finish, built-in features, heating and cooling, plumbing, and lighting fixtures.

- C Grade** Buildings constructed with average quality materials and workmanship that conform to the base specifications used to develop the pricing schedule. Minimal architectural treatment, average quality interior finish and built-in features, standard quality heating and cooling systems, plumbing, and lighting fixtures.
- D Grade** Buildings constructed with economy quality materials and fair quality workmanship, void of architectural treatment, with fair quality interior finish and built-in features, low grade heating and cooling, plumbing, and lighting fixtures.
- E Grade** Buildings constructed with a very cheap grade of materials, usually "seconds" and very poor quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. Contains low grade heating and cooling, plumbing, and lighting fixtures.

Note: The quality factor selected is to represent a composite judgment of the overall grade. Generally, the quality of materials and workmanship is consistent throughout the construction of a specific building. However, since this is not always the case, it is necessary to weigh the quality of each major component in order to arrive at the proper "overall" quality grade. Particular consideration must be given to "special features" such as elevators and banking features, since variations for quality are already considered in the respective pricing tables. Equal consideration must also be given to those "additions" which are constructed of materials and workmanship inconsistent with the quality of the main building.

QUALITY GRADE FACTORS

GRADE	FACTOR	GRADE	FACTOR	GRADE	FACTOR
AAA+	400%	A+20	175%	C	100%
AAA	350%	A+	165%	C-	95%
AAA-	325%	A	155%	D+	90%
AA+	300%	A-	145%	D	85%
AA	250%	B+	135%	D-	75%
AA-	225%	B	125%	E+	65%
A+40	200%	B-	120%	E	55%
A+30	185%	C+	110%	E-	45%

GENERAL APPLICATION

The schedules can be effectively applied to either a total building or a portion of the building... i.e., floor section...as long as the size, construction, and quality are consistent.

It is not uncommon for the first floor of a commercial building to be of a higher quality construction than the upper floors. This situation is especially likely to occur in older buildings where it is often not economically feasible to renovate and modernize the upper floors comparable to the first floor. It is also common for the first floor or lower floor to be larger in area than the upper floors. In either case, it may be advisable to compute the replacement cost of individual floors or groups of floors separately. The individual replacement cost can then be totaled to arrive at a single replacement cost or treated separately; depending upon which procedure would best facilitate the application of depreciation.

The general pricing procedure is as follows:

1. Determine the use type by floor level.
2. Select the proper base price for each floor level.
3. Adjust for wall height.
4. Determine the perimeter-area.
5. Sub-total the selected base prices.
6. Make necessary square foot adjustments for variations (heating and cooling, sprinkler system, etc.) to the base prices.
7. Sub-total the square foot price and multiply by the square foot area.
8. Add the cost of "special features" and additions to arrive at the total "C" Grade Replacement Cost.

Note: The addition for "special features" and exterior features or additions of the building, which are not included in the base square foot area or price, should be added in total. Additions can be priced utilizing the same schedule.

9. Apply the proper Quality Grade Factor to arrive at the Replacement Cost.
10. Deduct for depreciation; physical, and functional or economic.

SPECIAL APPLICATION

Although the General Commercial and Industrial schedules have been designed to be used primarily for computing the replacement cost of mercantile type buildings, offices, commercial apartments, warehouses, and manufacturing facilities, the schedules can also be effectively adapted to the pricing of other special purpose buildings. In order to maintain uniformity of the approach in pricing special purpose buildings, specific instructions and procedures have been developed and included in the schedules.



**COM-ADL
AUTOMOTIVE
DEALERSHIP**

**COM-BNK
BANK**



**COM-BBS
BEAUTY
BARBER
SHOP**





**COM-CWA
CAR WASH
(AUTO.)**

**COM-CRS
CONVERS.**



**COM-CCB
COUNTRY
CLUB**



**COM-SDT
STORE
DEPARTMENT**

**COM-SDS
STORE
DISCOUNT**



**COM-IND
INDUSTRIAL**

**COM-LAM
LAUNDOMAT**



**COM-CHM
CONVALESCENT
HOME**



**COM-MOT
MOTEL/HOTEL**

**COM-OFG
OFFICE**



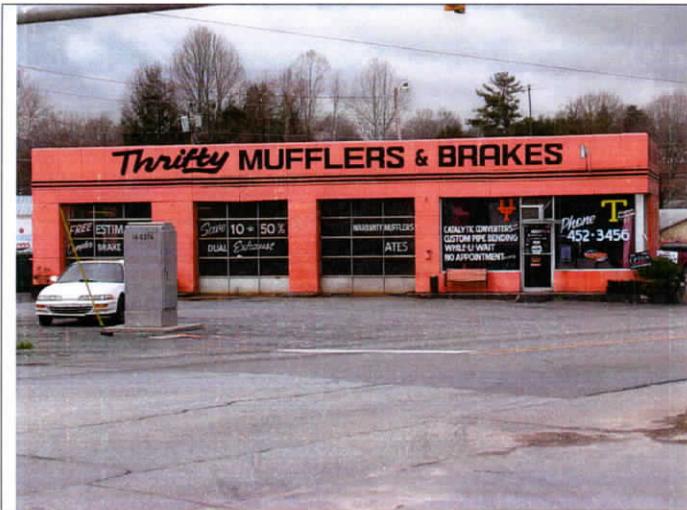
**COM-RWI
RESTAURANT/
WALK IN**



**COM-SRE
STORE/RETAIL**



**COM-GRS
GARAGE
SERVICE**



**COM-SVS
SERVICE
STATION**

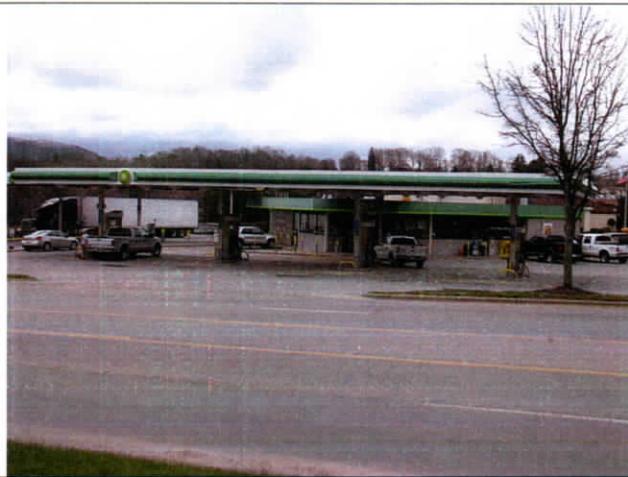
**COM-SSM
STORE
SUPERMARKET**





**COM-WHS
WAREHOUSE**

**COM-SCN
STORE
CONVENIENCE**



**COM-OFV
OFFICE
VETERINARY**



**COM-BWL
BOWLING
ALLEY**

**COM-FHM
FUNERAL
HOME**



**COM-RTV
RADIO/TV
STATION**



**COM-OFM/OFS
MEDICAL/
SURGICAL
OFFICE**

**COM-ASC
AUTOMOTIVE
SERVICE
CENTER**



**COM-GML
GARAGE
MINI-
LUBE**

**COM-SHC
SHOPPING
CENTER**



**COM-BDT
DRIVE-THRU
BANK**

**COM-CWS
CARWASH
SELF-SERV**





**COM-DAC
DAY CARE
CENTER**



**COM-CWD
CARWASH
DRIVE-THRU**



**COM-HTC
HEALTH
CLUB**



**COM-PGR
PARKING
GARAGE**



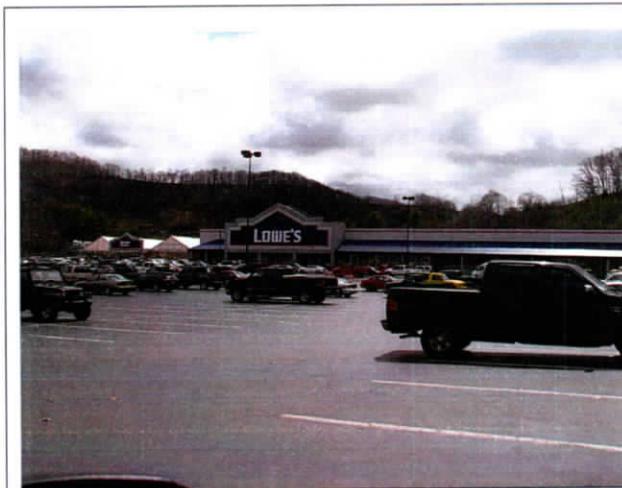
**COM-PRO
PRO SHOP**



**COM-RFF
RESTAURANT
FAST FOOD**



**COM-SCC
STORE
CONVENIENCE
CAFE**



**COM-SWH
STORE
WAREHOUSE
TYPE**



**COM-THR
THEATRE**



**COM-WHM
WAREHOUSE
MINI**



**COM-APT
APARTMENT**

BASE PRICE FOR SCHEDULE COM-ADL AUTO DEALERSHIP

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 49.35	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SHOWROOM/OFFICE/STORAGE FRAMING: WOOD JOIST/STEEL TRUSS FLOOR COVER/FINISH: VINYL/CARPET FINISHED CONCRETE SLAB INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL PLUMBING: 10-12 PLUMBING FIXTURES OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING ADD FOR SHOWROOM		

BASE PRICE FOR SCHEDULE COM-ASC AUTO SERVICE CENTER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$49.35	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK/JUMBO BRICK
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/SERVICE AREA
		FRAMING: WOOD FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: CONCRETE SLAB/VINYL
ADD FOR SPRINKLER SYSTEM		INTERIOR FINISH: PAINTED BLOCK WALLS
ADD FOR HEATING/COOLING		PLUMBING: 05-10 FIXTURES
		OTHER FEATURES: OVERHEAD DOORS/HOSE BIBS FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM-BBS BEAUTY/BARBER SHOP

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 50.25	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE/JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: WOOD/VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 5-10 PLUMBING FIXTURES OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-BDT DRIVE THRU BANK (NO VAULT)

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$104.75	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE AREAS FRAMING: WOOD JOIST FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 08-12 FIXTURES OTHER FEATURES: DRIVE UP WINDOWS, RECORD VAULT
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING		

BASE PRICE FOR SCHEDULE COM-BNK BANK

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 104.75	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE AREAS FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL PLUMBING: 08-12 FIXTURES OTHER FEATURES: DRIVE UP WINDOWS, RECORD VAULT, MONEY VALULT

BASE PRICE FOR SCHEDULE COM-BWL BOWLING ALLEY

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$53.65	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: RIGID STEEL JOIST/TRUSS FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM FINISHED CONCRETE SLAB INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 10-15 FIXTURES OTHER FEATURES: ALUM/GLASS ENTRANCE
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR SCHEDULE COM-CCB COUNTRY CLUB

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 99.10	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/DINING AREA
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET
ADD FOR SPRINKLER SYSTEM		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR HEATING/COOLING		PLUMBING: 15-20 PLUMBING FIXTURES
		OTHER FEATURES: KITCHEN AREA/QUARRY TILE FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM-CHM/GCH CONVALESCENT & GROUP CARE HOME

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$122.50	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF HOUSING/TREATMENT/KITCHEN FRAMING: WOOD JOIST FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 3-5 FIXTURES PER ROOM OTHER FEATURES: QUARRY TILE/KITCHEN AREA FLOOR DRAINS
REMARKS/ADDITIONAL FEATURES:		
GOOD FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR SCHEDULE COM-CHS CLUBHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 75.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF MEETING/DINING/SUPPORT AREAS FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR SPRINKLER SYSTEM ADD FOR HEATING/COOLING FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 10-15 PLUMBING FIXTURES OTHER FEATURES: KITCHEN AREA/QUARRY TILE FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM-CMC COMMUNITY CENTER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 68.10	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF MEETING/DINING/SUPPORT AREAS FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR SPRINKLER SYSTEM ADD FOR HEATING/COOLING FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 10-15 PLUMBING FIXTURES OTHER FEATURES: KITCHEN AREA/QUARRY TILE FLOOR DRAINS

**BASE PRICE FOR SCHEDULE COM-CWA/CWD AUTOMATIC CAR WASH
& CAR WASH DRIVE THRU**

WALL HEIGHT BASE PRICE

14 \$ 46.10

BASE SPECIFICATIONS

**STORY HEIGHT:
FIRST FLOOR AREA**

**FOUNDATION/BASEMENT:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**EXTERIOR WALLS:
JUMBO BRICK**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
BAYS/SALES AREA**

**FRAMING:
RIGID STEEL JOIST/TRUSS**

**REMARKS/ADDITIONAL
FEATURES:**

**FLOOR COVER/FINISH:
VINYL/CONCRETE SLAB**

FLUORESCENT LIGHTING

**INTERIOR FINISH:
EXPOSED BRICK**

ADD FOR HEATING/COOLING

**PLUMBING:
05-08 PLUMBING FIXTURES**

**OTHER FEATURES:
FLOOR DRAINS**

BASE PRICE FOR SCHEDULE COM-CWS SELF SERVICE CAR WASH

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$35.10	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF BAYS FRAMING: RIGID STEEL JOIST/TRUSS FLOOR COVER/FINISH: CONCRETE SLAB INTERIOR FINISH: EXPOSED BRICK/BLOCK PLUMBING: FLOOR DRAINS OTHER FEATURES:
REMARKS/ADDITIONAL FEATURES:		
FLUORESCENT LIGHTING		

BASE PRICE FOR SCHEDULE COM-DAC DAY CARE CENTER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$86.45	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE OFFICE/ CLASSROOMS/KITCHEN AREA FRAMING: WOOD JOIST FLOOR COVER/FINISH: CONCRETE SLAB/VINYL/CARPET INTERIOR FINISH: PAINTED BLOCK/DRYWALL PLUMBING: 10-15 FIXTURES OTHER FEATURES:
REMARKS/ADDITIONAL FEATURES:		
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR SCHEDULE COM-FHM FUNERAL HOME

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$85.80	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SALES/VIEWING CHAPEL FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: CARPET/VINYL OR RUBBER TILE INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 10-15 FIXTURES OTHER FEATURES: FLOOR DRAINING/QUARRY TILE/PREPARATION AREA

BASE PRICE FOR SCHEDULE COM-GML GARAGE MINI LUBE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$108.35	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: ORNAMENTAL BLOCK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/OFFICE AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: GOOD FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: FINISHED CONCRETE SLAB HEAVY VINYL IN OFFICE INTERIOR FINISH: PAINTED BLOCK PLUMBING: 2-5 FIXTURES OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS OIL CHANGE PITS INCLUDED

BASE PRICE FOR SCHEDULE COM-GRS GARAGE SERVICE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$38.70	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: WOOD JOIST FLOOR COVER/FINISH: FINISHED CONCRETE SLAB INTERIOR FINISH: PAINTED BLOCK PLUMBING: 2-5 FIXTURES OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS
REMARKS/ADDITIONAL FEATURES:		
GOOD FLUORESCENT LIGHTING ADD FOR HEATING/COOLING		

BASE PRICE FOR SCHEDULE COM-HTC HEALTH CLUB

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$85.35	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF WORK-OUT/LOCKER ROOMS/ETC FRAMING: RIGID STEEL FRAME REMARKS/ADDITIONAL FEATURES: GOOD FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET INTERIOR FINISH: PAINTED BLOCK/EXPOSED BRICK PLUMBING: 10-15 FIXTURES OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-IND INDUSTRIAL/MANUFACTURING

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$32.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE/JUMBO BRICK
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: STEEL FRAME
REMARKS/ADDITIONAL FEATURES		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET
ADD FOR ENCLOSURES AND MEZZANINES		INTERIOR FINISH: PAINTED BLOCK
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		PLUMBING: 10-15 FIXTURES
ADD FOR DOCK LEVELERS		OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPERS

BASE PRICE FOR SCHEDULE COM-LAB LABORATORY

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$72.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: TILT-UP PANEL LOAD BEARING WALLS
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: REINFORCED CONCRETE
REMARKS/ADDITIONAL FEATURES		FLOOR COVER/FINISH: CONCRETE SLAB
ADD FOR ENCLOSURES AND MEZZANINES		INTERIOR FINISH: PAINTED BLOCK OR EQUAL
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPERS
ABUNDANT FLUORESCENT LIGHTING		

BASE PRICE FOR SCHEDULE COM-LAM LAUNDRY/CLEANERS

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 56.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE/JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: WOOD/VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL/UNFINISHED PLUMBING: 5-10 PLUMBING FIXTURES OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-MOT HOTEL/MOTEL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$64.60	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE AREA/GUEST ROOMS FRAMING: WOOD JOIST FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET INTERIOR FINISH: DRYWALL/PANEL/PLASTER PAINTED BLOCK PLUMBING: 3-5 FIXTURES PER ROOM OTHER FEATURES: QUARRY TILE/KITCHEN AREA GLASS WINDOW WALLS
REMARKS/ADDITIONAL FEATURES		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR SCHEDULE COM-OFG OFFICE GENERAL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$74.15	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF INDIVIDUAL OFFICES FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 8-10 FIXTURES OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-OFM OFFICE MEDICAL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$92.85	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ABUNDANT FOR SEPARATION OF TREATMENT/EXAM ROOMS FRAMING: WOOD FRAME REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 15-25 FIXTURES OTHER FEATURES: ABUNDANT LIGHTING CLEAN ROOMS

BASE PRICE FOR SCHEDULE COM-OFS OFFICE SURGICAL CENTER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$92.85	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ABUNDANT FOR SEPARATION OF TREATMENT/EXAM ROOMS
		FRAMING: WOOD FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR HEATING/COOLING		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR SPRINKLER SYSTEM		PLUMBING: 15-25 FIXTURES
		OTHER FEATURES: ABUNDANT LIGHTING CLEAN ROOMS

BASE PRICE FOR SCHEDULE COM-OFV OFFICE VETERINARY

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$89.80	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ABUNDANT FOR SEPARATION OF TREATMENT/EXAM ROOMS FRAMING: WOOD FRAME REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 10-20 FIXTURES OTHER FEATURES: ABUNDANT LIGHTING PET HOLDING AREAS

BASE PRICE FOR SCHEDULE COM-PGR PARKING GARAGE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$41.50	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: POURED CONCRETE COLUMNS PARTITIONS/COMMON WALLS: MINIMAL FRAMING: REINFORCED CONCRETE REMARKS/ADDITIONAL FEATURES: ADD FOR SPRINKLER SYSTEM ADD FOR ELEVATORS
		FLOOR COVER/FINISH: NONE INTERIOR FINISH: NONE PLUMBING: NONE OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-POF POST OFFICE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$76.80	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE AREA/MAIL ROOM
		FRAMING: STEEL FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: HEAVY VINYL/CARPET
ADD FOR HEATING/COOLING		INTERIOR FINISH: DRYWALL/PANEL/EXPOSED BRICK
ADD FOR SPRINKLER SYSTEM		PLUMBING: 8-10 FIXTURES
ADD FOR DOCK LEVELERS		OTHER FEATURES: LOADING DOCK/BUMPERS

BASE PRICE FOR SCHEDULE COM-PRO SHOP

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$68.10	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: NORMAL FOR SEPERATION OF RETAIL/STORAGE AREAS FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: CARPET/VINYL INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 5-10 FIXTURES OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-RTV RADIO/TELEVISION STATION

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$83.30	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE/JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE BROADCAST/OFFICE AREAS FRAMING: STEEL BAR JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: CONCRETE SLAB/VINYL INTERIOR FINISH: PAINTED BLOCK/DRYWALL PLUMBING: 5-10 FIXTURES OTHER FEATURES: SOUNDPROOF INSULATION

BASE PRICE FOR SCHEDULE COM-RWI RESTAURANT WALK IN

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$79.95	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF KITCHEN/DINING AREA FRAMING: WOOD JOIST FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 10-15 FIXTURES OTHER FEATURES: QUARRY TILE/KITCHEN AREA FLOOR DRAINS
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR SCHEDULE COM-SCC CONVENIENCE STORE/CAFE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$83.50	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE RETAIL FOOD SERVICE AND STORAGE FRAMING: WOOD JOIST FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM TERRAZZO INTERIOR FINISH: DRYWALL/PANEL EXPOSED BRICK PLUMBING: 5-10 FIXTURES OTHER FEATURES: ALUM/PLATE GLASS STORE FRONT AVERAGE DISPLAY AREA GLASS DOORS FLOOR DRAINS/QUARRY TILE
		REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM

BASE PRICE FOR SCHEDULE COM-SCN CONVENIENCE STORE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$72.50	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE RETAIL AND STORAGE AREAS FRAMING: WOOD JOIST FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL EXPOSED BRICK PLUMBING: 5 FIXTURES OTHER FEATURES: ALUM/PLATE GLASS STORE FRONT AVERAGE DISPLAY AREA GLASS DOORS
		REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM

BASE PRICE FOR SCHEDULE COM-SDS DISCOUNT STORE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$53.75	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/STORAGE AREA FRAMING: STEEL FRAME REMARKS/ADDITIONAL FEATURES ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL/PLASTER PAINTED BLOCK PLUMBING: 8-10 FIXTURES OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS

BASE PRICE FOR SCHEDULE COM-SDT DEPARTMENT STORE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$56.45	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/STORAGE AREA FRAMING: STEEL FRAME REMARKS/ADDITIONAL FEATURES ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL/PLASTER EXPOSED BRICK PLUMBING: 10-15 FIXTURES OTHER FEATURES: METAL/VITREOUS/GLASS STORE FRONT/DISPLAY

**BASE PRICE FOR SCHEDULE COM-SHC REGIONAL/NEIGHBORHOOD
AND COMMUNITY SHOPPING CENTERS**

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$62.50	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK/PAINTED BLOCK
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL STORES
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: ALUM/GLASS STORE FRONT

BASE PRICE FOR SCHEDULE COM-SRE STORE GENERAL RETAIL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$53.20	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: MINIMAL FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: CARPET/VINYL INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 5 FIXTURES OTHER FEATURES: ALUM/PLATE GLASS FRONT AVERAGE DISPLAY AREA GLASS DOORS

BASE PRICE FOR SCHEDULE COM-SSM SUPERMARKET

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$54.70	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 8-10 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: ALUM/GLASS STORE FRONT

BASE PRICE FOR SCHEDULE COM-SVS SERVICE STATION

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$70.40	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: ENAMELED STEEL OR PAINTED BLOCK/BRICK PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE/SERVICE AREA FRAMING: WOOD JOIST FLOOR COVER/FINISH: FINISHED CONCRETE SLAB QUARRY TILE OR EQUAL INTERIOR FINISH: PAINTED BLOCK PLUMBING: 5-8 FIXTURES OTHER FEATURES: OVERHEAD DOORS/HOSE BIBS/ DRAINS/SALES/OFFICE AREA/ PLATE GLASS WINDOWS
REMARKS/ADDITIONAL FEATURES:		
GOOD FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING		

BASE PRICE FOR SCHEDULE COM-SWH STORE WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$44.25	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: BLOCK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA
		FRAMING: LIGHT STEEL/WOOD FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 8-10 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: ALUM/GLASS STORE FRONT

BASE PRICE FOR SCHEDULE COM-TEX TELEPHONE EXCHANGE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$43.85	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: MIMIMAL
		FRAMING: LIGHT STEEL/WOOD FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
		INTERIOR FINISH: DRYWALL/PANEL EXPOSED BRICK
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		PLUMBING: 0-5 FIXTURES
		OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-THR THEATER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$73.70	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA
		FRAMING: RIGID STEEL JOIST/TRUSS
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM FINISHED CONCRETE SLAB
ADD FOR HEATING/COOLING		INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK
ADD FOR SPRINKLER SYSTEM		PLUMBING: 10-12 FIXTURES
		OTHER FEATURES: ELEVATED PROJECTION BOOTHS/PLATE GLASS FRONT/ TICKET BOOTH

BASE PRICE FOR SCHEDULE COM-WHD WAREHOUSE DISTRIBUTION

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$38.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: TILT-UP PANELS LOAD BEARING WALLS PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS FRAMING: REINFORCED CONCRETE FLOOR COVER/FINISH: CONCRETE SLAB INTERIOR FINISH: EXPOSED CONCRETE/BLOCK PLUMBING: 05-10 FIXTURES OTHER FEATURES: OVERHEAD/ROLLING DOORS METAL/STEEL/DOCK BUMPERS
REMARKS/ADDITIONAL FEATURES:		
ADEQUATE LIGHTING		
ADD FOR HEATING/COOLING		
ADD FOR SPINKLER SYSTEM		
ADD FOR DOCK LEVELERS		

BASE PRICE FOR SCHEDULE COM-WHM MINI WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$21.15	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: POURED CONCRETE SLAB
		EXTERIOR WALLS: METAL/ALUMINUM
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF STORAGE UNITS
		FRAMING: RIGID STEEL FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: CONCRETE SLAB
ADD FOR ENCLOSURES/PLUMBING		INTERIOR FINISH: UNFINISHED
ADD FOR HEATING/COOLING		PLUMBING: NONE
ADD FOR SPINKLER SYSTEM		OTHER FEATURES: OVERHEAD/PEDESTRIAN DOORS METAL/WOOD

BASE PRICE FOR SCHEDULE COM-WHS WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$29.75	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: STEEL FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
ADD FOR HEATING/COOLING		INTERIOR FINISH: PAINTED BLOCK
ADD FOR SPRINKLER SYSTEM		
ADD FOR MAJOR ENCLOSURES AND MEZZANINES ADD DOCK LEVELERS		PLUMBING: 0-5 FIXTURES
		OTHER FEATURES: OVERHEAD/ROLLING DOORS WOOD OR STEEL

APARTMENTS

An apartment is a residential living unit with the same living accommodations normally found in a single family residence. An apartment house is a multifamily residence containing four or more residential living units, and generally providing each unit with a number of common facilities, services and amenities. Two or more apartment buildings operating as a single unit are generally referred to as an apartment complex.

The increased development of multi-family residential housing units since the 1950's has brought the development of both apartment complexes and "high-rise" apartment buildings. Each of these offer complete living accommodations with all the modern conveniences and amenities. In addition, they generally provide a variety of recreational facilities and services for their occupants.

VALUATION

As with other types of property the replacement cost method of valuation is a starting point for the appraiser. There are two types of apartment buildings that must be considered: 1) the townhouse walk-up or garden apartment normally found in apartment complexes; and 2) the high-rise or elevator building.

Apartment units found in a given apartment building or complex of buildings vary in size and arrangement. They may be one room efficiency units consisting of a bedroom and kitchenette; two room studio units consisting of a bedroom and living room/den and kitchenette combination; and conventional units consisting of a kitchen, dining area, living room and one or more bedrooms. Each apartment unit has one or more bathrooms, and conventional units often have a separate dining room, den, or family room.

BASE PRICES - APARTMENTS

Base square foot prices have been developed for typical average "C" Grade quality construction apartment units, based on average unit sizes at various floor levels for wood joist construction with frame, masonry or combination exterior walls.

The foundation, roof, and normal built-ins are included with the first floor prices, thus making the schedule applicable to both one story and multi-story buildings.

APPLICATION

Application of the pricing schedule involves the selection of the appropriate base price per floor based on the average unit sizes. Adjustments to the base price for air conditioning, central heating, and type of construction should be made to account for any variations between the subject building and the model building.

SPECIAL APPLICATION

The Apartment Pricing Schedule is designed for garden/walk-up apartment buildings of four or more units. Two and three family residences should typically be priced by using the Residential Dwelling Schedule (included in the Residential section of the manual). High-rise apartment buildings adjusted as applicable for special features and variances.

Apartments located on the upper floors above retail or office type buildings or located in basements of retail or office type buildings will be valued as an additional section to the main structure and priced accordingly. This situation normally occurs in downtown buildings which have been adapted for multiple uses.

QUALITY FACTOR

The schedule prices are for average "C" Grade construction quality, erected with average materials and workmanship. A table of Quality Factors is provided to adjust the "C" Grade prices in order to account for variations in construction quality.

INCOME APPROACH

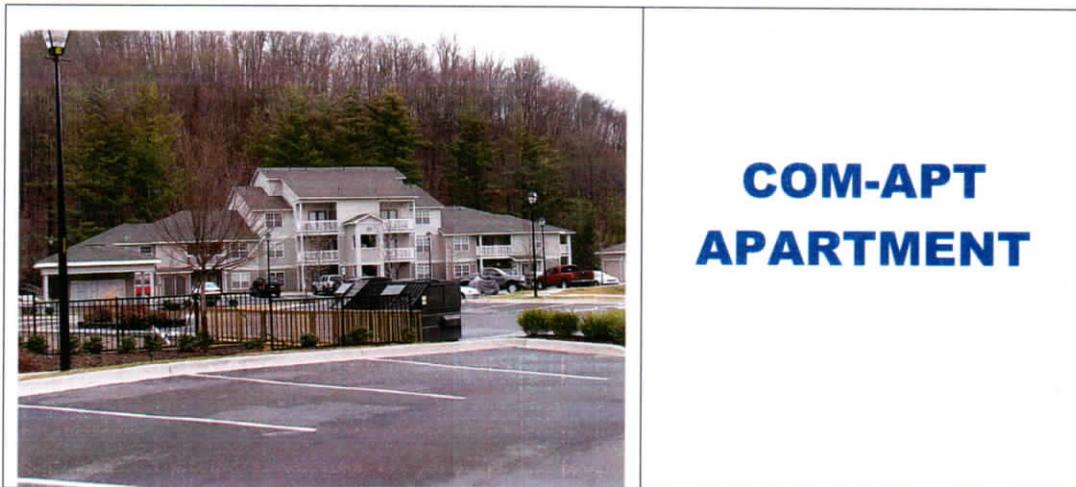
Apartment buildings, regardless of the type, are built, bought, and sold as investment or income producing property. The appraisal of apartments utilizing the Capitalization or Income Approach to value follows the same procedures discussed in the Property Valuation section of the manual.

The basic procedure is . . .

1. Collection of the income generated - including monthly rents for the units, parking areas, and other receipts, such as laundry facilities.
2. The collection of the expenses associated with the management and maintenance of the property.
3. The capitalization of the net income into an indication of value.

PERCENT (%) GOOD GUIDELINES

Physical deterioration of the structure should be based on age and condition of the property. Guidelines for normal life estimates are found in the Percent Good section of the manual. Functional and Economic Depreciation allowances must be derived from the income and expense of each apartment project as it relates to other properties of similar utility and condition, and should be expressed as percent (%) good.





**COM-APT
APARTMENT
TOWNHOUSE**

**COM-APT
GARDEN
APARTMENT**



**COM-APT
APARTMENT
TOWNHOUSE**

BASE PRICE FOR SCHEDULE COM-APT APARTMENT

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
9	\$54.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR Poured CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF LIVING UNITS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR ATTACHMENTS		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR ADDITIONAL PLUMBING		PLUMBING: 5-8 FIXTURES PER UNIT
ADD FOR HEATING/COOLING		OTHER FEATURES:
ADD FOR ELEVATORS & SPRINKLER SYSTEMS		

FRANCHISE (FAST FOOD) RESTAURANTS

Franchise Food restaurants became common place beginning in the 1950's. The buildings, though they offer similar accommodations, are highly distinctive in architectural style and design. Each operation is readily identifiable with a particular design and motif, and relies heavily on the appearance or "eye appeal" of its buildings to attract, maintain and promote business. The wide range of styles and designs has a direct influence on the replacement costs of the buildings. The size and quality of materials and workmanship alone are not the prime determining factors. Two restaurants showing no marked difference in size and construction quality may still show a considerable difference in cost due to the difference in design and décor. The replacement cost schedule provided is based upon specifications of size, quality, and design. The schedule is to be used as a guide for estimating replacement costs of franchise food restaurants. The proper use of the schedule, along with experience and sound judgment, should enable the appraiser to establish a reasonable estimate of replacement cost.

BASE SPECIFICATIONS

The Cost Schedule assumes a basic layout which includes a serving area, food preparation area, a small office area, an employee dressing area, two toilet rooms, and depending upon size, a dining area. General construction features include masonry foundation walls on spread footings; 4" reinforced concrete floor slab on a granular base; roof and exterior wall construction, interior finish, and building equipment and fixtures commensurate with the grade; stud and masonry partitioning; unfinished floor and painted masonry or dry wall interior finish in storage areas and mechanical rooms; utility service, heating, fluorescent lighting fixtures in the preparation and office areas, plumbing fixtures and drains.

QUALITY GRADE SPECIFICATIONS

AA and A Grade	A unique design featuring elaborate architecture especially in the roof and exterior walls, built of high quality materials and workmanship. A-Frame, Mansard, Gambrel, or Multi-Pitch type roofs with extensive overhangs, and copper, porcelain enamel shingles, wood shakes, slate, or comparable high quality roofing on insulated wood or steel decking and framing, with laminated wood frame or steel frame supporting beams and columns often exposed to project architectural effects. Walls consist of a combination of face brick or ceramic glazed brick, decorative stone or wood and plate glass. High quality interior finish of ceramic or quarry tile flooring, exposed stone and brick or high grade wood or porcelain enamel paneling and ceramic tile wall finish. Porcelain enamel or acoustical tile ceilings often open to the roof slope: combined heating and air conditioning system, high grade ornamental
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- lighting fixtures in the dining and service areas; good quality plumbing fixtures for typical toilet room facilities.
- B Grade** Conventional design featuring custom architectural styling, built of good quality materials and workmanship. Mansard, Gambrel or Double-Pitch roofs with liberal overhangs, composition tar and gravel, stone chip, or asphalt shingle roofing on insulated wood or steel decking and framing; face brick, ceramic tile and plate glass exterior walls with moderate architectural treatment; good quality interior finish of ceramic or quarry tile flooring, exposed brick or wood paneling and ceramic wall finish; acoustical tile or drywall ceiling; combined heating and air conditioning system, ornamental lighting fixtures in the dining and serving areas, and good quality plumbing fixtures for typical toilet room facilities.
- C Grade** Conventional design featuring moderate architectural styling, built of good quality workmanship and materials. Double-Pitch type roofs with normal overhangs, composition tar and gravel or asphalt shingle roofing on insulated wood or steel decking and framing; face brick, wood, or painted concrete block and plate glass exterior walls; good quality interior finish of quarry or vinyl asbestos tile flooring, wood paneling or drywall and part ceramic tile wall finish; drywall or acoustical tile ceiling; combined heating and air conditioning system; fluorescent lighting fixtures in the dining area, and good quality plumbing fixtures for typical toilet room facilities.
- D Grade** A simple conventional design void of architectural styling, built of average quality materials and workmanship. Flat or Single Pitch roof with normal overhangs, composition roofing on insulated wood decking and framing; painted concrete block or wood exterior walls with a minimal amount of plate glass; average quality interior finish consisting of asphalt or vinyl asbestos tile flooring; painted concrete block, drywall or paneled wall finish and drywall ceiling; forced-air heating, wall unit air conditioning, fluorescent lighting fixtures, fair quality plumbing fixtures for typical toilet room facilities.
- E Grade** Simple design void of architectural styling," built of fair quality materials and workmanship. Single-Pitch roof with normal overhangs, and composition roofing on wood decking and framing; painted concrete block or wood exterior walls with a minimal amount of plate glass; low quality interior finish consisting of asphalt tile flooring and painted concrete block and drywall; unit heaters, no air conditioning, fluorescent lighting fixtures, and fair quality plumbing fixtures for typical toilet room facilities.

SCHEDULE APPLICATION

Base prices are included for Average "C" Grade construction for three typical exterior wall types. Select the base price based upon the structure size and exterior wall construction, and make adjustments for attached improvements, air conditioning and sprinkler systems as required. Apply the proper quality Grade factor to establish the replacement cost new.

PERCENT (%) GOOD GUIDELINES

Franchise Food restaurants are special purpose buildings which are not readily adaptable to other uses. They go out of style both functionally and economically at a much faster rate than they deteriorate physically. The business is highly competitive and relies heavily on site location and the physical appearance of its buildings. In order to keep abreast of competition, owners must frequently renovate the structures. Changing consumer habits, traffic patterns, and competition are but a few of the factors that influence the life span of the buildings and must therefore be considered in the evaluation process.



**COM-RFF
FAST FOOD**

**COM-RFF
FAST FOOD**



**COM-RFF
FAST FOOD**

BASE PRICE FOR SCHEDULE COM-RFF FAST FOOD RESTAURANT

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$95.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK/PLATE GLASS OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF KITCHEN/DINING AREA
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINY/HEAVY LINOLEUM TERRAZZO/QUARRY TILE
ABUNDANT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL/EXPOSED BRICK
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
		OTHER FEATURES: KITCHEN AREA/ SPRINKLER SYSTEM/ QUARRY TILE FINISH/ FLOOR DRAINS

EXEMPT/INSTITUTIONAL BUILDINGS

This section of the Manual includes basic procedures and applications to be utilized to determine the Replacement Cost New for a variety of tax exempt and institutional type structures. Prices are provided based on the structure type and exterior wall material.

BASE SPECIFICATIONS

Base prices assume normal construction, mechanical, and other features such as plumbing, heating, interior finish, framing, etc., according to the designed building structure type.

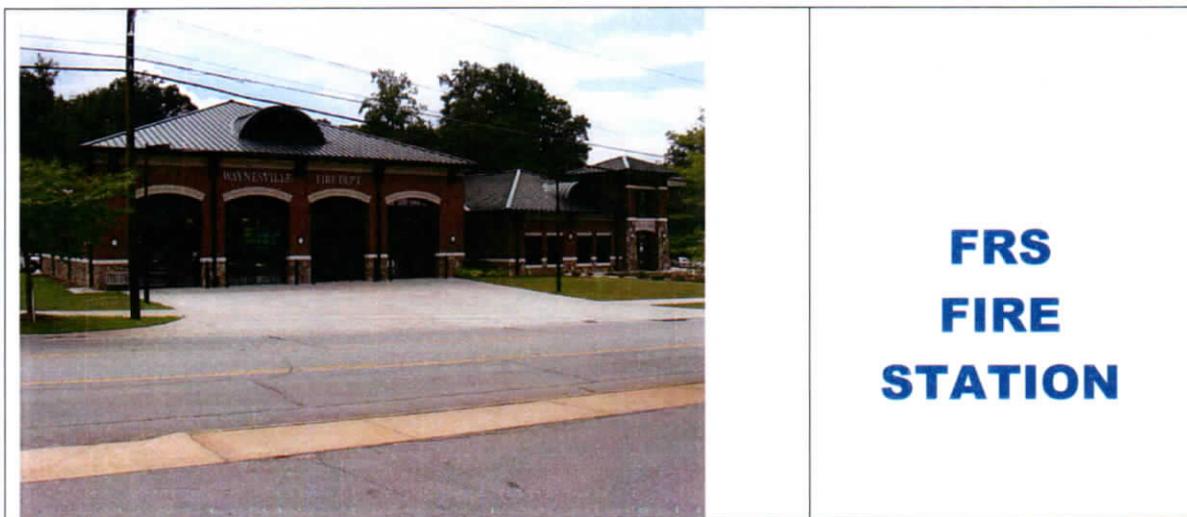
SCHEDULE APPLICATION

Select the structure type which is most representative of the subject building. Establish the Quality Grade of the building, which is contingent upon the exterior wall material of the structure type. Determine the total square feet of floor area and multiply the cost per square foot by the total area to establish the replacement cost. Add for mechanical and other features; air conditioning, elevators, sprinkler systems, etc.

Note: separate prices are provided for finished or unfinished basements.

PERCENT (%) GOOD GUIDELINES

Physical deterioration of institutional buildings should be based on the effective age and condition. Structures of this type normally have an expected life which is longer than other types of similar structures. Actual age and life expectancy can be extended through continued maintenance and renovation. When establishing the percent (%) good, the adjustment should be based on anticipated additional life as compared to normal life guidelines.



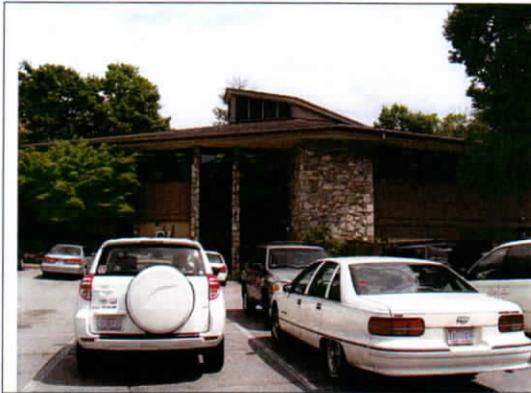


**GOV
GOVERNMENT
BUILDING**

**GYM
GYMNASIUM**



**HOS
HOSPITAL**



**LIB
LIBRARY**

**POF
POST
OFFICE**



**SCH
SCHOOL**



COMMERCIAL & INDUSTRIAL MAIN BUILDING RATES

COM-ADL	AUTO DEALERSHIP	RATE
FR	FRAME	47.00
MS	MASONRY	49.35
RC	REINFORCED CONCRETE	54.05
RS	RIGID STEEL FRAME	42.30

COM-APT	APARTMENT COMPLEX	RATE
FR	FRAME	51.45
MS	MASONRY	54.00
MSFR	MASONRY & FRAME	52.75

COM-ARM	ARMORY	RATE
FR	FRAME	59.50
MS	MASONRY	62.50
RS	RIGID STEEL FRAME	53.55

COM-ASC	AUTO SERVICE CTR	RATE
FR	FRAME	47.00
MS	MASONRY	49.35
RS	RIGID STEEL FRAME	42.30

COM-AUD	AUDITORIUM	RATE
FI	FIRE RESISTANT	97.45
FR	FRAME	84.75
MS	MASONRY	89.00
RC	REINFORCED CONCRETE	97.45
RS	RIGID STEEL FRAME	76.25

COM-BBS	BEAUTY/BARBER SHOP	RATE
FR	FRAME	47.85
MS	MASONRY	50.25
RS	RIGID STEEL FRAME	43.05

COM-BDT	BANK DRIVE-THRU	RATE
FI	FIRE RESISTANT	114.75
FR	FRAME	99.75
MS	MASONRY	104.75
RC	REINFORCED CONCRETE	114.75

COM-BNK	BANK FULL SERVICE	RATE
FI	FIRE RESISTANT	114.75
FR	FRAME	99.75
MS	MASONRY	104.75
RC	REINFORCED CONCRETE	114.75

COM-BWL	BOWLING ALLEY	RATE
FR	FRAME	51.10
MS	MASONRY	53.65
RS	RIGID STEEL FRAME	46.00

COM-CCB	COUNTRY CLUB	RATE
FI	FIRE RESISTANT	110.00
FR	FRAME	94.40
MS	MASONRY	99.10
MSFR	MASONRY & FRAME	96.75
RC	REINFORCED CONCRETE	110.00
RS	RIGID STEEL FRAME	84.95

COM-CHM	CONVALESCENT HOME	RATE
FI	FIRE RESISTANT	135.00
FR	FRAME	116.50
MS	MASONRY	122.50

COM-CHR	CHURCH	RATE
FI	FIRE RESISTANT	102.00
FR	FRAME	93.05
MS	MASONRY	97.70
RS	RIGID STEEL FRAME	83.75

COM-CHS	CLUBHOUSE	RATE
FR	FRAME	71.50
MS	MASONRY	75.00
RS	RIGID STEEL FRAME	64.25

COM-CMC	COMMUNITY CENTER	RATE
FR	FRAME	64.85
MS	MASONRY	68.10
RS	RIGID STEEL FRAME	58.35

COM-CWA	CAR WASH AUTO	RATE
FR	FRAME	43.90
MS	MASONRY	46.10
RS	RIGID STEEL FRAME	39.50

COM-CWD	CAR WASH DRIVE THRU	RATE
FR	FRAME	43.90
MS	MASONRY	46.10
RS	RIGID STEEL FRAME	39.50

COM-CWS	CAR WASH SELF SERVE	RATE
MS	MASONRY	35.10
RS	RIGID STEEL FRAME	31.60

COM-DAC	DAY CARE CENTER	RATE
FR	FRAME	82.35
MS	MASONRY	86.45
RS	RIGID STEEL FRAME	74.10

COM-DOR	DORMITORY	RATE
FI	FIRE RESISTANT	84.90
FR	FRAME	73.80
MS	MASONRY	77.50
RC	REINFORCED CONCRETE	84.90
RS	RIGID STEEL FRAME	66.40

COM-FHM	FUNERAL HOME	RATE
FR	FRAME	81.75
MS	MASONRY	85.80
RS	RIGID STEEL FRAME	73.55

COM-FRB	FRATERNAL	RATE
FR	FRAME	73.80
MS	MASONRY	77.50
RS	RIGID STEEL FRAME	66.40

COM-FRS	FIRE STATION	RATE
FI	FIRE RESISTANT	66.55
FR	FRAME	58.45
MS	MASONRY	61.50
RC	REINFORCED CONCRETE	66.55
RS	RIGID STEEL FRAME	52.65

COM-GCH	GROUP CARE HOME	RATE
FI	FIRE RESISTANT	135.00
FR	FRAME	116.50
MS	MASONRY	122.50

COM-GML	GARAGE MINI-LUBE	RATE
FR	FRAME	102.90
MS	MASONRY	108.35
RS	RIGID STEEL FRAME	82.35

COM-GOV	GOVERNMENT /CIVIC	RATE
FI	FIRE RESISTANT	105.45
FR	FRAME	91.65
MS	MASONRY	96.25
RC	REINFORCED CONCRETE	105.45
RS	RIGID STEEL FRAME	82.50

COM-GRS	GARAGE SERVICE	RATE
FR	FRAME	36.85
MS	MASONRY	38.70
RS	RIGID STEEL FRAME	32.15

COM-GYM	GYMNASIUM	RATE
FR	FRAME	69.60
MS	MASONRY	73.10
RS	RIGID STEEL FRAME	62.65

COM-HOS	HOSPITAL	RATE
FI	FIRE RESISTANT	148.20
FR	FRAME	125.85
MS	MASONRY	135.30
RC	REINFORCED CONCRETE	148.20

COM-HTC	HEALTH CLUB	RATE
FR	FRAME	81.30
MS	MASONRY	85.35
RS	RIGID STEEL FRAME	73.20

COM-IND	INDUSTRIAL	RATE
FI	FIRE RESISTANT	35.10
FR	FRAME	30.50
MS	MASONRY	32.00
RC	REINFORCED CONCRETE	35.10
RS	RIGID STEEL FRAME	27.50

COM-JAL	JAIL/PRISON	RATE
FI	FIRE RESISTANT	147.85
FR	FRAME	128.55
MS	MASONRY	135.00
RC	REINFORCED CONCRETE	147.85
RS	RIGID STEEL FRAME	115.65

COM-LAB	LABORATORY	RATE
FI	FIRE RESISTANT	72.00
FR	FRAME	62.50
MS	MASONRY	65.75
RC	REINFORCED CONCRETE	72.00
RS	RIGID STEEL FRAME	56.30

COM-LAM	LAUNDRY/CLEANERS	RATE
FR	FRAME	53.35
MS	MASONRY	56.00
RS	RIGID STEEL FRAME	48.00

COM-LIB	LIBRARY	RATE
FI	FIRE RESISTANT	104.75
FR	FRAME	91.10
MS	MASONRY	95.65
RC	REINFORCED CONCRETE	104.75
RS	RIGID STEEL FRAME	81.95

COM-MOT	HOTEL/MOTEL	RATE
FI	FIRE RESISTANT	74.30
FR	FRAME	61.50
MS	MASONRY	64.60
MSFR	MASONRY & FRAME	63.05
RS	RIGID STEEL FRAME	55.35

COM-OFG	OFFICE GENERAL	RATE
FI	FIRE RESISTANT	81.25
FR	FRAME	70.65
MS	MASONRY	74.15
MSFR	MASONRY & FRAME	72.40
RC	REINFORCED CONCRETE	81.25
RS	RIGID STEEL FRAME	63.60

COM-OFM	OFFICE MEDICAL	RATE
FI	FIRE RESISTANT	101.65
FR	FRAME	88.40
MS	MASONRY	92.85
MSFR	MASONRY & FRAME	90.65
RC	REINFORCED CONCRETE	101.65
RS	RIGID STEEL FRAME	79.55

COM-OFS	OFFICE SURGICAL	RATE
FI	FIRE RESISTANT	101.65
FR	FRAME	88.40
MS	MASONRY	92.85
MSFR	MASONRY & FRAME	90.65
RC	REINFORCED CONCRETE	101.65
RS	RIGID STEEL FRAME	79.55

COM-OFV	VETERNARIAN CLINIC	RATE
FR	FRAME	85.55
MS	MASONRY	89.80
MSFR	MASONRY & FRAME	87.65
RS	RIGID STEEL FRAME	77.00

COM-PGR	PARKING GARAGE	RATE
FI	FIRE RESISTANT	41.50
RC	REINFORCED CONCRETE	41.50

COM-POF	POST OFFICE	RATE
FI	FIRE RESISTANT	84.10
FR	FRAME	73.15
MS	MASONRY	76.80
RC	REINFORCED CONCRETE	84.10
RS	RIGID STEEL FRAME	65.80

COM-PRO	PRO SHOP	RATE
FR	FRAME	64.85
MS	MASONRY	68.10
RS	RIGID STEEL FRAME	58.35

COM-RFF	RESTAURANT FAST FOOD	RATE
FR	FRAME	90.25
MS	MASONRY	95.00
RS	RIGID STEEL FRAME	80.90

COM-RTV	RADIO/TV STATION	RATE
FR	FRAME	79.30
MS	MASONRY	83.30
RS	RIGID STEEL FRAME	71.35

COM-RWI	RESTAURANT WALK IN	RATE
FI	FIRE RESISTANT	87.60
FR	FRAME	76.15
MS	MASONRY	79.95
RS	RIGID STEEL FRAME	68.55

COM-SCC	CONVENIENCE STORE CAFÉ COMBINED	RATE
FI	FIRE RESISTANT	91.85
FR	FRAME	79.50
MS	MASONRY	83.50
RC	REINFORCED CONCRETE	91.85
RS	RIGID STEEL FRAME	71.50

COM-SCH	SCHOOL/CLASSROOM	RATE
FI	FIRE RESISTANT	105.10
FR	FRAME	91.40
MS	MASONRY	96.00
RC	REINFORCED CONCRETE	105.10
RS	RIGID STEEL FRAME	82.25

COM-SCN	CONVENIENCE STORE	RATE
FR	FRAME	69.10
MS	MASONRY	72.50
RC	REINFORCED CONCRETE	79.50
RS	RIGID STEEL FRAME	62.15

COM-SDS	STORE DISCOUNT	RATE
FR	FRAME	50.75
MS	MASONRY	53.25
RS	RIGID STEEL FRAME	45.65

COM-SDT	STORE DEPARTMENT	RATE
FI	FIRE RESISTANT	61.80
MS	MASONRY	56.45
RC	REINFORCED CONCRETE	61.80

COM-SHC	SHOPPING CENTER	RATE
FR	FRAME	59.50
MS	MASONRY	62.50
RS	RIGID STEEL FRAME	53.55

COM-SRE	STORE RETAIL	RATE
FI	FIRE RESISTANT	58.25
FR	FRAME	50.65
MS	MASONRY	53.20
RC	REINFORCED CONCRETE	58.25
RS	RIGID STEEL FRAME	45.60

COM-SSM	SUPERMARKET	RATE
FR	FRAME	52.10
MS	MASONRY	54.70
RS	RIGID STEEL FRAME	46.90

COM-SVS	SERVICE STATION	RATE
FR	FRAME	67.05
MS	MASONRY	70.40
RS	RIGID STEEL FRAME	60.35

COM-SWH	STORE WAREHOUSE	RATE
FR	FRAME	42.00
MS	MASONRY	44.25
RS	RIGID STEEL FRAME	37.95

COM-TEX	TELEPHONE EXCHANGE	RATE
FI	FIRE RESISTANT	48.00
FR	FRAME	41.75
MS	MASONRY	43.85
RC	REINFORCED CONCRETE	48.00
RS	RIGID STEEL FRAME	37.55

COM-THR	THEATER	RATE
FR	FRAME	70.20
MS	MASONRY	73.70
RS	RIGID STEEL FRAME	63.20

COM-WHD	WAREHOUSE DISTRIBUTION	RATE
FI	FIRE RESISTANT	38.00
FR	FRAME	33.00
MS	MASONRY	34.65
RC	REINFORCED CONCRETE	38.00
RS	RIGID STEEL FRAME	29.70

COM-WHM	WAREHOUSE MINI STORAGE	RATE
FR	FRAME	23.50
MS	MASONRY	24.65
RS	RIGID STEEL FRAME	21.15

COM-WHS	WAREHOUSE GENERAL	RATE
FI	FIRE RESISTANT	32.55
FR	FRAME	28.30
MS	MASONRY	29.75
RC	REINFORCED CONCRETE	32.55
RS	RIGID STEEL FRAME	25.45

COMMERCIAL & INDUSTRIAL ATTACHMENTS

COM-BZ BREEZEWAY

AREA	BASE RATE
25	31.00
50	28.15
100	25.60
300	23.05
500	20.75

COM-CAB CANOPY BANK

AREA	BASE RATE
200	25.50
400	24.50
600	23.50
800	22.50
1000	21.50
1200	20.50

COM-CAC COMM CANOPY

AREA	BASE RATE
200	25.50
400	24.50
600	23.50
800	22.50
1000	21.50
1200	20.50

COM-CAM METAL CANOPY

AREA	BASE RATE
25	11.75
50	10.75
100	9.75
300	8.75
500	7.85

COM-CAW CANOPY WOOD

AREA	BASE RATE
25	13.10
50	11.90
100	10.80
300	9.75
500	8.75

COM-CD COVERED DECK

AREA	BASE RATE
25	31.65
50	28.75
100	26.15
300	23.55
500	21.15

COM-CP CARPORT

AREA	BASE RATE
200	18.95
400	17.20
600	15.50
800	13.95

COM-CPT COVERED PATIO

AREA	BASE RATE
25	25.50
50	23.25
100	21.15
300	19.05
500	17.15

COM-EP ENCLOSED PORCH

AREA	BASE RATE
25	51.85
50	47.15
100	42.85
300	38.25
500	34.50

COM-GF GARAGE FINISHED

BASE AREA	FIRE RESISTANT	FRAME OR EQUAL	MASONRY OR EQUAL	MASONRY & FRAME	REINFORCED CONCRETE	RIGID STEEL FRAME
200	34.40	31.65	33.25	32.45	34.40	29.15
400	32.75	28.75	30.35	29.50	32.75	26.25
600	31.20	26.20	27.80	27.00	31.20	23.70
800	27.60	23.60	25.20	24.30	27.60	21.10
1000	25.25	21.25	22.85	21.90	25.25	19.75
1200	24.00	20.20	21.80	20.80	24.00	18.75

COM-GU GARAGE UNFINISHED

BASE AREA	FIRE RESISTANT	FRAME OR EQUAL	MASONRY OR EQUAL	MASONRY & FRAME	REINFORCED CONCRETE	RIGID STEEL FRAME
200	29.40	26.65	28.45	27.45	29.40	24.15
400	27.75	23.75	25.35	24.50	27.75	21.25
600	26.20	21.20	22.80	22.00	26.20	18.70
800	22.60	18.60	20.20	19.30	22.60	16.10
1000	20.25	16.25	17.55	16.90	20.25	14.75
1200	19.10	15.45	16.35	15.90	19.10	12.95

COM-GNS GREENHOUSE

AREA	BASE RATE
200	48.00
400	46.00
600	44.00
800	42.00
1000	40.00
1200	38.00

COM-LD LOADING DOCK

AREA	BASE RATE
200	16.50
400	16.00
600	15.50
800	15.00

COM-LDC COVERED LOADING DOCK

AREA	BASE RATE
200	21.00
400	21.50
600	20.50
800	20.00

COM-LDE ENCLOSED LOADING DOCK

AREA	BASE RATE
200	26.00
400	25.50
600	25.00
800	24.50

COM-OEP OPEN/ENCLOSED PORCH

AREA	BASE RATE
25	78.65
50	71.50
100	65.00
300	58.50
500	52.65

COM-OP OPEN PORCH

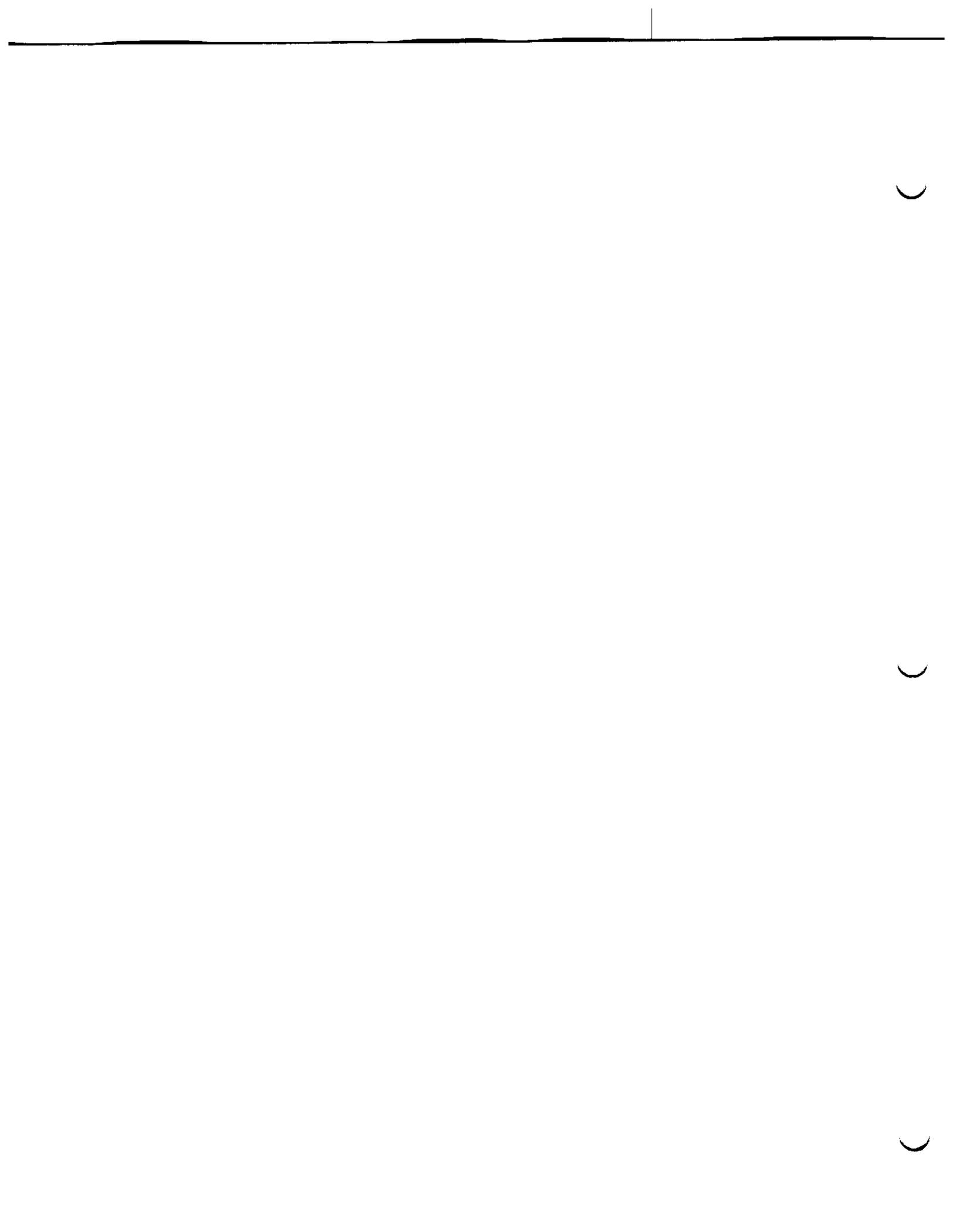
AREA	BASE RATE
25	31.00
50	28.15
100	25.60
300	23.05
500	20.75

COM-OPD OPEN PORCH/DECK

AREA	BASE RATE
25	46.35
50	43.50
100	40.95
300	36.85
500	33.25

COM-OPT OPEN PORCH/PATIO

AREA	BASE RATE
25	43.50
50	39.55
100	35.95
300	32.35
500	29.10



COM-PT PATIO

AREA	BASE RATE
25	12.50
50	11.40
100	10.35
300	9.30
500	8.35

COM-SP SCREENED PORCH

AREA	BASE RATE
25	34.10
50	31.00
100	28.20
300	25.50
500	22.95

COM-SR SUN ROOM

AREA	BASE RATE
200	55.55
400	50.00
600	45.00
800	40.50

COM-ST STOOP

AREA	BASE RATE
25	16.35
50	14.90
100	13.55
300	12.20
500	11.00

COM-TR TERRACE

AREA	BASE RATE
25	28.90
50	26.25
100	23.90
300	21.50
500	19.35

COM-UR UTILITY STG

AREA	BASE RATE
25	29.40
50	26.75
100	24.30
300	21.85
500	19.65

COM-WCL COOLER STRUCTURE

AREA	BASE RATE
25	23.50
50	23.00
100	22.50
300	22.00
500	21.50

COM-WD WOOD DECK

AREA	BASE RATE
200	15.35
400	13.80
600	12.50
800	11.25

COM-WDPT DECK/PATIO

AREA	BASE RATE
200	24.65
400	22.15
600	20.85
800	19.60

COMMERCIAL AND INDUSTRIAL BASEMENT MAJOR AREA RATES

CODE	DESCRIPTION	RATE	CODE	DESCRIPTION	RATE
COM-APT B	APARTMENT	\$46.30	COM-OFSB	SURGICAL OFFICE	\$79.55
COM-BDTB	BANK DRIVE THRU	\$90.00	COM-PGRB	PARKING GARAGE	\$36.10
COM-BNKB	BANK	\$90.00	COM-RFFB	RESTAURANT FAST FOOD	\$73.55
COM-CCBB	COUNTRY CLUB	\$84.45	COM-RWIB	RESTAURANT	\$68.50
COM-CHMB	CONVALESCENT HOME	\$110.25	COM-SCCB	STORE CONVENIENCE CAFE	\$56.50
COM-CHRB	CHURCH	\$83.75	COM-SCHB	SCHOOL	\$82.25
COM-FHMB	FUNERAL HOME	\$77.25	COM-SCNB	STORE CONVENIENCE	\$56.50
COM-GOVB	GOVERNMENT	\$75.00	COM-SHCB	SHOPPING CENTER	\$53.55
COM-GRSB	GARAGE SERVICE	\$30.15	COM-SREB	RETAIL STORE	\$45.60
COM-HOSB	HOSPITAL	\$113.25	COM-WHMB	MINI WAREHOUSE	\$19.00
COM-INDB	INDUSTRIAL	\$28.80	COM-WHSB	WAREHOUSE	\$25.00
COM-MOTB	MOTEL/HOTEL	\$60.00			
COM-OFGB	OFFICE GENERAL	\$63.50			
COM-OFMB	MEDICAL OFFICE	\$79.55			

COMMERCIAL AND INDUSTRIAL BASEMENT PERCENTAGE AREA RATES

CODE	DESCRIPTION	RATE	CODE	DESCRIPTION	RATE
COM-BSMT	SUPF FINISHED SUPPORT	\$25.00	COM-BSMT	SUPU UNFINISHED STORAGE SUPPORT	\$12.50

COMMERCIAL AND INDUSTRIAL MECHANICAL AND OTHER FEATURES

COM-HEAT-AIR...COMMERCIAL HEATING & AIR

Miscellaneous information	Miscellaneous data
AIR	2.50

TYPE	RATE
E (ELECTRIC BB/CEILING)	3.00
F (FORCED HOT AIR)	3.00
H (STEAM/HOT WATER)	5.25
N (NONE)	0.00
P (HEAT PUMP)	6.50
UA (UNIT HEAT & AIR)	3.90
W (WALL/FLOOR FURNACE)	1.40

COM-FEAT-AREA...COMMERCIAL FEATURES AREA RATES

COMMERCIAL FEATURE	RATE
BAL BALCONY	11.10
MZF MEZZANINE FINIS	25.50
MZU MEZZANINE UNFIN	12.50
OA OFFICE AREA	28.75
PEN PENTHOUSE	20.00
RA RETAIL AREA	25.50
ULA UPPER LEVEL APT	46.50
VLT VAULT, NON BANK	40.00

COM-FEAT-FLAT...COMMERCIAL FEATURES FLAT RATES

COMMERCIAL FEATURES	RATE
DL DOCK LEVELERS	6500.00
EF ELEVATOR FREIGHT	45000.00
EP ELEVATOR PASSENGER	85000.00
ES ESCALATORS	115000.00
GEN GENERATOR	3500.00
FOR EXTRA ELEVATOR STOPS ADD	8500.00

COM-SS...COMMERCIAL & INDUSTRIAL SPRINKLER SYSTEM RATES

RATE **2.50**

COM-US...COM UPPER STORY RATES

AREA	PERCENTAGE RATE
FUS	75%
UUS	25%

PERCENTAGE RATE IS BASED ON % OF BASE MAIN AREA RATE

COM-FIRE...COMMERCIAL FIREPLACE RATES

Miscellaneous information	Miscellaneous data
1 Opening 1	2500
2 Opening 2	2000

DESCRIPTION	RATE
1 STACK	3500
2 FP1	0
3 FP2	2000
4 FP3	3500
5 FP4	5000
6 PF	0

COM-PER-LOW...COMMERCIAL PERIMETER MULTIPLIER LOW

AREA	150	175	200	250	300	400	500	600
1000	122	126	130	132	0	0	0	0
1500	111	115	119	123	126	0	0	0
2000	104	107	111	117	120	125	0	0
2500	100	103	105	110	115	120	124	0
3000	97	100	102	106	110	119	120	0
4000	94	96	98	100	104	110	117	119
5000	92	94	95	97	100	105	110	115
6000	91	92	93	95	98	102	106	110
8000	89	90	91	92	94	97	100	104
10000	0	0	90	91	93	95	97	100
12000	0	0	89	90	91	93	95	97
14000	0	0	0	0	90	92	94	96
16000	0	0	0	0	0	91	93	94
18000	0	0	0	0	0	90	92	93
20000	0	0	0	0	0	89	91	92
25000	0	0	0	0	0	88	90	91
30000	0	0	0	0	0	87	89	90
35000	0	0	0	0	0	86	88	89
40000	0	0	0	0	0	85	87	88
50000	0	0	0	0	0	0	0	0
75000	0	0	0	0	0	0	0	0
100000	0	0	0	0	0	0	0	0
199999	0	0	0	0	0	0	0	0

COM-PER-HIGH...COMMERCIAL PERIMETER MULTIPLIER HIGH

AREA	700	800	1000	1200	1400	1600	1800	2000
1000	0	0	0	0	0	0	0	0
1500	0	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0	0
2500	0	0	0	0	0	0	0	0
3000	0	0	0	0	0	0	0	0
4000	0	0	0	0	0	0	0	0
5000	0	0	0	0	0	0	0	0
6000	0	0	0	0	0	0	0	0
8000	107	110	0	0	0	0	0	0
10000	103	105	110	115	0	0	0	0
12000	100	102	106	110	115	0	0	0
14000	98	100	103	106	110	114	0	0
16000	96	97	100	104	107	110	0	0
18000	95	96	99	102	104	107	110	0
20000	94	95	97	100	103	105	108	110
25000	92	93	95	97	99	101	103	105
30000	91	92	93	95	97	98	100	102
35000	90	91	92	93	95	96	98	99
40000	89	90	91	92	94	95	96	98
50000	88	89	90	91	92	93	94	95
75000	85	86	87	88	89	90	91	92
100000	0	84	85	86	87	88	89	90
199999	0	0	0	85	86	87	88	89

COM-HEIGHT...COMMERCIAL HEIGHT ADJUSTMENT TABLE

Section type	Standard height	Percent per foot	
ADL	AUTOMOTIVE DEALERSHI	14.0	0.5
APT	APARTMENT	9.0	0.0
ARM	ARMORY	14.0	0.5
ASC	AUTOMOTIVE SERVICE C	14.0	0.5
AUD	AUDITORIUM	14.0	0.5
BBS	BARBER/BEAUTY SHOP	12.0	0.0
BDT	BANK DRIVE-THRU	12.0	0.0
BNK	BANK	12.0	0.5
BWL	BOWLING ALLEY	14.0	0.5
CCB	COUNTRY CLUB	14.0	0.0
CHM	CONVALESCENT HOME	10.0	0.0
CHR	CHURCH	14.0	0.5
CHS	CLUBHOUSE	14.0	0.5
CMC	COMMUNITY CENTER	14.0	0.5
CWA	CARWASH AUTO	14.0	0.0
CWD	CARWASH DRIVE-THRU	14.0	0.0
CWS	CARWASH SELF SERVICE	12.0	0.0
DAC	DAYCARE CENTER	12.0	0.0
DOR	DORMITORY	14.0	0.5
FHM	FUNERAL HOME	14.0	0.5
FRB	FRATERNAL BUILDING	14.0	0.5
FRS	FIRE STATION	14.0	0.5
GCH	GROUP CARE HOME	10.0	0.0
GML	GARAGE, MINI-LUBE	14.0	0.0
GOV	GOVERNMENT BUILDING	14.0	0.5
GRS	GARAGE, SERVICE	14.0	0.5
GYM	GYMNASIUM	14.0	0.5
HOS	HOSPITAL	14.0	0.5
HTC	HEALTH CLUB	14.0	0.5
IND	INDUSTRIAL	14.0	0.5
JAL	JAIL	14.0	0.5
LAB	LABORATORY	14.0	0.5
LAM	LAUNDROMAT	12.0	0.0
LIB	LIBRARY	14.0	0.5
MOT	MOTEL/HOTEL	10.0	0.0
OFG	OFFICE, GENERAL	10.0	0.0
OFM	OFFICE, MEDICAL	10.0	0.5
OFS	OFFICE, SURGICAL CEN	10.0	0.5

COM-HEIGHT...COMMERCIAL HEIGHT ADJUSTMENT TABLE

Section type	Standard height	Percent per foot
OFV OFFICE, VETERINARY	10.0	0.0
PGR PARKING GARAGE	14.0	0.0
POF POST OFFICE	14.0	0.5
PRO PRO SHOP	12.0	0.0
RFF RESTAURANT, FAST FOOD	12.0	0.0
RTV RADIO/TELEVISION STA	12.0	0.5
RWI RESTAURANT, WALK-IN	12.0	0.5
SCC STORE, CONVENIENCE/C	12.0	0.0
SCH SCHOOL	14.0	0.5
SCN STORE, CONVENIENCE	12.0	0.0
SDT STORE, DEPARTMENT	14.0	0.5
SDS STORE, DISCOUNT	14.0	0.5
SHC SHOPPING CENTER	14.0	0.5
SRE STORE, RETAIL	12.0	0.5
SSM STORE, SUPERMARKET	14.0	0.5
SVS SERVICE STATION	12.0	0.0
SWH STORE, WAREHOUSE TYP	14.0	0.5
TEX TELEPHONE EXCHANGE	14.0	0.5
THR THEATRE	14.0	0.5
WHD WAREHOUSE, DISTRIBUT	14.0	0.5
WHM WAREHOUSE, MINI	10.0	0.0
WHS WAREHOUSE	14.0	0.5

SUPPLEMENTAL SOURCES

Services offered by Marshall and Swift have been used as supplemental sources where primary data that has been collected and analyzed in the Haywood County market could not be obtained. Marshall and Swift have been recognized nationally as a reputable source of valuation data relative to appraisers, assessors, and insurers for over 70 years.

Marshall Valuation Service has been used to help defined cost schedules and standards for commercial, industrial, and rural improvements. The Residential Cost Handbook has been used to help define and establish the cost schedules and standards for residential improvements.

Marshall and Swift services will be used to assist with improvement types not covered within the scope of these schedules should the need arise. All such services will be modified to conform to the effective date for these schedules of January 1, 2017.