Commercial & Industrial Cost Schedules

Appendix G, Pages 12-43*

March 1, 2006 Assessment Date

LaPorte County, Indiana

*These updated cost tables for the March 1, 2006 assessment date were developed by Nexus Group (Nexus). The Nexus Construction Cost Index[sm](CCI) relies on cost indices generated by the U.S. Bureau of Labor Statistics, insurance companies, state-specific construction cost indices published by state agencies, internet resources, income & expense data, appraisals obtained via hearings in Indiana, and actual construction costs provided by Indiana taxpayers. All materials are subject to copyrights of Nexus are protected by the Copyright Law of the United States. Technical information including methods, processes, formulae, compositions, techniques, and computer programs are the exclusive property of Nexus and are protected against disclosure by any means, and shall not be sold, retained, duplicated, or used in any form or fashion for any purpose whatsoever.

SCHEDULE A.1
GCM Base Prices

GCM Base Rates - 2006

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2 Fire Resistant 1	2	3	4	5	6	7	8	9	10 +1	Wood Jst (-)	Rein Conc (+)	F P Steel (+)
Sub Bsmt	UF	Parking	8'	2	21.40	22.70	24.10	25.40	26.80	28.10	29.45	30.75	32.15	33.45	1.35	5.87	5.97	7.48
Bsmt	UF	Utility/Storage	9'	1	17.10	18.55	19.95	21.40	22.70	24.10	25.55	26.95	28.40	29.70	1.40	4.20	5.88	7.34
				2	17.35	19.15	20.80	22.50	24.15	25.85	27.60	29.30	30.95	32.65	1.70	4.20	5.88	7.34
		Stand Alone Basement	9'	1	22.70	24.20	25.75	27.30	28.70	30.25	31.80	33.35	34.85	36.30	1.51	4.49	6.29	7.85
				2	23.05	24.85	26.60	28.50	30.30	32.20	33.95	35.75	37.65	39.45	1.83	4.49	6.29	7.85
		Parking Garage	8'	2	22.40	23.80	25.20	26.50	27.90	29.30	30.65	32.05	33.45	34.85	1.39	6.04	6.14	7.70
	FO	General Retail	12'	1	36.80	39.20	41.50	43.80	46.25	48.55	50.95	53.30	55.60	58.00	2.35	4.52	7.44	9.38
				2	37.20	39.95	42.70	45.60	48.35	51.10	53.85	56.60	59.35	62.10	2.76	4.52	7.44	9.38
		Dinning/Lounge	10'	1	60.90	63.05	65.20	67.45	69.60	71.85	74.00	76.15	78.45	80.60	2.19	4.88	7.60	9.65
				2	61.30	63.80	66.35	69.00	71.55	74.05	76.60	79.25	81.75	84.30	2.57	4.88	7.60	9.65
	FD	Office	10'	1	63.60	65.15	66.85	68.40	70.00	71.65	73.25	74.80	76.50	78.05	1.62	6.93	8.05	10.21
				2	63.85	65.90	67.85	69.80	71.70	73.65	75.60	77.55	79.50	81.45	1.95	6.93	8.05	10.21
		Apartment	10'	1	39.80	41.80	43.70	45.70	47.60	49.55	51.55	53.45	55.45	57.45	1.95	4.84	7.53	9.35
				2	40.20	42.45	44.70	47.00	49.35	51.60	53.85	56.15	58.50	60.75	2.30	4.84	7.53	9.35
First	UF	Utility/Storage	14'	1	19.50	22.60	25.70	28.75	31.85	34.95	38.00	41.10	44.15	47.25	3.08	1.80	9.83	11.16
				2	20.25	24.10	27.90	31.75	35.55	39.40	43.20	47.00	50.75	54.55	3.81	1.80	9.83	11.16
		Parking Garage *	10'	1	22.65	24.30	25.90	27.45	29.10	30.70	32.25	33.90	35.45	37.05	1.59	3.58	9.62	10.97
				2	23.30	25.45	27.65	29.75	31.95	34.10	36.30	38.40	40.65	42.75	2.16	3.58	9.62	10.97
				4	21.50	21.90	22.20	22.55	22.95	23.35	23.75	24.05	24.45	24.85	0.37	3.58	9.62	10.97
	SF	Car Wash Auto	12'	1	27.45	30.50	33.50	36.55	39.65	42.60	45.70	48.65	51.75	54.80	3.03	1.92	9.87	11.24
				2	27.85	31.20	34.60	38.05	41.45	44.80	48.30	51.65	55.00	58.50	3.40	1.92	9.87	11.24
		Ice Rink	18'	1	42.10	45.30	48.60	51.85	55.05	58.25	61.45	64.65	67.95	71.15	3.21	4.63	11.69	14.10
				2	43.25	47.50	51.80	56.05	60.40	64.60	68.95	73.20	77.55	81.75	4.29	4.63	11.69	14.10
		Auto Service	14'	1	31.45	35.00	38.65	42.20	45.80	49.35	53.00	56.55	60.20	63.75	3.59	1.97	10.72	12.17
				2	31.90	35.90	39.90	43.95	47.95	52.05	56.05	60.15	64.15	68.15	4.03	1.97	10.72	12.17
	FO	Auto Showroom	14'	1	45.95	51.10	56.15	61.30	66.45	71.50	76.65	81.80	86.95	92.00	5.12	1.97	10.72	12.17
				2	46.30	51.70	57.05	62.55	67.95	73.30	78.70	84.20	89.60	94.95	5.42	1.97	10.72	12.17
		Bowling Alley	14'	1	48.10	51.00	53.75	56.65	59.55	62.35	65.20	68.10	70.90	73.75	2.86	4.27	10.39	12.63
				2	48.90	52.65	56.35	59.95	63.65	67.35	71.10	74.70	78.40	82.10	3.69	4.27	10.39	12.63
		Theater **	20'	1	68.60	74.55	80.45	86.30	92.25	98.10	103.95	109.80	115.75	121.60	5.89	2.57	13.71	16.50
				2	70.80	78.85	86.80	94.80	102.85	110.90	118.85	126.90	134.90	142.85	8.01	2.57	13.71	16.50
		Health Club ***	12'	1	66.85	69.65	72.40	75.15	77.80	80.55	83.35	86.10	88.75	91.50	2.73	4.26	10.87	13.02
				2	67.65	71.15	74.70	78.15	81.65	85.10	88.60	92.05	95.60	99.10	3.49	4.26	10.87	13.02
		General Retail	14'	1	39.35	43.15	46.90	50.65	54.45	58.20	61.95	65.70	69.50	73.25	3.76	2.17	9.90	12.23
				2	40.20	44.65	49.15	53.70	58.20	62.65	67.25	71.70	76.30	80.75	4.51	2.17	9.90	12.23
		Discount	14'	1	40.20	43.80	47.55	51.30	55.05	58.80	62.55	66.30	70.05	73.80	3.75	2.17	9.90	12.23
				2	40.90	45.35	49.90	54.35	58.80	63.35	67.85	72.30	76.85	81.30	4.49	2.17	9.90	12.23
		Regional Shopping Center	14'	1	45.95	49.75	53.55	57.35	61.15	64.95	68.65	72.45	76.25	80.05	3.79	2.24	10.19	12.59
				2	46.60	51.10	55.55	60.00	64.55	69.00	73.55	78.00	82.40	86.95	4.47	2.24	10.19	12.59
		Neighborhood Shopping Center	14'	1	40.65	44.60	48.65	52.60	56.60	60.65	64.60	68.55	72.60	76.55	3.98	2.24	10.19	12.59
				2	41.35	46.05	50.80	55.55	60.25	65.00	69.60	74.35	79.05	83.80	4.71	2.24	10.19	12.59
		Department Store	16'	1	64.20	67.90	71.65	75.30	79.00	82.75	86.35	90.10	93.85	97.55	3.70	4.34	10.71	13.17
				2	65.10	69.60	74.25	78.90	83.40	88.05	92.55	97.20	101.85	106.35	4.59	4.34	10.71	13.17
		Supermarket	14'	1	47.60	51.35	55.10	58.85	62.55	66.30	70.05	73.80	77.55	81.30	3.75	2.17	9.90	12.23
				2	48.40	52.85	57.30	61.85	66.30	70.90	75.35	79.80	84.35	88.80	4.49	2.17	9.90	12.23
		Convenience Market	12'	1	46.50	49.80	53.05	56.35	59.50	62.75	66.05	69.30	72.60	75.75	3.25	2.24	9.77	12.13
				2	47.25	51.20	55.10	59.05	63.05	67.00	70.90	74.85	78.85	82.80	3.94	2.24	9.77	12.13
		Dining/Lounge	12'	1	65.60	69.10	72.55	76.05	79.45	83.00	86.50	89.95	93.45	96.85	3.47	2.35	10.25	12.73
				2	66.35	70.65	74.85	79.05	83.35	87.60	91.90	96.10	100.40	104.60	4.24	2.35	10.25	12.73
	FD	Hotel – Motel Service	12'	1	65.90	69.30	72.70	76.10	79.50	82.90	86.30	89.70	93.20	96.65	3.43	2.17	10.45	12.54
				2	66.60	70.80	75.00	79.10	83.35	87.55	91.75	95.85	100.10	104.30	4.18	2.17	10.45	12.54
		Bank	14'	1	89.00	93.50	98.00	102.50	107.05	111.55	116.05	120.55	125.15	129.65	4.52	2.39	12.13	14.53
				2	89.85	95.20	100.55	105.90	111.35	116.65	122.00	127.35	132.70	138.15	5.37	2.39	12.13	14.53
		General Office	12'	1	68.30	71.15	73.90	76.75	79.60	82.45	85.30	88.15	91.00	93.85	2.84	4.28	10.98	13.20
				2	69.00	72.65	76.20	79.85	83.40	87.05	90.65	94.30	97.85	101.50	3.60	4.28	10.98	13.20
		Medical Office	12'	1	73.25	76.70	80.30	83.75	87.25	90.85	94.30	97.80	101.35	104.85	3.51	2.28	11.09	13.32
				2	74.05	78.35	82.65	86.80	91.10	95.40	99.70	104.00	108.25	112.55	4.28	2.28	11.09	13.32

Appendix G Commercial And Industrial Cost Schedules

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	Wood Jst (-)	Rein Conc (+)	F P Steel (+)
First	FD	Country Club	12'	1	72.00	75.40	78.90	82.30	85.80	89.20	92.70	96.05	99.55	102.95	3.43	2.28	10.97	13.15
				2	72.80	77.00	81.30	85.50	89.80	94.00	98.30	102.55	106.85	111.05	4.24	2.28	10.97	13.15
		Funeral Home	12'	1	63.55	67.00	70.35	73.70	77.20	80.55	83.90	87.35	90.70	94.05	3.39	2.28	10.97	13.15
				2	64.35	68.60	72.80	76.95	81.20	85.40	89.55	93.70	97.95	102.15	4.19	2.28	10.97	13.15
		Nursing Home	10'	1	62.50	65.35	68.20	71.05	73.90	76.75	79.60	82.45	85.30	88.20	2.86	2.28	10.53	12.66
				2	63.10	66.65	70.10	73.65	77.25	80.80	84.25	87.80	91.40	94.85	3.53	2.28	10.53	12.66
		Hotel – Motel Unit	10'	1	60.80	63.45	66.15	68.85	71.50	74.20	76.90	79.60	82.25	84.95	2.69	2.11	9.75	11.73
				2	61.40	64.70	67.95	71.25	74.65	77.95	81.25	84.50	87.80	91.10	3.30	2.11	9.75	11.73
		Apartment	10'	1	41.85	44.50	47.20	49.75	52.40	55.10	57.75	60.40	63.05	65.75	2.65	2.10	9.65	11.62
				2	42.45	45.70	49.00	52.25	55.50	58.80	62.05	65.30	68.60	71.85	3.28	2.10	9.65	11.62
Wall Hgt	UF	+/-	1'	1	0.45	0.60	0.75	0.95	1.10	1.25	1.50	1.65	1.75	2.00	0.17	0.04	0.26	0.28
				2	0.45	0.65	0.95	1.10	1.40	1.60	1.80	2.10	2.25	2.55	0.23	0.04	0.26	0.28
	SF	+/-	1'	1	0.60	0.75	1.05	1.20	1.50	1.65	1.80	2.10	2.25	2.55	0.21	0.02	0.28	0.31
				2	0.60	0.90	1.10	1.40	1.60	1.80	2.10	2.30	2.60	2.80	0.25	0.02	0.28	0.31
	FO	+/-	1'	1	0.90	1.05	1.20	1.50	1.65	1.80	2.05	2.20	2.50	2.65	0.20	0.01	0.22	0.25
				2	0.95	1.15	1.45	1.70	2.00	2.20	2.50	2.70	3.05	3.25	0.26	0.01	0.22	0.25
	FD	+/-	1'	1	1.25	1.50	1.70	1.95	2.15	2.30	2.55	2.75	2.90	3.20	0.21	0.01	0.20	0.23
				2	1.40	1.60	1.80	2.15	2.35	2.65	2.85	3.15	3.40	3.70	0.26	0.01	0.20	0.23
Upper	UF	Utility	12'	1	16.15	18.65	21.20	23.85	26.40	28.95	31.60	34.15	36.65	39.30	2.57	4.13	7.13	8.64
				2	16.80	19.95	23.15	26.35	29.55	32.75	35.95	39.25	42.40	45.60	3.20	4.13	7.13	8.64
		Parking Garage	10'	1	21.20	22.85	24.40	26.00	27.65	29.20	30.75	32.45	34.00	35.55	1.59	6.19	6.65	8.27
				2	21.85	23.95	26.15	28.30	30.50	32.60	34.85	36.95	39.15	41.25	2.16	6.19	6.65	8.27
				4	20.00	20.40	20.70	21.10	21.50	21.90	22.20	22.60	23.00	23.35	0.37	6.19	6.65	8.27
	FO	Health Club ***	12'	1	61.55	64.20	66.80	69.45	72.00	74.70	77.25	79.80	82.45	85.05	2.60	7.23	8.50	10.54
				2	62.35	65.80	69.20	72.55	76.00	79.35	82.85	86.20	89.55	93.00	3.39	7.23	8.50	10.54
		General Retail	12'	1	33.60	36.60	39.50	42.50	45.40	48.40	51.30	54.25	57.15	60.15	2.93	4.51	7.38	9.33
				2	34.40	38.10	41.65	45.35	49.00	52.65	56.35	59.90	63.60	67.25	3.65	4.51	7.38	9.33
		Mall Shops	14'	1	41.55	45.15	48.90	52.60	56.20	59.95	63.65	67.40	71.00	74.75	3.69	4.64	8.00	10.07
				2	42.20	46.55	50.90	55.35	59.75	64.10	68.45	72.80	77.20	81.55	4.37	4.64	8.00	10.07
		Department Store	14'	1	56.65	59.55	62.55	65.50	68.40	71.35	74.25	77.15	80.10	83.00	2.93	6.66	8.08	10.16
				2	57.50	61.30	65.10	68.90	72.70	76.50	80.30	84.10	87.80	91.60	3.79	6.66	8.08	10.16
		Dinning/Lounge	12'	1	61.00	64.35	67.80	71.10	74.45	77.80	81.25	84.60	87.95	91.40	3.38	4.87	7.97	10.08
				2	61.75	65.90	70.00	74.15	78.35	82.50	86.60	90.75	94.90	99.10	4.15	4.87	7.97	10.08
	FD	Hotel – Motel Service	12'	1	61.40	64.70	68.00	71.35	74.65	77.95	81.25	84.45	87.80	91.10	3.30	5.03	8.18	10.12
				2	62.20	66.25	70.35	74.35	78.50	82.50	86.60	90.60	94.75	98.75	4.07	5.03	8.18	10.12
		General Office	12'	1	63.10	65.75	68.55	71.30	74.05	76.70	79.45	82.20	84.85	87.60	2.72	7.04	8.47	10.71
				2	63.85	67.45	70.95	74.55	78.00	81.50	85.10	88.60	92.05	95.65	3.53	7.04	8.47	10.71
		Medical Office	11'	1	66.85	69.85	72.85	75.95	78.95	81.95	85.05	88.10	91.10	94.20	3.05	5.06	8.30	10.54
				2	67.50	71.30	75.10	78.90	82.70	86.50	90.20	94.00	97.80	101.60	3.79	5.06	8.30	10.54
		Nursing Home	10'	1	57.80	60.55	63.35	66.00	68.75	71.50	74.30	76.95	79.70	82.45	2.73	5.28	8.13	10.13
				2	58.50	61.90	65.35	68.70	72.10	75.55	78.90	82.30	85.75	89.15	3.41	5.28	8.13	10.13
		Hotel – Motel Unit	10'	1	56.50	59.10	61.60	64.20	66.80	69.35	71.85	74.45	77.05	79.65	2.57	4.89	7.53	9.38
				2	57.10	60.30	63.50	66.70	69.90	73.10	76.30	79.50	82.60	85.80	3.19	4.89	7.53	9.38
		Apartment	10'	1	37.35	39.95	42.50	45.10	47.55	50.15	52.70	55.30	57.75	60.35	2.54	4.84	8.08	9.90
				2	37.75	40.75	43.60	46.45	49.40	52.25	55.15	58.10	60.95	63.90	2.90	4.84	8.08	9.90
* Add To Base Price (1st Floor) To Account For Roof Deck Parking															4.43			
** Adjust Base Price To Account For Balconies, Per Square Foot Of Balcony Area															28.38	1.88	2.64	5.27
*** Add Per Court – Racquetball														43300				
– Squash														34600				
Add To Base Price (1st Floor) To Account For Elevated Floor Construction															5.98	4.72	0.59	1.83

SCHEDULE A.2
GCI Base Prices

GCI Base Rates - 2006

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	6	7	8	9	10 +1	Wood Jst (-)	Rein Conc (+)	F P Steel (+)
									2 Fire Resistant								
Bsmt	UF	Light Utility/Storage	9'	1	21.05	22.00	23.05	24.00	24.95	26.05	27.00	27.95	28.90	29.95	0.99	5.60	5.88	7.34
				2	21.25	22.55	23.85	25.05	26.35	27.65	28.85	30.15	31.35	32.65	1.26	5.60	5.88	7.34
		Heavy Utility/Storage	9'	1	26.85	27.90	28.95	30.00	31.10	32.15	33.20	34.15	35.20	36.25	1.06	7.17	6.07	8.28
				2	27.00	28.35	29.65	30.95	32.35	33.65	35.05	36.35	37.75	39.05	1.35	7.14	6.04	8.24
	SF	Light Manufacturing	9'	1	29.50	30.60	31.70	32.85	33.95	35.05	36.15	37.25	38.40	39.50	1.12	5.99	6.29	7.85
				2	29.75	31.20	32.65	34.00	35.45	36.75	38.20	39.65	41.00	42.45	1.41	5.99	6.29	7.85
		Heavy Manufacturing	9'	1	33.80	34.90	36.05	37.15	38.25	39.35	40.45	41.60	42.70	43.80	1.12	7.17	6.07	8.28
				2	34.05	35.50	36.95	38.30	39.75	41.10	42.55	43.95	45.30	46.75	1.41	7.17	6.07	8.28
	FO	Truck Terminal	9'	1	33.05	34.50	35.95	37.30	38.75	40.20	41.55	43.00	44.35	45.80	1.41	5.99	6.29	7.85
		Bunk Room		2	33.40	35.10	36.75	38.45	40.25	41.95	43.60	45.30	47.00	48.80	1.71	5.99	6.29	7.85
First	UF	Light Utility/Storage	14'	1	24.00	26.20	28.40	30.50	32.70	34.85	37.05	39.25	41.35	43.55	2.18	3.57	9.83	11.16
				2	24.35	27.00	29.50	32.05	34.70	37.25	39.80	42.45	45.00	47.55	2.58	3.57	9.83	11.16
				3	20.20	21.45	22.65	23.95	25.15	26.45	27.75	28.95	30.25	31.55	1.26	2.16	12.70	14.03
		Heavy Utility/Storage	14'	1	30.90	33.50	36.05	38.65	41.15	43.70	46.30	48.90	51.35	53.95	2.55	4.75	10.25	12.29
				2	31.35	34.40	37.30	40.35	43.30	46.30	49.35	52.30	55.30	58.25	2.98	4.75	10.25	12.29
				3	26.00	27.60	29.20	30.75	32.35	33.95	35.50	37.10	38.65	40.25	1.57	4.10	14.15	16.20
		Light Warehouse	18'	1	28.90	31.80	34.80	37.75	40.75	43.65	46.65	49.60	52.60	55.50	2.96	4.11	11.59	13.10
				2	29.45	32.90	36.45	39.95	43.50	46.95	50.50	53.95	57.55	61.00	3.51	4.11	11.59	13.10
				3	24.35	26.00	27.65	29.30	31.05	32.70	34.35	36.00	37.65	39.30	1.66	2.55	14.76	16.27
		Mini Warehouse	12'	1	18.20	19.90	21.60	23.30	25.15	26.85	28.55	30.25	31.95	33.75	1.73	2.85	9.73	10.61
				2	18.30	20.25	22.05	23.90	25.80	27.65	29.60	31.40	33.35	35.15	1.88	2.85	9.73	10.61
				3	14.15	15.15	16.15	17.20	18.20	19.20	20.25	21.15	22.20	23.20	1.01	2.53	13.62	14.49
		Commercial Garage	14'	1	31.10	33.50	36.05	38.45	40.95	43.45	45.85	48.40	50.80	53.30	2.47	3.82	10.51	11.94
				2	31.80	35.05	38.25	41.50	44.70	47.90	51.15	54.35	57.60	60.80	3.22	3.82	10.51	11.94
				3	27.00	28.50	30.00	31.45	32.95	34.45	35.95	37.35	38.85	40.40	1.49	2.31	13.58	15.01
		Hanger	20'	1	34.90	38.35	41.90	45.35	48.90	52.35	55.90	59.35	62.90	66.35	3.50	4.27	12.13	13.69
				2	35.35	39.25	43.15	47.05	51.05	54.95	58.85	62.85	66.75	70.60	3.93	4.27	12.13	13.69
				3	30.65	33.05	35.60	38.10	40.50	43.00	45.45	47.95	50.45	52.85	2.47	2.66	15.34	16.90
		Truck Terminal	14'	1	31.80	35.35	38.80	42.20	45.75	49.20	52.70	56.15	59.70	63.10	3.48	3.82	10.51	11.94
		Warehouse		2	32.25	36.15	40.05	44.00	47.90	51.80	55.65	59.65	63.50	67.40	3.91	3.82	10.51	11.94
				3	27.80	30.25	32.80	35.20	37.75	40.25	42.70	45.20	47.75	50.20	2.49	2.31	13.58	15.01
	SF	Loft Warehouse	14'	1	22.65	25.75	28.70	31.75	34.85	37.80	40.85	43.80	46.90	49.95	3.03	3.82	10.51	11.94
				2	23.10	26.55	30.05	33.45	37.00	40.40	43.80	47.35	50.75	54.30	3.46	3.82	10.51	11.94
		Light Manufacturing	14'	1	37.20	39.80	42.40	44.90	47.50	50.10	52.70	55.30	57.80	60.40	2.58	3.82	10.51	11.94
				2	37.65	40.60	43.65	46.70	49.65	52.70	55.65	58.70	61.75	64.70	3.01	3.82	10.51	11.94
				3	33.20	34.80	36.30	37.90	39.50	41.10	42.70	44.30	45.85	47.45	1.60	2.31	13.58	15.01
		Heavy Manufacturing	14'	1	42.15	44.75	47.35	49.95	52.45	55.05	57.65	60.25	62.85	65.35	2.58	4.75	10.25	12.29
				2	42.60	45.65	48.60	51.65	54.60	57.65	60.70	63.65	66.70	69.65	3.01	4.75	10.25	12.29
				3	37.25	38.85	40.45	42.05	43.65	45.25	46.85	48.45	50.05	51.65	1.60	2.81	14.15	16.20
		Loft Manufacturing	12'	1	27.15	29.75	32.40	34.95	37.50	40.20	42.75	45.40	47.95	50.65	2.60	3.77	10.26	11.68
				2	27.45	30.55	33.50	36.45	39.55	42.50	45.45	48.45	51.40	54.45	3.00	3.77	10.26	11.68
		Mill Manufacturing	40'	1	83.85	90.55	97.30	104.00	110.75	117.45	124.30	131.00	137.60	144.45	6.72	9.73	17.42	21.83
				2	85.10	93.05	101.05	109.10	117.00	125.05	133.05	140.95	149.00	157.00	7.99	9.73	17.42	21.83
				3	76.20	81.35	86.50	91.55	96.70	101.85	106.90	112.05	117.20	122.25	5.12	9.80	23.41	27.82
		Small Shop	14'	1	29.00	31.95	35.00	38.05	41.00	44.05	47.00	50.05	53.00	56.05	3.01	3.82	10.51	11.94
				2	29.70	33.50	37.30	41.10	44.90	48.80	52.45	56.35	60.15	63.95	3.79	3.82	10.51	11.94
				3	24.90	26.95	29.00	31.05	33.00	35.05	37.10	39.15	41.10	43.15	2.03	2.31	13.58	15.01
		Power Generating	30'	1	94.80	100.60	106.50	112.30	118.10	124.05	129.85	135.75	141.55	147.35	5.85	10.25	12.80	17.03
		Plant		2	97.15	105.35	113.50	121.70	129.85	138.15	146.35	154.50	162.70	170.85	8.19	10.25	12.80	17.03
	FO	Truck Terminal	9'	1	33.50	35.35	37.10	38.85	40.60	42.40	44.15	45.90	47.75	49.50	1.77	3.43	9.16	10.47
		Bunk Room		2	33.85	35.90	37.85	39.95	42.00	44.05	46.15	48.10	50.15	52.25	2.05	3.43	9.16	10.47
				3	29.75	30.75	31.75	32.75	33.60	34.60	35.60	36.60	37.60	38.60	0.97	2.00	12.12	13.43
	FD	Industrial Office	12'	1	63.35	65.75	68.15	70.55	72.95	75.35	77.75	80.25	82.70	85.10	2.40	3.77	10.26	11.68
				2	64.10	67.15	70.30	73.35	76.50	79.55	82.70	85.75	88.90	91.95	3.10	3.77	10.26	11.68
				3	59.20	60.45	61.80	63.15	64.45	65.70	67.05	68.40	69.60	70.95	1.31	2.25	13.39	14.80
		Research/Devel	12'	1	76.00	78.50	81.00	83.50	86.10	88.60	91.10	93.60	96.10	98.70	2.52	3.95	10.77	12.25
				2	76.75	80.00	83.25	86.50	89.75	93.00	96.25	99.50	102.65	105.90	3.25	3.95	10.77	12.25
				3	71.55	72.90	74.35	75.65	77.00	78.45	79.80	81.20	82.55	83.90	1.38	2.36	14.04	15.53
Dock Floor			+1'	1	0.35	0.45	0.55	0.65	0.75	0.95	1.05	1.15	1.25	1.45	0.12	–	–	–
				2	0.40	0.50	0.65	0.75	1.00	1.10	1.25	1.45	1.55	1.70	0.15	–	–	–

Appendix G Commercial And Industrial Cost Schedules

SCHEDULE A.2
GCI Base Prices

GCI Base Rates - 2006

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2 Fire Resistant 1	2	3	4	5	6	7	8	9	10	+1	1 Wood Jst (-)	3 Rein Conc (+)	4 F P Steel (+)
Wall Hgt Adj	UF	+/-	1'	1	0.55	0.70	0.95	1.05	1.20	1.45	1.60	1.75	1.95	2.10	0.17	0.07	0.25	0.28
				2	0.55	0.70	0.95	1.15	1.40	1.55	1.70	1.95	2.15	2.30	0.20	0.07	0.25	0.28
				3	0.50	0.60	0.65	0.75	0.90	1.00	1.10	1.15	1.25	1.40	0.10	0.09	0.27	0.31
	SF	+/-	1'	1	0.60	0.75	1.00	1.10	1.25	1.50	1.65	1.80	2.00	2.15	0.17	0.09	0.26	0.29
				2	0.65	0.90	1.10	1.25	1.55	1.70	1.95	2.15	2.30	2.60	0.21	0.09	0.26	0.29
				3	0.60	0.70	0.75	0.95	1.00	1.10	1.20	1.25	1.45	1.50	0.10	0.07	0.29	0.32
	FO	+/-	1'	1	0.60	0.75	0.95	1.10	1.20	1.45	1.60	1.70	1.95	2.05	0.16	0.07	0.26	0.28
				2	0.65	0.90	1.05	1.20	1.45	1.60	1.75	2.00	2.15	2.30	0.18	0.07	0.26	0.28
				3	0.55	0.60	0.65	0.75	0.90	0.95	1.00	1.05	1.15	1.20	0.07	0.06	0.28	0.29
	FD	+/-	1'	1	1.65	1.75	2.00	2.10	2.25	2.35	2.55	2.70	2.80	3.05	0.15	0.07	0.26	0.28
				2	1.70	1.95	2.15	2.30	2.60	2.75	2.90	3.20	3.35	3.65	0.21	0.07	0.26	0.28
				3	1.60	1.70	1.80	2.00	2.10	2.20	2.30	2.50	2.60	2.70	0.12	0.06	0.28	0.29
Upper	UF	Light Utility/Storage	12'	1	19.70	21.55	23.25	25.00	26.70	28.55	30.30	32.00	33.85	35.55	1.76	5.82	6.57	8.09
				2	20.10	22.25	24.25	26.40	28.50	30.55	32.65	34.80	36.95	38.95	2.10	5.82	6.57	8.09
		Heavy Utility/Storage	12'	1	25.45	27.35	29.20	31.10	32.95	34.90	36.70	38.65	40.45	42.40	1.88	7.48	6.84	9.15
				2	25.85	28.05	30.30	32.50	34.85	37.10	39.30	41.55	43.75	46.10	2.25	7.48	6.84	9.15
	SF	Loft Warehouse	12'	1	19.05	21.55	23.90	26.40	28.90	31.25	33.75	36.10	38.60	41.00	2.43	6.23	8.56	10.20
				2	19.45	22.25	25.10	27.90	30.70	33.45	36.25	39.15	41.90	44.70	2.80	6.23	8.56	10.20
		Light Manufacturing	12'	1	28.55	30.55	32.45	34.45	36.45	38.35	40.35	42.35	44.25	46.25	1.96	6.23	7.02	8.66
				2	28.95	31.25	33.55	35.95	38.25	40.55	42.95	45.25	47.55	49.95	2.33	6.23	7.02	8.66
		Heavy Manufacturing	12'	1	32.90	34.90	36.80	38.80	40.80	42.70	44.70	46.70	48.60	50.60	1.96	7.48	6.84	9.15
				2	33.30	35.60	37.90	40.30	42.60	44.90	47.30	49.60	51.85	54.25	2.33	7.48	6.84	9.15
		Loft Manufacturing	12'	1	24.25	26.75	29.20	31.70	34.30	36.75	39.25	41.70	44.20	46.80	2.50	6.41	7.23	8.91
				2	24.55	27.45	30.35	33.20	36.20	38.95	41.95	44.85	47.70	50.60	2.88	6.41	7.23	8.91
		Small Shop	12'	1	23.80	25.80	27.80	29.70	31.70	33.60	35.60	37.60	39.50	41.50	1.96	6.23	7.02	8.66
				2	24.45	27.10	29.75	32.40	35.05	37.70	40.35	43.00	45.60	48.15	2.63	6.23	7.02	8.66
		Power Generating Plant		0	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	–		4.97	0.60	2.77
	FO	Truck Terminal	9'	1	28.90	30.65	32.40	34.15	36.00	37.75	39.45	41.30	43.05	44.80	1.77	5.99	6.21	7.77
		Bunk Room		2	29.15	31.20	33.30	35.35	37.30	39.35	41.45	43.50	45.45	47.55	2.05	5.99	6.21	7.77
	FD	Industrial Office	12'	1	59.90	62.30	64.70	67.10	69.50	71.95	74.35	76.75	79.15	81.55	2.40	6.41	7.23	8.91
				2	60.65	63.70	66.85	69.90	72.95	76.10	79.15	82.30	85.35	88.50	3.10	6.41	7.23	8.91
		Research/Devel	12'	1	72.25	74.70	77.00	79.45	81.85	84.25	86.70	89.10	91.55	93.95	2.41	6.72	7.58	9.35
				2	72.90	76.10	79.25	82.30	85.50	88.65	91.80	94.90	98.05	101.20	3.14	6.72	7.58	9.35

Upper Floor Price Exclusive Of Walls.

SCHEDULE A.3
GCR Base Prices

GCR Base Prices - 2006

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1 Wood Joist 1	2	3	4	5	6	7	8	9	10	+1	2 Fire Res (+)
Bsmt	UF	Utility/Storage	9'	1	11.85	13.05	14.15	15.35	16.45	17.60	18.70	19.90	21.00	22.20	1.14	4.18
				2	12.20	13.65	15.00	16.45	17.90	19.35	20.80	22.25	23.60	25.05	1.44	4.18
	FO	Dinning/Lounge	9'	1	53.70	55.40	57.20	58.90	60.60	62.30	64.00	65.80	67.50	69.20	1.72	4.85
				2	54.05	56.15	58.20	60.30	62.35	64.55	66.60	68.70	70.75	72.85	2.10	4.85
		Motel Service	9'	1	50.85	52.30	53.75	55.35	56.80	58.25	59.70	61.15	62.65	64.10	1.47	4.49
				2	51.20	52.85	54.65	56.45	58.25	59.90	61.70	63.50	65.20	66.95	1.76	4.49
	FD	General Office	9'	1	49.50	51.20	52.75	54.45	56.05	57.75	59.35	60.90	62.60	64.20	1.63	5.11
				2	49.85	51.80	53.75	55.70	57.75	59.70	61.65	63.65	65.60	67.55	1.96	5.11
		Apartment	9'	1	32.65	34.05	35.50	36.95	38.30	39.75	41.15	42.60	44.05	45.40	1.42	4.36
				2	32.90	34.60	36.30	38.05	39.75	41.45	43.15	44.80	46.50	48.30	1.71	4.36
First	FO	Motel Service	12'	1	57.60	60.00	62.40	64.75	67.15	69.55	71.95	74.35	76.75	79.10	2.39	–
				2	58.45	61.70	64.95	68.10	71.35	74.55	77.70	80.95	84.20	87.45	3.21	–
		Dinning/Lounge	12'	1	61.05	63.50	65.95	68.40	70.85	73.30	75.75	78.20	80.65	83.10	2.45	–
				2	61.85	65.15	68.45	71.85	75.15	78.45	81.75	85.05	88.35	91.65	3.32	–
	FD	Bank	10'	1	78.15	80.85	83.40	86.10	88.70	91.40	94.00	96.55	99.25	101.95	2.64	–
				2	78.85	82.15	85.45	88.75	92.05	95.45	98.70	102.00	105.30	108.60	3.32	–
		General Office	10'	1	55.95	58.10	60.40	62.70	65.00	67.20	69.45	71.75	74.05	76.25	2.26	–
				2	56.60	59.55	62.60	65.55	68.50	71.40	74.35	77.40	80.35	83.30	2.97	–
		Medical Office	10'	1	66.55	68.85	71.15	73.35	75.65	77.95	80.30	82.50	84.80	87.10	2.29	–
				2	67.20	70.30	73.25	76.20	79.30	82.25	85.20	88.20	91.15	94.20	3.00	–

SCHEDULE A.3
GCR Base Prices

GCR Base Prices - 2006

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 (+)
First	FD	Motel Units	9'	1	45.90	47.80	49.55	51.35	53.20	55.00	56.90	58.65	60.45	62.35	1.82	--
				2	46.50	48.95	51.35	53.80	56.20	58.70	61.05	63.55	65.90	68.40	2.43	--
		Funeral Home	12'	1	58.50	61.05	63.55	66.15	68.65	71.15	73.65	76.15	78.65	81.30	2.53	--
				2	59.35	62.75	66.20	69.55	72.90	76.35	79.70	83.10	86.55	89.90	3.39	--
		Nursing Home	10'	1	65.95	68.05	70.25	72.35	74.45	76.55	78.65	80.85	82.95	85.05	2.12	--
				2	66.70	69.55	72.40	75.25	78.10	80.95	83.80	86.65	89.50	92.35	2.85	--
		Apartment	9'	1	36.00	37.75	39.65	41.45	43.20	45.10	46.90	48.65	50.55	52.35	1.82	--
				2	36.60	38.95	41.45	43.80	46.30	48.65	51.15	53.65	56.00	58.50	2.43	--
Upper	FO	Motel Service	12'	1	50.15	52.35	54.65	56.95	59.25	61.45	63.80	66.10	68.40	70.70	2.29	--
				2	50.85	54.05	57.10	60.25	63.30	66.45	69.50	72.65	75.70	78.85	3.10	--
		Dinning/Lounge	12'	1	53.95	56.20	58.60	61.00	63.40	65.75	68.05	70.45	72.85	75.25	2.37	--
				2	54.65	57.90	61.10	64.35	67.55	70.80	74.00	77.25	80.45	83.70	3.21	--
	FD	Motel Units	9'	1	39.35	41.05	42.75	44.55	46.25	47.95	49.65	51.35	53.15	54.85	1.72	--
				2	39.95	42.20	44.60	46.90	49.15	51.55	53.85	56.15	58.50	60.80	2.32	--
		Apartment	9'	1	29.45	31.15	32.85	34.55	36.25	38.05	39.75	41.45	43.15	44.85	1.72	--
				2	30.00	32.30	34.60	37.00	39.25	41.55	43.95	46.25	48.50	50.80	2.32	--
		Nursing Home	10'	1	58.85	60.95	63.00	65.10	67.20	69.30	71.50	73.55	75.65	77.75	2.11	--
				2	59.50	62.30	65.15	68.00	70.85	73.70	76.50	79.35	82.20	85.05	2.84	--

SCHEDULE A.4
GCK Base Rates

GCK Base Rates - 2006

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	10.45	10.95	11.45	11.95	12.50	13.00	13.50	14.00	14.55	15.05	0.50
Add Per P/A Ratio:											
Exterior Sheathing	0.10	0.20	0.40	0.50	0.60	0.70	0.90	1.00	1.10	1.20	0.12
Insulation	0.95	1.00	1.05	1.15	1.20	1.25	1.45	1.50	1.55	1.65	0.09
Steel Girts And Purlins	0.60	0.65	0.70	0.75	0.90	0.95	1.00	1.05	1.10	1.15	0.06
Aluminum Siding And Roofing	0.50	0.60	0.65	0.70	0.75	0.95	1.00	1.05	1.10	1.20	0.07
Interior Liner (1)	1.75	2.00	2.20	2.35	2.65	2.80	3.05	3.25	3.40	3.70	0.21
Heavy Gauge Siding And Roofing (2)	1.75	2.00	2.15	2.30	2.55	2.70	2.80	3.05	3.20	3.35	0.17
Plastic Panel Siding	0.45	0.95	1.40	1.75	2.20	2.70	3.15	3.60	4.10	4.45	0.44
Sandwich Paneling	4.80	5.45	6.10	6.85	7.55	8.20	8.95	9.60	10.25	10.95	0.69
Interior Finish (3)											
Unfinished Occupancies (UF)	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	
Semi-Finished Occupancies (SF)	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	
Finished Open Occupancies (FO)	19.85	20.30	20.80	21.15	21.60	22.05	22.55	23.00	23.35	23.80	0.44
Finished Divided Occupancies (FD)	35.10	35.55	36.05	36.50	36.95	37.30	37.80	38.25	38.70	39.15	0.44
Add Per Square Foot Of Floor Area For Frame Variations:											
Steel Post And Beam	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	
Rigid Steel Frame Construction	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	
Deduct Per Square Foot Of Floor Area For Absence:											
Concrete Floor	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	

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)	---	---	---	1.00	1.95	1.20	2.30	6
Semi-Finished Occupancies (SF)	---	0.70	0.60	1.95	3.90	1.50	2.30	6
Finished Open Occupancies (FO)	44.30	2.85	2.60	5.40	5.60	2.85	2.75	4
Finished Divided Occupancies (FD)	44.30	4.15	3.35	15.15	7.60	4.40	6.30	3

GC Base Price Components And Adjustments Base Rates - 2006

SCHEDULE B
GC Base Price Adjustments 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 Fact	N/A	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

					Interior Finish										
ID	Floor Level	Fin Type	Use Type	Ceiling Hgt	Walls Per LF	Floors Per SF	Ceiling Per SF	Ptns	Ltg	Htg Vent A.C.	Htg Only	Add For A.C.	Adjust Lighting		Spk **
GCM	Sub Bsmt	UF	Parking	–	–	–	–	0.40	1.80	0.75	–	–	0.10	0.25	6
	Bsmt	UF	Utility/Storage	–	–	–	–	0.55	1.15	–	1.00	1.95	0.05	0.15	6
			Stand Alone Basement	–	–	–	–	0.60	1.25	–	1.05	2.10	0.05	0.20	6
			Parking Garage	–	–	–	–	0.40	2.30	0.75	–	–	0.20	0.30	4
		FO	General Retail	10'	30.35	2.95	2.65	2.80	5.65	5.30	2.90	–	0.35	0.85	4
			Dinning/Lounge	8'	30.85	5.65	3.30	15.60	11.05	7.45	2.90	–	0.80	1.65	4
		FD	Office	8'	29.40	4.50	3.40	13.85	7.70	10.10	4.25	–	0.55	1.15	3
			Apartment	8'	28.55	3.85	3.05	8.40	4.75	–	3.45	4.35	0.30	0.75	2
	First	UF	Utility/Storage	–	–	–	–	0.85	1.15	–	1.20	2.30	0.05	0.15	6
			Parking Garage	–	–	–	–	0.45	2.30	–	–	–	0.20	0.30	4
		SF	Car Wash Auto	–	5.60	–	–	3.40	5.05	–	1.15	–	0.35	0.75	6
			Ice Rink	–	6.50	1.80	1.30	7.20	4.65	–	2.10	–	0.35	0.70	4
			Auto Service Center	–	5.75	1.05	0.70	3.90	5.20	–	1.60	3.50	0.40	0.75	5
		FO	Auto Showroom	12'	43.60	3.65	2.95	3.40	8.65	7.70	2.90	–	0.65	1.35	4
			Bowling Alley	12'	40.00	0.90	3.10	2.60	6.15	9.70	3.85	–	0.40	0.90	4
			Theater	18'	66.70	4.40	3.60	15.85	7.50	12.85	5.10	–	0.50	1.15	1
			Health Club	10'	23.15	3.00	2.05	21.15	7.90	6.35	4.00	–	0.55	1.20	4
			General Retail	12'	36.35	2.95	2.65	3.05	5.65	5.60	3.05	–	0.35	0.85	4
			Discount	12'	34.25	2.65	2.60	5.65	4.25	5.60	3.05	–	0.30	0.60	4
			Regional Shopping Center	12'	35.25	4.10	2.90	3.55	7.40	7.95	3.15	–	0.50	1.15	4
			Neighborhood Shopping Ctr	12'	35.25	2.70	2.65	3.15	6.20	5.75	3.15	–	0.45	0.95	4
			Department Store	14'	41.50	3.75	2.60	10.85	11.55	8.55	3.35	–	0.80	1.70	4
			Supermarket	12'	34.25	2.10	3.05	9.95	7.45	5.60	3.05	–	0.50	1.10	4
			Convenience Market	10'	33.05	3.20	2.95	5.75	7.65	7.50	2.95	–	0.50	1.15	4
			Dinning/Lounge	10'	38.50	5.65	3.30	17.30	11.05	7.90	3.10	–	0.80	1.65	4
		FD	Hotel/Motels Service	10'	37.05	5.60	3.20	17.95	10.70	8.60	3.80	–	0.75	1.60	2
			Bank	12'	46.70	4.45	3.65	32.40	14.00	12.05	5.05	–	1.00	2.10	3
			General Office	10'	36.70	4.25	3.50	15.35	7.70	10.75	4.50	–	0.55	1.15	3
			Medical Office	10'	37.05	4.30	3.50	24.45	9.65	10.85	4.55	–	0.70	1.45	3
			Country Club	10'	38.85	6.90	3.40	22.60	9.60	9.00	4.00	–	0.65	1.45	3
			Funeral Home	10'	34.00	3.85	3.40	20.60	6.25	9.00	4.00	–	0.45	0.95	3
			Nursing Home	8'	27.20	4.30	3.40	20.30	6.10	8.50	3.80	–	0.40	0.95	3
			Hotel/Motel Unit	8'	28.80	4.10	3.15	20.70	6.50	7.85	3.50	–	0.45	1.00	3
			Apartment Units	8'	28.55	3.85	3.05	8.40	4.75	–	3.45	4.35	0.30	0.75	2
	Upper	UF	Utility/Storage	–	–	–	–	0.75	1.15	–	1.10	2.20	0.05	0.15	6
			Parking Garage	–	–	–	–	0.45	2.30	0.75	–	–	0.20	0.30	4
		FO	Health Club	10'	23.15	3.00	2.05	21.15	7.90	6.35	4.00	–	0.55	1.20	4
			General Retail	10'	30.35	2.95	2.65	2.80	5.65	5.30	2.90	–	0.35	0.85	4
			Department Store	14'	35.60	3.75	2.60	9.90	11.55	8.10	3.20	–	0.80	1.70	4
			Mall Shops	12'	35.25	4.10	2.90	3.55	7.40	7.95	3.15	–	0.50	1.15	4
			Dinning/Lounge	10'	38.50	5.65	3.30	17.30	11.05	7.90	3.10	–	0.80	1.65	4
		FD	Hotel/Motel Service	10'	37.05	5.60	3.20	17.95	10.70	8.60	3.80	–	0.75	1.60	2
			General Office	10'	36.70	4.25	3.50	15.35	7.70	10.75	4.50	–	0.55	1.15	3
			Medical Office	9'	33.35	4.30	3.50	23.25	9.65	10.50	4.35	–	0.70	1.45	3
			Nursing Home	8'	27.20	4.30	3.40	20.30	6.10	8.50	3.80	–	0.40	0.95	3
			Hotel/Motel Unit	8'	28.80	4.10	3.15	20.70	6.50	7.85	3.50	–	0.45	1.00	2
			Apartment Units	8'	28.55	3.85	3.05	8.40	4.75	–	3.45	4.35	0.30	0.75	2

SCHEDULE C
GC Base Price Components And Adjustments

ID	Floor Level	Fin Type	Use Type	Ceiling Hgt	Interior Finish: Walls Per LF	Floors Per SF	Ceiling Per SF	Ptns	Ltg	Htg Vent A.C.	Htg Only	Add For A.C.	Adjust Lighting		Spk **
GCI	Bsmt	UF	Light Utility/Storage	–	–	–	–	0.55	1.15	–	0.70	1.65	0.05	0.15	6
			Heavy Utility/Storage	–	–	–	–	0.60	1.25	–	0.75	1.80	0.05	0.20	6
		SF	Light Manufacturing	–	6.20	0.75	–	1.55	3.95	3.15	2.40	2.90	0.25	0.60	5
			Heavy Manufacturing	–	6.20	0.75	–	1.55	3.95	3.15	2.40	2.90	0.25	0.60	5
		FO	Truck Terminal Bunk Room	8'	28.55	1.85	3.00	1.10	4.50	–	2.40	2.90	0.30	0.70	5
	First	UF	Light Utility/Storage	–	–	–	–	0.85	1.15	–	0.85	1.95	0.05	0.15	6
			Heavy Utility/Storage	–	–	–	–	0.90	1.25	–	0.90	2.10	0.05	0.20	6
			Light Warehouse	–	–	–	–	1.30	1.90	–	1.40	3.80	0.10	0.30	6
			Mini Warehouse	–	–	–	–	5.05	1.35	–	–	**	0.10	0.20	5
			Commercial Garage	–	–	0.75	–	1.10	3.85	2.15	1.30	2.45	0.25	0.55	5
			Hanger	–	–	0.75	–	1.60	2.10	2.50	1.45	2.90	0.10	0.30	6
			Truck Terminal Warehouse	–	–	0.85	–	1.10	4.90	–	1.30	3.40	0.35	0.75	5
		SF	Loft Warehouse	–	9.65	–	–	1.10	3.45	–	0.90	3.40	0.25	0.50	5
			Light Manufacturing	–	9.20	0.75	–	2.45	3.95	3.70	2.80	3.40	0.25	0.60	5
			Heavy Manufacturing	–	9.20	0.75	–	2.45	3.95	3.70	2.80	3.40	0.25	0.60	5
1.326			Loft Manufacturing	–	8.45	–	–	2.40	5.60	2.10	1.20	3.30	0.40	0.80	5
			Mill Manufacturing	–	28.25	1.65	–	7.15	12.40	6.75	5.20	6.25	0.90	1.85	6
			Small Shop	–	8.65	0.85	0.30	1.05	2.25	–	1.30	3.40	0.20	0.35	5
			Power Generating Plant	–	22.21	3.65	0.66	5.97	12.99	–	6.03	6.96	0.93	1.92	5
		FO	Truck Terminal Bunk Room	8'	28.55	1.85	3.00	1.10	4.50	–	2.40	2.90	0.30	0.70	6
		FD	Industrial Office	10'	36.70	4.55	2.95	18.15	7.70	7.25	2.70	–	0.55	1.15	3
			Research/Development	10'	38.50	5.45	4.45	23.20	11.40	7.60	2.85	–	0.80	1.70	3
	Upper	UF	Light Utility/Storage	–	–	–	–	0.75	1.15	–	0.80	1.85	0.05	0.15	6
			Heavy Utility/Storage	–	–	–	–	0.75	1.15	–	0.80	1.85	0.05	0.15	6
		SF	Loft Warehouse	–	8.20	–	–	1.05	3.45	–	0.85	3.20	0.25	0.50	6
			Light Manufacturing	–	8.20	0.75	–	2.10	3.95	3.50	2.65	3.20	0.25	0.60	5
			Heavy Manufacturing	–	8.20	0.75	–	2.10	3.90	3.50	2.65	3.20	0.25	0.60	5
			Loft Manufacturing	–	8.20	–	–	2.35	5.45	2.05	1.15	3.20	0.35	0.80	5
			Small Shop	–	8.20	0.85	0.30	0.90	2.25	–	1.15	3.20	0.20	0.35	5
			Power Generating Plant	*	–	3.65	0.65	2.40	13.00	–	3.85	4.45	0.95	1.90	5
		FO	Truck Terminal Bunk Room	8'	30.80	2.00	3.25	1.20	4.85	–	1.15	3.10	0.35	0.75	5
		FD	Industrial Office	10'	36.70	4.55	2.95	18.15	7.70	7.25	2.70	–	0.55	1.15	3
			Research/Development	10'	38.50	5.45	4.45	23.20	11.40	7.60	2.85	–	0.80	1.70	3
GCR	Bsmt	UF	Utility/Storage	–	–	–	–	0.55	1.15	–	1.00	–	0.05	0.15	6
		FO	Dinning/Lounge	8'	25.00	5.65	3.45	13.60	11.05	7.20	2.85	–	0.80	1.65	4
			Motel Service	8'	23.85	3.50	3.10	15.25	10.55	6.65	2.80	–	0.75	1.60	2
		FD	General Office	8'	23.85	4.30	3.55	13.35	7.85	8.10	4.15	–	0.55	1.20	3
			Apartment Units	8'	29.30	3.00	2.50	8.55	4.30	–	2.70	3.55	0.30	0.60	2
	First	FO	Motel Service	10'	29.75	3.50	3.05	17.55	10.55	7.25	3.05	–	0.75	1.60	2
			Dinning/Lounge	10'	31.25	5.65	3.45	16.00	11.05	7.90	3.10	–	0.80	1.65	4
		FD	Bank	10'	25.25	4.55	3.70	27.05	11.05	14.25	8.90	–	1.00	2.10	3
			General Office	10'	23.85	4.30	3.55	14.10	7.85	8.35	4.30	–	0.55	1.20	3
			Medical Office	10'	24.10	4.35	3.55	22.45	9.85	8.45	4.35	–	0.70	1.45	3
			Motel Units	8'	23.15	3.00	2.50	16.90	6.20	2.50	1.10	–	0.45	0.90	2
			Funeral Home	10'	31.55	3.70	3.40	20.60	6.25	7.25	4.00	–	0.45	0.95	2
			Nursing Home	8'	25.00	4.05	3.25	28.20	6.95	7.15	3.05	–	0.45	1.05	2
			Apartment Units	8'	23.15	3.00	2.50	8.55	4.30	–	2.70	3.55	0.30	0.60	2
	Upper	FO	Motel Service	10'	29.75	3.10	2.60	17.55	10.55	7.25	3.05	–	0.75	1.60	2
			Dinning/Lounge	10'	31.25	5.65	3.45	16.00	11.05	7.90	3.10	–	0.80	1.65	4
		FD	Motel Units	8'	23.15	3.00	2.50	16.90	6.20	2.50	1.15	–	0.45	0.90	2
			Apartment Units	8'	23.15	3.00	2.50	8.55	4.30	–	2.70	3.55	0.30	0.60	2
			Nursing Home	8'	25.00	4.05	3.25	28.20	6.95	7.15	3.05	–	0.45	1.05	2

* Upper floor price exclusive of walls

** Add for unit heat in mini warehouse at $.90 per square foot

Sprinkler Group	Total S.F. of Gross Coverage Per Floor: 5000	10000	15000	20000	30000	40000	50000	75000	1E+05	Over
1	3.32	2.95	2.76	2.64	2.46	2.33	2.27	2.09	2.03	2.03
2	3.32	2.89	2.70	2.58	2.39	2.33	2.15	2.03	1.90	1.90
3	3.19	2.89	2.64	2.52	2.39	2.27	2.15	2.03	1.96	1.84
4	3.01	2.70	2.52	2.39	2.27	2.15	1.96	1.96	1.84	1.84
5	2.89	2.58	2.39	2.33	2.15	2.09	2.03	1.84	1.78	1.78
6	2.21	2.03	1.90	1.84	1.72	1.66	1.60	1.47	1.41	1.41

SCHEDULE C (continued)

Unit Cost Adjustments

Unit Cost Adjustments - 2006

Wall Finish Per Square Foot Of Wall Surface	
Paint On Masonry	0.70
Plaster On Masonry, Painted	2.15
Drywall,Painted	1.90
Lath & Plaster, Painted	3.20
Hardboard paneling	
Patterned	2.70
Plain	1.55
Plywood Paneling	0.00
Softwood	2.25
Hardwood	4.05
Wood Paneling	
Softwood	3.95
Hardwood	7.20
Tile Or Block Glazing	5.35
Ceramic Or Quarry Tile	12.70
Enameled metal Tile	7.05
Plastic Tile	5.35
Acoustical Tile	1.70
Marble	32.05
Add For Canval Or Cloth	3.60
Add For Custom Grade Wallpaper	3.25
Add For Standard Grade Wallpaper	1.55
Add For Furring, Wood	0.85
Add For Furring, Metal	1.45
Add For Vinyl Wall Covering	2.15
Add For Insulation For Masonry Walls	0.80
Add Insulation For Studded Walls	0.60

Floor Finish Per Square Foot	
Softwood	4.95
Hardwood	6.20
Maple	7.25
Parquet	8.30
Add For Sleepers	1.10
Parquet And Mastic	6.95
Woodblock, Creosoted	6.15
Steel Plate Tile, Heavy Duty Industiral	10.75
Concrete Topping, Integral, Plain, 1 1/2 to 2"	1.00
Concrete Hardener And Sealer	0.90
Acid Proof Birck, Heavy Duty Industrial	16.80
Asphalt Tile	1.95
Vinyl Tile	5.60
Cork And Rubber Tile	4.55
Vinyl Composition Tile	2.15
Sheet Tile	4.55
Sheet Linoleum	3.80
Ceramic And Quarry Tile	11.60
Terrazzo	10.50
Slate, Grouted	14.10
Marble	35.50
Carpet And Pad	3.25
Carpet, Indoor, Outdoor	1.80
Computer Floor, Elevated	19.15
Gym Floor, Hardwood, Wood Sub Plus Sleepers	10.70
Brick, Common	7.80
Brick, Pavers, In Concrete	9.60
Flagstone, In Concrete	12.65
Epoxy	7.05
Epoxy With Colored Chips	8.85
Grating, Steel Or Aluminum	18.65

Ceiling Finish Per Square Foot	
Acoustical Tile	
Mineral Fiber	2.60
Organic Fiber	1.90
Acoustical Metal Panel And Pads	7.70
Drywall, Taped And Painted	1.80
Fiberboard Panel	1.40
Luminous Panels	7.50
Paint Only, On Under Floor/Roof Structure	0.80
Plaster On Lath, Painted	2.50
Plaster On Masonry, Painted	2.05
Plywood Paneling, Hardwood	4.60
Wood Tongue And Groove, Softwood	2.95
Add For Furring, Wood	1.05
Add For Furring, Metal	1.65
Add For Ceiling Structure	1.70
Add For Ceiling Insulation	0.70
Add For Ceiling Suspension System	1.60

Partitioning Per Square Of Wall Surface		
Framed, 2 x 4 Wood Studs	1 - Side	2 - Side
Drywall, Painted	3.45	5.30
Lath And Plaster, Painted	4.75	7.90
Metal Lath And Plaster, Painted	4.85	8.10
Plywood Paneling:		
Softwood	3.80	6.15
Hardwood	5.60	9.65
Wood Paneling:		
Softwood	5.45	9.35
Hardwood	8.70	15.90
Add For Metal Studs	0.10	0.10

Masonry, Per Thickness	4"	6"	8"	12"
Concrete Block				
Hollow Exxposed	5.60	6.20	6.95	9.25
Solid	5.85	6.65	—	—
Clay Tile	7.25	8.45	9.25	—
Gypsum Block	5.90	6.50	—	—
Galzed Tile				
1 Face	10.25	10.95	11.65	—
2 Face	15.00	15.65	16.35	—
Glazed Block				
1 Face	11.75	12.40	13.10	15.40
2 Face	17.85	18.55	19.30	—
Add Per Side For Interior Wall Finish From Above				

Folding Curtain	
Wood And Plastic	15.40
Modular Metal	
Single Thickness	13.95
2" Insulated	16.25
Modular Hardboard	9.40
Modular Softwood	12.10
Modular Hardwood	17.55
Add For Glazing	1.45
Laminated Gypsum 2 1/4"	7.60
Asbestos Cement	13.95
Woven Wire, Including Doors	7.80
Clear Glass, Full Height	35.30

SCHEDULE C (continued)
Unit Finish Adjustments

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

Average Unit Size	Add Per Sq Ft W/O AC	W/AC	Average Unit Size	Add Per Sq Ft W/O AC	W/AC
400	15.55	19.10	1350	4.60	8.10
450	13.80	17.40	1400	4.40	8.00
500	12.45	15.95	1450	4.30	7.80
550	11.30	14.85	1500	4.20	7.70
600	10.40	13.90	1550	4.00	7.55
650	9.60	13.10	1600	3.85	7.45
700	8.90	12.40	1650	3.75	7.30
750	8.30	11.85	1700	3.70	7.20
800	7.80	11.30	1750	3.55	7.05
850	7.30	10.85	1800	3.45	7.00
900	6.95	10.45	1850	3.40	6.90
950	6.55	10.05	1900	3.25	6.80
1000	6.20	9.75	1950	3.20	6.70
1050	5.95	9.45	2000	3.15	6.65
1100	5.65	9.20	2050	3.00	6.55
1150	5.40	8.95	2100	2.95	6.50
1200	5.15	8.70	2150	2.90	6.45
1250	4.95	8.45	2200	2.80	6.30
1300	4.80	8.30	Over	2.75	6.20

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	Strip	Arrangement Back - Back	Centerhall
150	15.55	17.15	18.75
175	13.30	14.80	16.25
200	11.65	13.00	14.45
225	10.40	11.65	12.95
250	9.35	10.55	11.80
275	8.45	9.65	10.85
300	7.80	8.90	10.00
325	7.20	8.30	9.35
350	6.65	7.75	8.80
375	6.20	7.25	8.25
400	5.85	6.80	7.80
425	5.45	6.45	7.35
450	5.15	6.10	7.05
475	4.90	5.85	6.70
500	4.65	5.55	6.45
525	4.40	5.30	6.15
550	4.25	5.10	5.90
575	4.05	4.85	5.70
600	3.85	4.65	5.45
625	3.75	4.55	5.30
650	3.55	4.35	5.10
675	3.45	4.25	4.95
700	3.30	4.05	4.80
Add Per Kitchen Unit (Cabinets And Sinks)			2900

Strip Retail
Add per square foot to account for division walls. The component for partitioning in retail models does not include the division walls that form the common walls with the adjoining units.
In the following table "X" equals:

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

Example: The "X" value for an eleven(11) unit strip center, 200' x 80' deep, is twenty (20), calculated as follows: 16,000 SF/10 = 1,600, then 1,600/80 = 20.
The corresponding additive from the table is 3.80 per SF.

X	Rate	X	Rate	X	Rate	X	Rate	X	Rate
10	7.55	30	2.50	50	1.55	70	1.10	90	0.85
12	6.30	32	2.40	52	1.45	72	1.05	92	0.80
14	5.40	34	2.20	54	1.40	74	1.05	94	0.80
16	4.75	36	2.10	56	1.35	76	1.00	96	0.80
18	4.25	38	2.00	58	1.30	78	1.00	98	0.80
20	3.80	40	1.90	60	1.30	80	0.90	100	0.75
22	3.45	42	1.80	62	1.25	82	0.90	120	0.60
24	3.15	44	1.70	64	1.15	84	0.90	140	0.55
26	2.90	46	1.65	66	1.15	86	0.85	160	0.50
28	2.70	48	1.60	68	1.10	88	0.85	180	0.45

SCHEDULE D
Plumbing

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

Conventional Fixtures	
Residential	900
Commercial And Industrial	1600

Wash Fountains ("Bradly's")	36"	54"
Circular		
Granito & Fiberglass	2700	3100
Enameled Steel	3100	3400
Stainless Steel	3300	3800
Semi-Circular		
Granito & Fiberglass	2300	2700
Enameled Steel	2800	3200
Stainless Steel	3100	3400

Industrial Gang Sinks (30" Wide)	
4' Long 4-Man Sink	
Fiberglass	1500
Enameled Steel	1800
Stainless Steel	2200
8' Long 8-Man Sink	
Fiberglass	2500
Enameled Steel	3100
Stainless Steel	3800
Industrial Shower Heads Each	500
Drinking Fountains	600
Refrigerated Water Coolers	1200
With Hot And Cold Water	1400

Shower Units	Enameled Steel	Stainless Steel
Column Showers		
Circular, 5 Person	2200	5300
Semi-Circular, 3 Person	1700	4100
Corner, 2 Person	1700	3600
Multi-Stall Showers		
Circular, 5 Person	3100	6800
Semi-Circular, 3 Person	2500	5500
Corner, 2 Person	2200	4800
Emergency Shower	1200	
Emergency Eye Wash	600	

SCHEDULE E
GC Special Features

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

	Frame Type 1	2	3	4	ac / grp
Unfinished					
Light Util/Storage	10.20	14.65	15.35	16.50	1.96 / 6
Heavy Util/Storage	12.65	17.80	18.00	19.55	1.96/ 6
Semi - Finished					
Light Mfg	15.65	20.10	20.80	22.00	3.19/ 5
Heavy Mfg	18.10	23.25	23.40	24.95	2.75 / 5
Finished Open					
Retail	25.15	29.70	30.35	31.55	2.39 / 4
Lobby, Access Way	31.15	36.05	36.45	37.80	4.67 / 4
Office	32.65	37.50	38.00	39.30	6.08 / 3
Finished Divided					
Dinning/Lounge	38.90	43.55	44.15	45.35	4.42 / 4
Office	40.10	45.00	45.45	46.80	6.08 / 3

Add for air conditioning and sprinkler.

Penthouses
Per square foot
Elevators and Stairwells

	Area 50	75	100	150
Metal Or Light Wood Frame	51.80	43.90	39.20	33.60
Concrete Block Or Equal	101.70	85.40	75.70	64.20
Brick Or Equal	119.00	99.55	88.00	74.25

Mall Concourse Areas
Per square foot.
Costs include paving, ramps, stairs, lighting and typical permanent local elements, and architecural 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 finishs include mansards or canopies. Apply costs to covered area only.

Encolosed 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		8.95
Covered	Wood Frame	28.35
	Steel Frame	33.05
	Reinforced Concrere	39.25
	F.P. Steel Frame	46.85

		First	Upper
Enclosed	Wood Frame	46.40	38.50
	Steel Frame	50.10	45.20
	Reinforced Concrere	59.55	52.45
	F.P. Steel Frame	61.35	54.45
*Additive For Walls		4.00	

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%.

Mechanical Rooms

	Area 200	400	600	800	1000	1200	1400	1600	1800	2000
Metal Or Light Wood Frame	30.20	23.90	21.10	19.40	18.30	17.45	16.75	16.25	15.85	15.45
Concrete Block Or Equal	57.35	44.40	38.70	35.25	32.90	31.20	29.85	28.75	27.90	27.10
Brick Or Equal	66.00	50.55	43.65	39.55	36.80	34.70	33.10	31.80	30.75	29.85

NOTE: Price larger structures off of the GCI Utility Storage floor model.

SCHEDULE E (continued)
GC Special Features

Banking Features

Cost per square foot of floor ares, 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	131.67	172.71	213.75
Record Storage	52.64	62.72	72.80

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

Thickness	Rectangular	Circular
2"	7300	--
3"	10500	--
4"	18400	--
6"	27800	--
8"	35100	128500
10"	42600	137500
12"	52600	146800
14"	58900	157300
16"	71200	168000

Add for record storage vault doors

1/2 hour fire rating	1700
1 hour fire rating	3400
2 hour fire rating	4000
3 hour fire rating	4200
4 hour fire rating	4400
6 hour fire rating	5600

Drive-up/walk-up teller windows, each	12200
Vision window only, per station	2000
Night depositories, each	14900

Autotellers
Complete with receptacle box, pneumatic tube, and intercom, each 23000

Tellervues
Complete with receptacle box, pneumatic tube, 2-way screen and intercom, each 55000

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

ATM Enclosures, per square foot, average quality

# of ATM	w/o Lobby	w/Lobby
1	635.00	298.00
2	361.00	219.00

Add for canopy, per square foot 24
Adjust for quality grade from Schedule F in Appendix C.

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'	123.91	135.19	146.46	157.73	169.00	180.27	191.54	202.81	2.25
9'	133.59	146.19	158.79	171.39	183.98	196.58	209.18	221.77	2.52
10'	143.21	157.13	171.05	184.98	198.90	212.82	226.75	240.67	2.78
Add per canopy, per square foot				24.00	38.06				

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

Equivalent		Perimeter Area Ratio							
No Stories		0	1	2	3	4	5	6	+1
12'	1	81.48	84.13	86.79	89.44	92.09	94.74	97.39	2.65
22'	2	88.31	93.22	98.12	103.03	107.94	112.84	117.75	4.91
32'	3	95.14	102.30	109.46	116.62	123.78	130.94	138.10	7.16
42'	4	101.51	111.38	120.80	130.21	139.63	149.04	158.46	9.41
52'	5	108.80	120.47	132.14	143.80	155.47	167.14	178.81	11.67
62'	6	115.63	129.55	143.47	157.40	171.32	185.24	199.17	13.92
72'	7	122.46	138.63	154.81	170.99	187.16	203.34	219.52	16.18
82'	8	129.29	147.72	166.15	184.58	203.01	221.44	239.87	18.43
Add per add'l floor		6.83	9.08	11.34	13.59	15.85	18.10	20.35	2.25

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	5400
6 x 5 x 7' high	5600
6 x 6 x 7' high	6800
6 x 9 x 7' high	8500
8 x 8 x 7' high	9500
8 x 10 x 7' high	10600
8 x 12 x 7' high	11800
10 x 12 x 7' high	13400

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	7000	5600
6	10900	8800
8	14700	11900
10	18700	15000

Indoor swimming pools, see commercial swimming pool scheduld.

Marquees

Per square foot of horizontal area

	Wood Frame	Steel Frame
Low cost Installation	18.83	23.60
Average Installation	23.60	29.90
Good Installation, Elaborate Décor	29.17	37.66
High Cost Installation, lavish Décor	36.53	47.27

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	565	664	743	820	960	1086
150	659	760	847	932	1076	1203
200	736	841	936	1020	1165	1293
250	801	911	1005	1093	1239	1373
300	860	973	1068	1157	1305	1434
350	914	1028	1124	1212	1361	1496
400	960	1077	1174	1266	1411	1547
Add per st	47	48	48	48	49	49

For manual operated door, 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	1309	1383	1460	1544	1630	1821
400	1445	1524	1612	1702	1803	2011
500	1595	1685	1782	1881	1989	2220
600	1756	1863	1966	2077	2196	2451
700	1946	2054	2170	2295	2424	2705
800	2149	2250	2398	2538	2678	2989
1000	2623	2772	2923	3087	3265	3643
1200	3194	3376	3561	3765	3980	4439
1400	3900	4114	4352	4593	4849	5413
Add per St	48	49	52	53	54	56
Add per express floor			2220			

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	230	281	324	367	443	518
75	285	339	391	437	524	604
100	328	388	451	496	588	675
125	366	431	494	545	643	734
150	400	472	535	594	696	787
200	463	544	609	672	780	877
Add per st	87	91	97	101	107	113

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

Electric (residential type)

20 FPM	350 lb capacity, 2-stops	140
	500 lb capacity, 2-stops	280
	Add per additional stop	25

Incline lifts

Single passenger, 20' travel	7200
Two - passenger, 20' travel	8600
+/- 1' travel	81

SCHEDULE E (continued)
GC Special Features

Conveying Systems

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	217	252	276	301	319	349	528	624	763	992
100	290	316	345	366	383	413	621	728	888	1116
125	335	362	387	404	421	441	673	786	954	1221
150	382	411	435	452	481	492	731	853	1025	1326
Add per stop										
Manual	58	63	66	69	71	76	80	82	88	93
Power	109	115	119	124	128	134	136	141	146	151

Electric, variable voltage control, push button operation

	Capacity (100 lb)									
FPM	20	30	40	50	60	80	100	120	150	200
100	625	664	702	725	743	774	829	937	1045	1233
200	705	758	809	845	871	919	996	1189	1382	--
300	798	867	936	982	1020	1086	1191	--	--	
400	905	990	1075	1140	1194	1286	1437	--	--	
Add per stop										
Manual	59	63	68	70	74	77	81	85	88	93
Power	112	117	120	125	129	135	139	142	147	154

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

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

Manual first stop	75
Additional stop	58
Power first stop	130
Additional stop	112

Sidewalk Elevators (electric or hydraulic)

One floor, 2000 - 3000 lb capacity	36594

Escalators
Per moving stairway (in hundreds of dollars)

32: Width		40" Width	
Rise in Feet	Cost	Rise in Feet	Cost
10	1140	10	1239
14	1212	14	1323
18	1275	18	1409
22	1350	22	1509
25	1409	25	1578

Moving Walks
Per L/F at 2% gradient

Length (Ft)	36"	48"	54"
100	2315	2524	2591
300	1695	1830	1897
500	1517	1621	1725
750	1418	1486	1590
1000	1314	1418	1486
1400	1210	1345	1382
1800	1142	1210	1314

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 hundres 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 degres Farenheight (212 F).

1 hp = 33,500 BTU per hour
= 139 square feet of steam radiation
= 223 sqsuare feet of water radiated
= 34.5 pounds of seteam 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 Horsepowe	Fire Tube	Scotch Marine	Water Tube
4	--	--	2800
6	7700	--	4100
10	10300	--	5900
15	13300	10700	7700
20	15600	12500	9600
30	19900	16300	12900
40	23600	19200	16300
50	27100	21700	19200
75	34000	27900	25700
100	40500	32900	31800
150	51800	42400	43100
200	61200	50300	--
300	77900	63700	--
400	92300	76000	--
500	105700	86900	--
600	117800	97400	--

High Pressure	
125 pounds water, factor above	1.38
150 pounds steam, factor above	1.54

Cold Storage Facilities
To estimate total costs 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"	5.71	4.61	5.10	5.83	4.61	5.10
2"	6.69	4.79	5.22	7.06	4.73	6.02
4"	8.90	5.22	5.71	8.96	5.22	7.61
6"	10.44	5.77	6.14	11.17	5.65	9.33
8"	12.28	6.26	6.57	13.32	6.14	10.99
10"	14.24	6.75	7.06	15.35	6.63	--

Cold Storage Doors
Per square foot of surface area

Thickness	To 15 Sq. Ft	16 - 25 Sq. Ft	26 - 40 Sq. Ft	Over 40
4"	116.78	102.17	87.86	74.97
6"	124.83	110.89	97.93	85.41
8"	133.55	120.96	108.74	97.26
Sliding doors				
Single add			0.31	
Double add			0.55	

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"	7.80	10.60	13.40	16.15	21.75
	+ / -1'	0.10	0.20	0.25	0.30	0.50
Concrete Block Grade Walls	3'6"	7.25	9.45	11.65	13.90	18.30
	+ / -1'	0.10	0.20	0.25	0.30	0.50

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	55.70
+ / -1'	11.15
Concrete Block Grade Walls	
3'6" Deep, per linear foot	44.15
+ / -1'	7.85
Add per cubic foot of depressed area for excavation	0.30
Deduct for earth floor, per square foot	3.25
Deduct for asphalt paving, per square foot	1.05

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.

STRUCTURAL DOCKS

Wood floor	
Light timber or steel supports	9.45
Heavy timber or steel supports	13.25
Concrete Floor	
Light steel or concrete supports	11.25
Heavy steel or concretesupports	16.95

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

TRUCK WELLS AND RAMPS

Concrete paving, per square foot (incl. fill or excav)	3.80
Asphalt paving, per square foot (incl. fill or excav)	2.75
Concrete grade walls, per linear foot	
0' to 3'6" deep or rise	38.95
+ / -1' deep or rise	11.15
Concrete Block Grade Walls	
0' to 3'6" deep or rise	32.30
+ / -1' deep or rise	7.85

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

Canopies

INDUSTRIAL DOCK TYPE
Per square foot

Basic, corrugated metal or composition, wood or steel deck and framing, without soffit or lighting	6.05 to	8.80
Add for soffit and lighting		3.45

COMMERCIAL TYPE
Per square foot including lighting and soffit

Low cost, unfinished soffit		12.65
Average, finished soffit		14.75
Good, finished soffit, lighting		17.50
High cost, finished soffit, lighting	19.10 to	28.85

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

SCHEDULE G (continued)
Yard Improvements

Fencing

Per linear foot including normal walk-in gates

	Height						
	4'	6'	7'	8'	9'	10'	12'
Galvanized Chainlink							
7 gauge	10.13	14.92	17.19	19.46	21.67	23.88	28.31
8 gauge	8.78	12.77	14.80	16.82	18.79	20.75	24.62
Aluminum	23.95	35.92	41.87	47.89	53.91	59.87	71.84
Iron	52.62	78.90	92.04	105.24	118.38	131.52	157.86
Modular steel	25.24	37.82	44.09	50.41	56.73	63.00	75.64

Add for top rail			1.78
Add for 3 strands of barbed wire			2.27
Add for service gates, per square feet	4.42	to	8.90
Deduct for large installations			
1- 3000 linear foot			-10%
3-6000 linear foot			-15%
Over			-20%

WOOD FENCE
Per liner foot

Basket weave	
5' high	21.24
6' high	22.72
Plank	
5' high	17.56
6' high	19.65
Split Redwood	
5' high	17.99
6' high	19.65

Masonry Walls

Per liner foot	6'	+ / -1
4" Concrete Block, painted	48.94	6.69
6" Concrete Block, painted	57.35	7.68
8" Concrete Block, painted	67.54	8.47
4" Solar Screening Block		
6" x 6"	94.25	14.24
8" x 8"	73.99	10.87
12" x 12"	55.57	7.80
8" Common Brick	126.12	18.24
12" Common Brick	175.73	23.82
4" Face Brick	86.51	12.96
8" Face Brick, 2 sides	158.90	23.70
12" Face Brick, 2 sides	208.51	29.29
4" Concrete	77.73	12.96
6" Concrete	98.24	14.49
8" Concrete	110.64	15.66

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

Paving
Per square foot

ASPHALT	
2" ON 5" BASE	2.15
Under 20,000 square feet	1.96
20,000-50,000 square feet	1.72
Over 50'000 square feet	2.64
Add for sand finish course, 3'4" thick	0.25
Add for gravel surfacing	0.31
Add or deduct per 3" base	2.33
Heavy duty or industrial work areas	

CONCRETE	
3" on 4" base	2.82
4" on 4" base	3.13
5" on 4" base	4.18
6" on 4" base	5.22
8" on 4" base	6.14
12" on 4" base	7.18
Add or deduct per 2" of base	0.25
Heavy roadways or industrial work areas	5.28

MACADAM PENETRATION	
4" base	0.43
6" base	0.61
8" base	0.86

CRUSHED STONE PAVING	
3/4", delivered	
3" deep	0.43
6" deep	0.74

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

Guardrails
Per liner foot

Metal guard rail, pipe or post	23.03
Barriers posts or poles	17.56

Railroads Siding
Per liner foot, includes rails, wood ties and ballast

Weight or Rail	Cost	Add for Switch Turnout
40#	63.36	15100
60#	79.64	18300
80#	93.88	20900
100#	106.34	23200
115#	115.25	24800
130#	123.29	26500

Add per liner foot of trestles	
Single track	294
Double track	417
Add per liner foot of steel ties embedded in concrete	98

SCHEDULE G (continued)

Yard Improvements

Retaining Walls

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

PLAIN CONCRETE, GRAVITY TYPE, NO REINFORCING

	6'	8'	10'
Level Backfill	200.00	263.00	389.00
Sloping Surcharge (33Deg)	220.00	306.00	431.00

REINFORCED, CANTILEVER TYPE

	6'	8'	10'	20'
Sloping Surcharge (33Deg)	200	243	336	—
500Lb. Per L. F.. Surcharge	—	—	—	937

CONCRETE CRIBBING

Per square foot of face including excavation and backfill

	Open Face	Closed Face
12' High	40.09	42.06

STEEL BIN TYPE

Per square foot, based on 10' wide section

Height	Depth	Cost
4'	5'6"	36.47
8'	5'6"	37.76
0'	7'6"	44.88
12'	7'6"	46.85
16'	7'6"	50.35
16'	10'	57.96
20'	10'	59.80
20'	12'	61.77
24'	12'	63.49
24'	14'	69.08
28'	14'	71.04

Commercial Docking Facilities

SMALL BOAT MARINA

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

Range (per slip) 4800 to 8500

Typical wood deck on posts & piling, per sq. ft.

Light Construction	21.37
Medium Construction	33.52
Heavy Construction	60.11
Heavy construction deck on piling for major shipping	89.21

MOORING CLUSTERS AND CELLS

	20'	30'	40'
Cluster of 3 Wood Piles	982	1474	1965
Cluster of 5 Wood Piles	1596	2456	3193

Bridges

Typical costs per square foot of deck, including, erection foundation

PEDESTRIAN

	Width	Span	Costs
Precast Concrete	8'	60'	62.51
	8'	100'	68.46
	8'	120'	77.43
	8'	150'	86.33
Steel, Trussed or Arched	8'	40'	59.56
	8'	50'	62.51
	8'	60'	65.51
	8'	80'	77.43
	8'	100'	86.33
	8'	120'	113.16
	8'	150'	122.06
	8'	160'	128.02
	10'	80'	56.55
	10'	120'	89.34
	10'	150'	104.20
	10'	200'	142.94
Wood, Laminated type		80'	53.60
		130'	59.56

HIGHWAY

	Low Costs	Median	High Costs
Concrete	49.12	88.42	152.27
Steel	54.03	97.01	173.15

SKYWAY

	Low Costs	Median	High Costs
Enclosed Walkway	284.90	365.94	438.40

CELLS, STEEL PILING, FILLED AND CAPPED

Per Each

	20'	30'	40'
3 ' Square	5400	8100	10700
4 ' Square	7400	10900	14500
6 ' Square	11300	16800	22200
8 ' Square	15600	23000	30300
4 ' Diameter	6100	9100	12000
6 ' Diameter	9500	13900	18400
8 ' Diameter	12900	19000	25200
12 ' Diameter	20500	30000	39400
20 ' Diameter	37700	54500	71300

SCHEDULE G (continued)

Yard Improvements

Tanks

1 Barrel of oil = 42.o gallons
1 Barrel of water = 31.5 gallons
1 Gallon or water = 8.34 pounds
1 Gallon or 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	1133.1
20'	2350.10	56.0	100'	58748.00	1339.0
21'	2591.00	61.7	120'	84597.10	2014.5
22'	2843.60	67.7	140'	115146.10	2742.0
23'	3108.00	74.0	160'	150394.90	3581.4
24'	3384.10	80.6	180'	190343.50	4532.7
25'	3672.00	87.4	200'	234992.00	5596.0
26'	3971.60	94.6	220'	284340.30	6771.2

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

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

Oil Storage

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

Capacity (Barrels)	Size Dia x Hgt	Cost
100	9' x 8'	6,600
200	9' x 16'	10,300
300	9' x 24'	14,500
400	9' x32'	19,000
500	16' x 16"	22,900
750	16' x 24'	30,300
1000	22' x 16'	38,000
1500	22' x 24'	51,000
2000	30' x 16'	62,900
3000	30' x 24'	71,100
4000	39' x 16'	76,700
5000	39' x 24'	82,200
7500	39' x 36'	101,000
10000	55' x 24'	122,000
15000	55' x 36'	159,000

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'	64,200
3,000	30' x 24'	72,500
4,000	30' x 32'	81,200
5,000	38' x 24'	92,200
7,500	38' x 36'	108,100
10,000	55' x 24'	136,100
15,000	55' x 36'	170,600
20,000	60' x 40'	207,200
25,000	60' x 50'	241,700
30,000	80' x 34'	276,200
40,000	80' x 45'	315,700
45,000	90' x 40'	355,400
50,000	90' x 44'	394,900
75,000	120' x 36'	552,400
100,000	140' x 37'	711,100
125,000	160' x 35'	864,500
150,000	180' x 33'	1,012,200
200,000	220' x 36'	1,236,000
250,000	220' x 36'	1,305,000
300,000	240 x 37'	1,839,400
350,000	260' x 37'	1,878,100
400,000	260' x 42'	2,071,400
500,000	280 x 46'	2,451,200
Add for pontoon floating roof per foot of diameter	1,068	to 1,928
Add for double deck roof per foot of diameter	1,179	to 1,449

SCHEDULE G (continued)

Yard Improvements

Elevated Steel Tanks

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

Capacity	Costs (in $ 1000) for Tower Heights			
(Gallons)	50'	75'	100'	150'
15,000	155	173	201	264
20,000	158	177	206	268
25,000	163	181	210	273
30,000	167	185	215	278
40,000	172	190	219	282
50,000	177	195	223	287
60,000	192	212	242	306
75,000	209	232	262	323
100,000	226	248	279	343
125,000	253	276	306	368
150,000	279	303	333	397
200,000	373	404	435	496
250,000	419	457	488	548
300,000	465	510	540	602
400,000	546	597	624	691
500,000	610	663	713	788
750,000	799	865	941	1,060
1,000,000	1,011	1,090	1,189	1,332
1,500,000	1,406	1,514	1,655	1,874
2,000,000	1,799	1,933	2,121	2,419
Factor*	1.41	1.41	1.41	1.47

* For high stress hurricane and earthquake areas

Welded Steel Pressure

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

Capacity	Size	
(Gallons)	Dia x Hgt	Cost
125	2' x 6'	610
250	2'6" x 9'	860
500	3'6" x 8'	1,600
1000	3'6" x 16'	2,820
1500	5' x 11'	4,050
2000	5' x 15'	5,280
2500	5' x 19'	6,510
3000	5' x 22'	7,860
4000	5' x 29'	10,320
5000	5' x 36'	12,770
7500	6' x 37'	19,030
10000	6' x 50'	25,170
12500	6' x 61'	35,240
15000	7'6" x 50'	41,380
20000	7'6" x 65'	51,820
25000	9'6" x 51'	62,140
30000	11' x 47'	72,450
35000	11' x 52'	82,890
40000	11' x 57'	93,210
45000	11' x 63'	103,520
60000	11' x 90'	134,590
90000	11' x 133'	197,460

Towers

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

Capacity			Tower Height		
(Gallons)	12'	25'	50'	75'	100'
1,000	4800	5900	---	---	---
1,500	5500	7100	11500	---	---
2,000	6300	7900	12800	20100	---
3,000	7200	9000	14400	22800	36200
5,000	8500	10800	17200	26300	41400
10,000	11400	13800	21400	32400	49300
20,000	14500	17400	26800	40000	59100
30,000	17000	20100	30100	44600	66000
40,000	19000	22500	33200	49000	70500
50,000	---	24600	35600	51400	77400
75,000	---	---	40800	60000	92500

Bulkheads Piling

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

Creosoted wood, 8" to 12" including tieback	220	300
Concrete, precast, 5" to 6" including ties and piling.	390	650
Rubble stone, 3' including 1' of bedding	530	700

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	3800	500	900	100	100	200
1,500	7 x 7	4200	600	1000	100	100	200
2,000	8 x 6	5900	700	1200	190	100	200
3,000	8 x 8	7400	700	1200	190	190	200
4,000	9 x 9	8800	900	1600	300	190	200
5,000	11 x 8	10100	1100	1800	400	190	200
7,500	12 x 10	12600	1500	2000	400	200	300
10,000	14 x 10	26000	1700	2500	700	200	300
15,000	14 x 14	19600	1700	2500	700	300	400
20,000	16 x 14	23800	1900	3000	900	300	400
30,000	18 x 16	30300	2100	3300	1100	400	400
50,000	22 x 18	41400	2600	4500	1400	400	500
75,000	26 x 20	52900	3000	5500	1700	400	500
100,000	30 x 20	62900	3600	6700	2000	400	500
150,000	37 x 20	80100	4600	8500	2800	400	500
200,000	43 x 20	95300	5200	10400	3400	400	500

Add 33% for cypress tanks.

Add tower cost for elevated tanks.

Add for concrete slab foundations, per cubic foot. 5.89 to 7.61

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	23,100	200,000	139,000	2,000,000	642,900
20,000	36,700	250,000	156,700	2,500,000	751,600
30,000	48,600	300,000	173,600	3,000,000	860,000
50,000	66,300	400,000	217,100	4,000,000	1,049,200
75,000	86,700	500,000	254,800	5,000,000	1,226,700
100,000	105,600	750,000	327,300	6,000,000	1,398,900
125,000	114,000	1,000,000	378,000	7,500,000	1,634,000
150,000	123,000	1,500,000	528,000	10,000,000	1,996,100

CONCRETE WATER TANKS - (Surface reservoirs)

Capacity (gallons)	Cost	Capacity (gallons)	Cost	Capacity (gallons)	Cost
10,000	43,500	200,000	256,900	2,000,000	949,000
20,000	65,900	250,000	291,800	2,500,000	1,081,300
30,000	83,500	300,000	328,600	3,000,000	1,216,900
50,000	114,900	400,000	389,000	4,000,000	1,488,700
75,000	143,900	500,000	440,200	5,000,000	1,762,100
100,000	170,600	750,000	564,500	6,000,000	2,030,000
125,000	193,000	1,000,000	665,300	7,500,000	2,445,700
150,000	217,800	1,500,000	808,500	10,000,000	3,129,200

Reservoirs-typical costs of cut and fill reservoirs with concrete or asphalt linings and wood roof structures, per unit of rated capacity $ .25 per gallon or $80,065.60 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'	6200	8000	9200	10600	12000	13300	14500	—	—
12'	9700	11500	15700	17300	18900	20500	22100	—	—
15'	13000	16300	19400	22500	25300	28200	30900	33800	—
18'	16900	21100	25300	29200	33200	36800	40600	44200	47800
21'	—	27800	33000	37800	42600	46900	51100	55600	60000
26'	—	38700	44800	51100	57300	63500	70500	76600	82900
32'	—	52400	62500	71500	80400	89000	97700	105500	113200

HOPPER TYPE, including foundation and floor slab

	HEIGHT					
Diameter	16'	24'	32'	40'	48'	56'
9'	7400	9100	10200	11400	—	—
12'	10900	13500	15100	17300	18900	20500
15'	—	17800	21200	24100	26800	29000
18'	—	23000	27600	31900	35400	38800
21'	—	28100	35200	41400	46300	—

Factors for

80# Cylindrical	1.29	Hopper	1.35
100# Cylindrical	1.41	Hopper	1.41

Bulk Storage Tanks

VERTICAL BULK STORAGE
Cost are for 10 and 12 gauge bolted galvanized tanks, including sand & gravel foundations, fittings and roof.

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
2,000	4421	15,000	14490
3,000	5280	20,000	17929
4,000	6017	30,000	25542
5,000	6877	40,000	33156
7,500	8719	50,000	40401
10,000	10806	60,000	48015
Add for concrete slab foundations, per SF			3.93

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

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
1,000	2333	7,500	6754
1,500	2579	10,000	8350
2,000	2947	12,500	10070
3,000	3684	15,000	11789
4,000	4298	20,000	15104
5,000	4912	25,000	18543
6,000	5526	30,000	21490

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

Capacity (Gallons)	Shell	Cost
500	10 GA	3807
1,000	3/16"	4544
2,000	3/16"	6386
3,000	3/16"	7122
4,000	3/16"	8105
5,000	1/4"	9210
7,500	1/4"	11666
10,000	1/4"	14245
12,500	5/16"	17560
15,500	5/16"	20876
20,000	5/16"	26525
30,000	3/8"	41138

SCHEDULE G (continued)

Yard Improvements

Steel Tanks and Corrugated Metal Bins

Capacity (Bushel)	Bolted or Welded Steel	Corrugated Metal (Per Bin)
15,000	2.49	1.45
20,000	2.37	1.40
25,000	2.28	1.34
30,000	2.22	1.31
35,000	2.16	1.29
40,000	2.12	1.26
50,000	2.05	1.22
60,000	1.98	1.18
80,000	1.89	1.14
100,000	1.83	1.09
125,000	1.76	1.06
150,000	1.71	1.03
175,000	1.67	1.02
200,000	1.62	0.98
250,000	1.58	0.96
300,000	1.56	0.93

Grain Elevators

Total Bushel Capacity	Cost Per Bushel: Wood Crib/Metal/Clad Elevator	Wood Crib/Metal/Clad Annex	Concrete (Slip Form Construction) Elevator	Concrete (Slip Form Construction) Annex
8,000	14.61	8.47	13.09	7.88
10,000	13.35	7.66	11.74	7.07
15,000	11.33	6.91	10.66	6.31
20,000	10.09	6.24	9.77	5.82
25,000	9.21	5.65	9.10	5.46
30,000	8.56	5.22	8.49	5.19
40,000	7.63	4.59	7.95	4.79
50,000	6.96	4.16	7.52	4.51
75,000	5.91	3.48	6.82	4.03
100,000	5.26	3.06	6.35	3.71
150,000	4.47	2.55	5.76	3.32
200,000	3.97	2.25	5.37	3.06
250,000	3.63	2.05	5.08	2.87
300,000	3.38	1.88	4.85	2.74
400,000	3.01	1.66	4.52	2.52
500,000	2.75	1.50	4.27	2.37
750,000	2.49	1.38	3.87	2.11
1,000,000	2.25	1.29	3.61	1.95
Over	2.01	1.22	2.96	1.56

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	1.19	1.26
75,000	1.12	1.20
100,000	1.06	1.15
150,000	0.99	1.09
200,000	0.95	1.06
250,000	0.91	1.02
300,000	0.88	0.99
400,000	0.85	0.96
500,000	0.81	0.93
750,000	0.76	0.87
1,000,000+	0.72	0.85

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	12.61	10.89	9.95	9.26	8.79	7.85
Poles and braces, tilt-up concrete panels, concrete floor	10.19	8.87	8.15	7.64	7.28	6.52
Cantilevered poles, plywood or tongue and groove walls, concrete floor	8.87	7.81	7.26	6.83	6.55	5.92

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 lighting rod.

Height	I.D. Top	Brick	Concrete
75'	4'	53	43
	5'	61	48
	6'	76	64
100'	4'	71	58
	5'	81	64
	6'	102	85
	7'	112	91
	8'	129	108
125'	5'	103	81
	6'	128	107
	7'	141	115
	8'	162	136
	9'	201	171
150'	6'	154	128
	7'	169	139
	8'	195	165
	9'	241	205
	10'	266	231
175'	7'	198	162
	8'	227	192
	9'	281	239
	10'	311	269
	12'	335	293
200'	8'	260	219
	9'	322	274
	10'	356	308
	12'	383	335
	14'	452	397
225'	8'	293	247
	10'	362	308
	12'	402	348
	14'	432	378
	16'	510	447
250'	10'	362	308
	12'	402	348
	14'	432	378
	16'	510	447
	18'	578	510

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	156	199	238	281	355	436	502	--
8 gauge	179	228	275	316	403	483	564	--
1/4" Plate	--	295	349	403	510	610	704	804
3/8" Plate	--	--	--	510	637	771	872	973
1/2" Plate	--	--	--	--	737	872	1006	1140
Guy Wire (L/F)	0.41	0.48	0.53	0.60	0.70	0.81	0.87	0.93
Guy Band (Each)	44	68	86	104	146	192	235	286
Roof Flashing	308	436	570	704	1006	1308	1609	1944
Umbrella Top (Each)	115	176	242	316	476	--	--	--

SCHEDULE G (continued)

Yard Improvements

Incinerators

STEEL

Costs include scrubber, but do not include chimney.

Pounds per hour	Cost
50	16500
100	18300
200	23000
400	34900
600	54200
1000	128200
Add for feeder	6000 to 9300

BRICK

Cost include brick work, but d not include chimney or pollution control.

Pounds per hour	Cost
100	9100
200	11400
400	16600
600	21200
1000	30700
2000	55100
3000	79100
5000	127300

For refractory lining, add 200%

Chimneys

BRICK CHIMNEYS

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

8" square or round flue	67.54
12" square or round flue	72.45
2-8" square or round flue	104.38
10" x 18" rectangle flue	99.47
1-8" and 12" square flue	119.12

METAL CHIMNEYS

Average cost per linear foot for fond galvanized metal stacks.

Size	Single Wall	Double Wall	Triple Wall
6"	24.19	26.40	28.24
8"	27.94	31.99	41.32
10"	37.09	46.36	57.90
Add for thru-the wall installations		178	282
Add for box framed decorative chimney housing per liner foot:			
Wood or Stucco		17.93 to	26.77
Metal		35.86 to	53.17

Drive-In Theaters

Cost 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	98	123	154	188
Grading	96	118	146	181
Paving	300	384	496	637
Screens	109	150	210	289
Ticket Booth	10	14	16	18
Miscellaneous				
Landscaping, etc.	66	96	140	204
Cost per car space	680	884	1160	1515

UNIT COST

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

	Low	Average	Good
Screen, per sq. ft. of screen area			
Wood frame on poles	17.31	18.79	22.10
Wood frame on timbers:			
Plain	21.00	24.68	28.74
Ornate	28.00	32.79	38.74
Steel frame:			
Plain	23.58	29.47	36.47
Ornate	31.68	37.21	43.90
Concrete, with steel-framed screen enclosure	35.37	43.53	53.11
Ticket Booths, each	5164	6490	7816

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 of frame sill walls, glazed upper walls (6' to 7' overall eaves height) , roof ventilation, lighting and water service.
Costs 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	34.45	31.85	28.45	25.50	23.10	19.70	16.75	15.05	14.10	13.65	12.90	12.35	11.95	11.65	11.35
Average steel	25.60	24.00	21.85	19.75	17.65	15.10	12.90	11.55	10.85	10.45	9.80	9.40	9.10	8.85	8.60
Average pipe	23.05	21.60	19.65	17.80	15.90	13.55	11.60	10.40	9.75	9.40	8.85	8.45	8.15	8.00	7.80
Low cost wood frame	19.20	18.15	16.75	15.35	13.55	11.60	9.80	8.75	8.25	7.90	7.50	7.20	5.95	6.75	6.55

Add for paved floors and walks	
Concrete	2.10
Asphalt	1.45

Add for maintenance and utility buildings, per square foot	
Cheap shed-type	10.80
Low cost frame, block or equal	23.90
Average cost block or equal	29.85
Average cost brick or equal	33.85
Good quality brick or equal	40.60

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, completely installed.

	Good	Avg	Low Cost
Masonry/steel	73.75	68.40	63.00
Porcelain-Steel	89.50	81.65	73.75
Wood Frame/Stucco	68.05	62.65	57.30

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	33400
Each additional bay	11500
Average quality	
2- bay	27800
Each additional bay	9000
Low Cost	
2- bay	25100
Each additional bay	7900

Swimming Pools

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

MOTEL AND APARTMENT COMPLEX TYPE

Square Feet	Costs
1,000-1,200	60.00
1,300-1,500	58.15
1,600-2,500	54.65
2,300-2,500	49.75

SWIM AND COUNTRY CLUB TYPE

Square Feet	Costs
2,500-4,000	52.25
5,000-6,000	47.10
7,000-9,000	43.80
10,000-20,000	40.70
Over	36.25
Add for diving 'L	5.10

Irregular shape		Add	31%
Separate whirlpool bath (range)	6600	to	17600
Add for ceramic tile, per sq. ft. tiled area			11.00
Add for concrete apron, per sq. ft.			3.80
Add for wading pool, per sq. ft.			9.45

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

LARGE MUNICIPAL POOLS
Complete include bathhouse

Per person capacity	2200	to	3300

SCHEDULE G (continued)

Yard Improvements

Golf Courses

REGULATION PLAY

Costs per hole are given for five (5) quality grades of golf courses. Ranging form cheaply build 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 (range form 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 per-opening maintenance.
7. Bunker construction to include per-opening maintenance.

GRADE AA

Superior quality courses, design 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) sq. ft. tiled greens, two thousand four hundred (2,400) sq. ft. 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, seventy two (72) and featuring a completely automatic sprinkler system throughout, eight thousand (8,000) sq. ft. tiled greens, two thousand one hundred (2,100) sq. ft. tees with two (2) to three (3) tee locations, an average 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 (6,500) yards long, rated par seventy (70) and featuring an automatic sprinkler system serving the greens and tees, and manual system on fairways, five thousand (5,000) sq. ft. 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 primary 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.

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

BASE COST PER HOLE	
AA Grade	216,000
A grade	156,000
B Grade	97,000
C Grade	66,000
D Grade	30,000

NOTE: The costs per hole, and components represent neither the best nor the cheapest quality courses and may be factored upward (ten percent (10%) of fifty percent (50)) or downward (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	0.65	per SF
Bunkers	2.65	per SF
Greens		
Flat	2.40	per SF
Elevated	4.45	per SF
Lakes		
Asphalt lined	2.80	per SF
Plastic & sand	2.05	per SF
Sprinkler systems		
Manual	8400	per hole
Automatic	17900	per hole
Site preparation and landscaping	7000	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	58,900
Par 3 course, 18 holes on 30 to 40 acres, 2,800 to 3,000 yards long, including sprinkler system, excluding lighting	39,800
Pitch and putt, 9 holes on 10 to 15 acres, 1,400 to 1,500 yards long including sprinkler system, excluding lighting	30,200

GOLF COURSE LAND VALUES

The reproduction cost for a regulation or short play golf course improvement includes a cost for the land of $1,050 per acre without a consideration of productivity factors. The following formula is is used to determine the true tax valued of a golf course.

STEP ONE: Determine the number of holes on the golf course.
STEP TWO: Multiply the number of determined in STEP ONE by the base cost per hole.
STEP THREE: Determine the amount if acreage in the parcel devoted to the golf course (greens, fairways, roughs, etc..).
STEP FOUR: Multiply the amount determined under STEP THREE BY $1,050
STEP FIVE: From the amount determined under STEP TWO, subtract the amount determined under STEP FOUR.
STEP SIX: The amount determined on STEP FIVE, apply the appropriate depreciation percentage.

SCHEDULE G (continued)
Yard Improvements

Miniature Golf Courses
Typical cost per hole included plumbing but excluding building structures, fencing and parking areas.

Excellent installation, professionally designed	18,300
Good installation	12,200
Average quality installation	5,600
Low cost installation	2,700

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

Excellent installation	5,600
Good installation	3,700
Average installation	2,800
Low cost installation	1,900

Artificial Turf
Per square foot, for football and baseball, including pad 10.30 to 13.10

Bleachers
Typical cost

	Seats	Per Sq. Ft.*		Per Seat
Portable, steel frame, wood benches, outdo	Up to 800	15.40		48.00
	Over 800	14.25		42.85
Permanent, wood frame and benches, outdoor	Up to 100(	20.00		62.90
	1000 to 20	18.60		57.75
	over 2000	17.40		53.20
Permanent, steel frame fiberglass benches, outdoor	Up to 100(	31.00		97.55
	1000 to 20	28.80		89.50
	over 2000	26.90		82.40
Add for roofed area		7.20	to	9.30

OUTDOOR STANDS OVER DRESSING ROOMS
Including finish and plumbing.

	Per S.F.*		Per Seat
Average wood seats, steel frame	64.85		203.90
Average steel seats, concrete or masonry walls	72.75		225.75
Average concrete seats, concrete or masonry walls	97.75		295.45
Add for roofed area; per sq.ft.	10.35	to	15.90

*Square foot of projected horizontal area

Running Tracks
Per square foot

Gravel and cinder on stone base	1.20
Resilient paving, rubber cork base	
Plain	2.70
Colored	3.20
Rubberized asphalt, colored	3.30
Artificial resilient material, asphalt bas(	10.65

Typical cost for gravel 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 78,000 to 98,000

Typical cost to include football field 154,000 to 194,000

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

Older type parks	1,270	to	1,510
Modern type parks	1,590	to	2,300
Enclosed, roofed stadiums, artificial turf, scoreboard	2,470	to	4,690

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

	Standard	Deluxe
Clay surfaced court	31,300	46,300
Add per additional court	24,400	36,300
Asphalt surfaced court	31,800	50,100
Add per additional court	24,900	39,800
Sod surfaced court	31,600	48,100
Add per additional court	24,700	38,100
Add for lighting	9,100	11,500
Per additional court	4,600	5,800

Paddle Tennis Courts
Typical costs range per set, 54' x 55' deck with two 18'x39' playing courts, installed complete including deck and supports, accessories.

	Standard	Deluxe
Bituminous concrete deck, colored	30,000	38,200
Treated wood deck	35,400	46,400
Insulated steel deck	38,200	46,400

Scuffle Board Courts
Typical costs per court, 6' x 52' concre 1,900 to 2,900

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

AVERAGE "C"
This type of park is built more for permanent occupancy and will have spaces o accommodate the manufactured home up to sixty (60) feet but fewer, 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 street lighting.

LOW COST "D"
Developed for transient or semi-permanent occupancy, these parks usual have car-drawn trailer 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 services 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 a 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 ($)	13100 – 14490	9440 – 11050	6200 – 7660	4240 – 5490	2170 – 3200
Components of above cost					
Engineering	1290 – 1430	960 – 1120	640 – 780	490 – 560	210 – 320
Site Grading	1240 – 1370	860 – 1020	540 – 680	350 – 450	170 – 250
Street Paving	1910 – 2110	1410 – 1650	930 – 1160	700 – 910	430 – 620
Patios and Walks	1650 – 1820	1080 – 1260	700 – 870	470 – 600	240 – 350
Sewers	1250 – 1380	1020 – 1200	770 – 960	560 – 720	330 – 490
Water	1220 – 1340	930 – 1090	640 – 780	470 – 600	270 – 400
Electric	2050 – 2260	1510 – 1770	1010 – 1250	690 – 890	360 – 530
Gas	780 – 890	560 – 650	350 – 430	210 – 280	– – –
Misc. (landscaping, recreation, facilities. Etc.)	1700 – 1890	1120 – 1300	620 – 770	360 – 480	160 – 240
Total	13100 – 14490	9440 – 11050	6200 – 7660	4240 – 5490	2170 – 3200

*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 the mobile home parks through the use of this schedule, complete the following steps:

1. Enter the number of sites and proper rate in the SUMMARY OF IMPROVEMENTS section and calculate reproduction cost.

2. Apply proper depreciation considering age and condition (use residential guidelines)

3. Appraise other structures (i.e. garages, community rooms, laundry buildings, etc.) from appropriate schedules.

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

SCHEDULE G (continued)
Yard Improvements

Riverboat Cost Schedules

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

SCHEDULE A
Riverboats licensed in counties contiguous to Lake Michigan:

Certified capacity of 4,500	81,800,000	
More than 4,500 and	6500	per person
Less than 4,500, deduct	6500	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 1,500 people. To calculate the boat's reproduction cost, multiply the capacity difference of 1,500 by the per person cost and subtract it from the base as follows:

6,500	x	1,500	9,750,000
81,800,000	-	9,750,000	72,050,000

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

Certified capacity of 4,500	81,800,000	
More than 4,500 and	6,500	per person
Less than 4,500, deduct	6,500	per person

Example: An Ohio River riverboat has certified capacity of 5,000 persons. The difference in capacity between the subject and the model is 500 people. To calculate the boat's reproduction cost, multiply the capacity difference of 500 by person cost and add it to the base as follows:
and add it to the base as follows:

6,500	x	500	3,250,000
81,800,000	+	3,250,000	85,050,000

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

A landfill 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 represents 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 on 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 useable undeveloped rate.

	Per S.F.	Per Acre
Compacted soil barrier (10" to 2	0.70	24000
Flexible membrane liner (60 mi.	0.50	17400
Geosynthetic clay liner blanket	0.55	19600
Sand drainage layer (12")	0.50	17400
Total	2.20	78400

Protective cover layer - part of unusable undeveloped rate.

SCHEDULE G (continued)
Yard Improvements

Commercial- Type Solar Heating and Cooling Systems Base Rates

For large commercial applications, multiple 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 rates from the schedule below by choosing a rate, listed to the nearest five thousand (5000) square feet, that is closest to the subject's system total area. Do not interpolate between rates.

Square Footage	Per S.F.
5000 to 10,000	115.15
15,000	86.10
20,000	71.55
25,000	62.80
30,000	57.00
35,000	52.85
40,000	49.73
45,000	47.35
50,000 and over	45.35

Geothermal Heating and Cooling

System Base Rates

HORIZONTAL CLOSED LOOP SYSTEMS

System Tonnage		HCLSWD w/distribution	HCLSWOD w/o distribution
2	Ton	10000	8700
2.5	Ton	12600	10800
3	Ton	15500	13000
3.5	Ton	18300	15200
4	Ton	21000	17400
5	Ton	26000	21700
6	Ton	31000	26000

VERTICAL CLOSED LOP SYSTEM

System Tonnage		VCLSWD w/distribution	VCLSWOD w/o distribution
2	Ton	11800	10600
2.5	Ton	15100	13300
3	Ton	18300	15800
3.5	Ton	21600	18500
4	Ton	24800	21100
5	Ton	30800	26500
6	Ton	36700	31800

OPEN DISCHARGE OPEN LOOP SYSTEMS

System Tonnage		ODOLSWD w/distribution	ODOLSWOD w/o distribution
2	Ton	8600	7400
2.5	Ton	10800	9100
3	Ton	13100	10700
3.5	Ton	15500	12400
4	Ton	17800	14100
5	Ton	21900	17600
6	Ton	25800	20900

RETURN WELL OPEN LOOP SYSTEM

System Tonnage		RWOLSWD w/distribution	RWOLSWOD w/o distribution
2	Ton	9300	8100
2.5	Ton	11700	9800
3	Ton	14000	11500
3.5	Ton	16300	13300
4	Ton	18700	15000
5	Ton	22600	18300
6	Ton	26600	21700

SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES

Fast Food Restaurant Base Costs
Per square foot C- Grade Quality and design

Area	Cost	Area	Cost
700	133.85	2200	112.70
800	130.75	2300	112.10
900	128.15	2400	111.60
1000	126.00	2500	111.05
1100	124.05	2600	110.50
1200	122.40	2700	110.05
1300	121.00	2800	109.60
1400	119.70	2900	109.20
1500	118.50	3000	108.80
1600	117.50	3500	107.05
1700	116.50	4000	105.70
1800	115.65	4500	104.50
1900	114.85	5000	103.50
2000	114.05	5500	102.65
2100	113.40	6000	101.90

Add for Basement per square foot

Area	Unfinished	Finished Open	Finished Divided
200	66.90	78.45	--
400	51.50	66.15	--
600	44.70	60.75	95.75
800	40.65	57.50	91.45
1000	37.85	55.25	88.45
1200	35.80	53.65	86.30
1400	34.20	52.35	84.60
1600	32.95	51.35	83.30
1800	31.90	50.50	82.15
2000	31.00	49.75	81.15
2200	30.25	49.15	80.35
2400	29.60	48.60	79.60
2600	29.00	48.15	79.00
2800	28.45	47.70	78.40
3000	27.90	47.30	78.00
3200	27.50	47.00	77.50
3400	27.10	46.65	77.10
3600	26.80	46.40	76.70
3800	26.45	46.10	76.40
4000	26.10	45.85	76.05
Add for canopies			24.48

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	14.25
Average installation	18.40
Good installation	23.00
High Cost Installation, elaborate finish décor	31.75

Note: Solariums should be include in the base area and priced using the a appropriate

SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES (continued)

Stations with Service Bays

Per square for C - Grade quality and design.

Area	Cost	Area	Cost
600	107.70	1400	74.35
700	99.90	1500	72.45
800	93.90	1600	70.75
900	89.10	1700	69.20
1000	85.10	1800	67.85
1100	81.80	2000	65.40
1200	78.95	2200	63.35
1300	76.50	2400	61.65

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	192.10	800	84.30
200	162.90	900	80.55
250	144.25	1000	77.45
300	131.20	1100	74.80
350	121.45	1200	72.50
400	113.90	1300	70.55
500	102.70	1400	68.85
600	94.85	1500	67.30
700	88.90	1600	65.95

Add for unfinished basements

Area	Cost	Area	Cost
200	61.95	1000	35.05
400	47.70	1200	33.15
600	41.40	1600	30.50
800	37.65	--	--

Add for attached canopies, per square foot.

Typical steel frame including soffits and lighting	18.95
Typical unfinished wood frame including lighting	8.55

Public Restroom Building

Per square foot.

Area	Cost	Area	Cost
125	137.10	800	96.65
150	131.30	900	95.10
200	123.10	1000	93.80
250	117.50	1100	92.70
300	113.40	1200	91.80
400	107.60	1300	90.95
500	103.65	1400	90.15
600	100.70	1500	89.45
700	98.40	1600	88.85

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 lightening, soffits and support

	Steel	Wd. Frame and Sheath
Low Cost Installation.	15.80	7.35
Average Quality	20.15	9.05
Good Quality Installation	25.50	11.05
High Cost Elaborate Installation	32.20	13.40

Add 25% for round canopy.

Self - Service Cashier Booths

LOW COST

Per square foot

Open style booths, minimum elect., no plumbing

Area	Cost
25	158.25
50	116.80
75	98.40
100	87.50
125	80.00
150	74.55
175	70.25
200	66.80
225	63.90
250	61.50
275	59.45
300	57.60

AVERAGE (STEEL)

Per square foot

Typical cashier booth, good elect., no plumbing

Area	Cost
50	231.95
75	183.10
100	153.95
125	134.10
150	119.40
175	108.00
200	98.80
225	91.20
250	84.75
375	62.85
300	74.35

Add 25% for bullet-proof glass.

Add for plumbing.

GOOD (STEEL)

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

Area	Cost
75	328.50
100	275.20
125	238.85
150	211.95
175	191.10
200	174.30
225	160.40
250	148.60
275	138.45
300	129.60

Add/deduct for plumbing	1600 per fixture
Add for intercom system	470