

COMMERCIAL/INDUSTRIAL SCHEDULES

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

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

SCHEDULE FORMAT - BASE PRICES

The schedules designate base prices by use type for a series of perimeter-area ratios and wall types. "C" Grade base prices are provided for various finish types at different floor levels with specified floor-to-floor heights, for fire resistant construction with brick (or equal), frame (or equal), and metal superstructure walls and reinforced concrete basement walls.

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

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

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

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

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

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

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

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

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

Normal partitions, plumbing, and lighting are included for each floor level based on use type. Adjustments may be made for the various base price components if the component is greater or less than what is considered normal for the use type.

Example: For general retail, normal is considered a cross partition (separating the sales area from the stock area) and partitions for two toilet rooms. If the store would be divided into several sales areas, an addition for excessive partitions would be applicable.

CONSTRUCTION TYPES

Wood Frame/Joist/Beam to indicate construction, which incorporates wood, stud balloon or platform framing or wood post and beam framing (mill construction). This category also includes masonry structures, which incorporate wood joist or plank floor systems, or wood joist, truss, or rafter roof systems.

Fire Resistant to indicate buildings with exposed structural steel, or reinforced concrete columns and beams. Multi-story structures will have steel floor joists with concrete plank or a reinforced concrete floor system. Exterior walls will typically be masonry or metal and glass panels.

Fireproof to indicate typically high- rise buildings with fabricated, heavy, structural steel column and beam framing which has been enveloped in a fire-proof material such as concrete or gypsum. Floors will be reinforced concrete or pre-cast concrete plank on steel joists protected by a gypsum-vermiculite plaster on metal lath ceiling. Exterior walls will be masonry or metal and glass panels.

QUALITY GRADE SPECIFICATIONS

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

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| X Grade | Buildings generally having an outstanding architectural style and design, constructed with the finest quality materials and workmanship. Superior quality interior finish, built-in features, heating system, and very good grade plumbing and lighting fixtures. |
| A Grade | Architecturally attractive buildings constructed with excellent quality materials and workmanship. High quality interior finish, built-in features, heating system, and very good grade plumbing and lighting fixtures. |
| B Grade | Buildings constructed with good quality' materials and above average workmanship, moderate architectural treatment. Good quality interior finish, built-in features, heating, plumbing, and lighting fixtures. |
| C Grade | Buildings constructed with average quality materials and workmanship conforming with the base specifications used to develop the pricing schedule. Minimal architectural treatment. Average quality interior finish and built-in features. Standard quality heating system, plumbing, and lighting fixtures. |

D Grade Buildings constructed with economy quality materials and fair workmanship. Void of architectural treatment. Cheap quality interior finish and built-in features. Low grade heating, plumbing, and lighting fixtures.

E Grade Buildings constructed with a very cheap grade of materials, usually "seconds" and very poor- quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. Low grade heating, plumbing, and lighting fixtures.

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

QUALITY GRADE FACTORS

XXX	350%	A+	165%	C+	110%	E+	65%
XX+	300%	A	155%	C	100%	E	55%
XX	250%	A-	145%	C-	95%	E-	45%
XX-	225%	B+	135%	D+	90%		
X+	195%	B	125%	D	85%		
X	185%	B-	120%	D-	75%		
X-	175%						

GENERAL APPLICATION

The general pricing procedure is as follows:

1. Determine the Main Area (**MA**) Code by floor level and construction type.
2. Select the proper base price for each floor level; or
3. Calculate story height and add size of upper floors to base main floor area.
4. Apply story height adjustment (**CSH**) to upper floor price.
5. Apply Cost & Design % factor to the total main area price.
6. Adjust for wall height, Table **H1** or **H2**.
7. Make necessary square foot adjustments for variations in the base price (heating and cooling, sprinkler system, etc.).

8. Determine the area perimeter ratio and apply to each main area section. (Note: for Apartments, Mini-Storage Buildings, Fast Food Restaurants, Hotels and Motels and Car Washes use a code **APO** or 100% area perimeter ratio adjustment.
9. Add lump sum valued features (elevators, etc.).
10. Sub-total the replacement cost of all main area components.
11. Add the cost of attachments or additions to arrive at the total “C” Grade Replacement Cost.
12. Apply the proper Quality Grade Factor to arrive at the Replacement Cost New.
13. Deduct for physical depreciation and functional or economic obsolescence.

SPECIAL APPLICATION

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



MA 06
AUTO
DEALERSHIP

MA 10
BANK



MA 12
BEAUTY
BARBER
SHOP



MA 16
CAR WASH
(AUTO.)

MA 25
CONVERTED
DWELLING



MA 26
CLUB
HOUSE



MA 28
DEPART.
STORE

MA 29
DISCOUNT
STORE



MA 44
INDUSTRIAL
MANUFACT.





MA 23
DOWNTOWN
ROW



MA 71
SERVICE
GARAGE



MA 73
SERVICE
STATION

<p>MA 75 SUPER- MARKET</p>	
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	<p>MA 78 THEATER</p>
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	<p>MA 81 WAREHOUSE</p>
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MA 24
CONVEN.
STORE



MA 80
VET.
CLINIC



MA 13
BOWLING
ALLEY

MA 36
FUNERAL
HOME



MA 65
RADIO/TV
STATION



MA 51
MEDICAL
OFFICE



MA 52
MINI-
LUBE

MA 57
NEIGHBOR-
HOOD
SHOPS



MA 76
SKATING
RINK



MA 32
DRIVE-THRU
BANK

MA 16
CARWASH
SELF-SERV



MA 27
DAY CARE

BASE PRICE FOR COMMERCIAL SCHEDULE MA 06 AUTO DEALERSHIP

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 77.66	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SHOWROOM/OFFICE/STORAGE FRAMING: WOOD JOIST/STEEL TRUSS REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SHOWROOM
		FLOOR COVER/FINISH: VINYL/CARPET FINISHED CONCRETE SLAB INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL PLUMBING: 10-12 PLUMBING FIXTURES OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 10 BANK

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$164.65	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE AREAS FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL PLUMBING: 08-12 FIXTURES OTHER FEATURES: DRIVE UP WINDOWS, RECORD VAULT, MONEY VALULT

BASE PRICE FOR COMMERCIAL SCHEDULE MA 12 BEAUTY/BARBER SHOP

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 73.27	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE/JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: WOOD/VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 5-10 PLUMBING FIXTURES OTHER FEATURES:

BASE PRICE FOR COMMERCIAL SCHEDULE MA 13 BOWLING ALLEY

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 76.60	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: RIGID STEEL JOIST/TRUSS REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM FINISHED CONCRETE SLAB INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 10-15 FIXTURES OTHER FEATURES: ALUM/GLASS ENTRANCE

BASE PRICE FOR COMMERCIAL SCHEDULE MA 15 CAR WASH

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 92.88	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF BAYS FRAMING: RIGID STEEL JOIST/TRUSS FLOOR COVER/FINISH: CONCRETE SLAB INTERIOR FINISH: EXPOSED BRICK/BLOCK PLUMBING: FLOOR DRAINS OTHER FEATURES:
REMARKS/ADDITIONAL FEATURES:		
FLOURESCENT LIGHTING		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 16 CAR WASH-SELF SERVICE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 71.57	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF BAYS/SALES AREA FRAMING: RIGID STEEL JOIST/TRUSS REMARKS/ADDITIONAL FEATURES: FLUORESCENT LIGHTING ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: VINYL/CONCRETE SLAB INTERIOR FINISH: EXPOSED BRICK PLUMBING: 05-08 PLUMBING FIXTURES OTHER FEATURES: FLOOR DRAINS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 19 COLD STORAGE FACILITIES

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 64.99	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK/PRE-FAB PANELS LOAD BEARING WALLS PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS FRAMING: STEEL BAR JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING (CREATURE COMFORT ONLY)
		FLOOR COVER/FINISH: CONCRETE SLAB INTERIOR FINISH: EXPOSED BRICK/PANELS PLUMBING: 5-10 FIXTURES OTHER FEATURES: OVERHEAD/ROLLING DOORS METAL/STEEL

BASE PRICE FOR COMMERCIAL SCHEDULE MA 24 CONVENIENCE STORE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$113.88	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: MINIMAL FRAMING: WOOD JOIST FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL EXPOSED BRICK PLUMBING: 5 FIXTURES OTHER FEATURES: ALUM/PLATE GLASS STORE FRONT AVERAGE DISPLAY AREA GLASS DOORS
REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 25 CONVERTED DWELLING

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$ 88.83	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR FIREPLACES GARAGES/PORCHES/BASEMENT AREAS ADDITIONAL PLUMBING ADD FOR HEATING/COOLING SYSTEM FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET INTERIOR FINISH: DRYWALL/PANEL HEATING/COOLING: FORCED HOT AIR OR EQUAL PLUMBING: 8 PLUMBING FIXTURES

BASE PRICE FOR COMMERCIAL SCHEDULE MA 26 CLUB /CLUBHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 97.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/DINING AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR SPRINKLER SYSTEM ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 15-20 PLUMBING FIXTURES OTHER FEATURES: KITCHEN AREA/QUARRY TILE FLOOR DRAINS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 27 DAY CARE CENTER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$121.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE OFFICE/ CLASSROOMS/KITCHEN AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: CONCRETE SLAB/VINYL/CARPET INTERIOR FINISH: PAINTED BLOCK/DRYWALL PLUMBING: 10-15 FIXTURES OTHER FEATURES:

BASE PRICE FOR COMMERCIAL SCHEDULE MA 28 DEPARTMENT STORE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$105.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/STORAGE AREA FRAMING: WOOD JOIST FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL/PLASTER EXPOSED BRICK PLUMBING: 10-15 FIXTURES OTHER FEATURES: METAL/VITREOUS/GLASS STORE FRONT/DISPLAY
REMARKS/ADDITIONAL FEATURES		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 29 DISCOUNT STORE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 58.60	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/STORAGE AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL/PLASTER PAINTED BLOCK PLUMBING: 8-10 FIXTURES OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 30 DISTRIBUTION WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 53.77	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL LOAD BEARING WALLS PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS FRAMING: REINFORCED CONCRETE REMARKS/ADDITIONAL FEATURES: ADEQUATE LIGHTING ADD FOR HEATING/COOLING ADD FOR SPINKLER SYSTEM FLOOR COVER/FINISH: CONCRETE SLAB INTERIOR FINISH: EXPOSED CONCRETE/BLOCK PLUMBING: 05-10 FIXTURES OTHER FEATURES: OVERHEAD/ROLLING DOORS METAL/STEEL

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 32 DRIVE THRU BANK
(NO VAULT)**

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$396.71	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE AREAS FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 08-12 FIXTURES OTHER FEATURES: DRIVE UP WINDOWS, RECORD VAULT

BASE PRICE FOR COMMERCIAL SCHEDULE MA 36 FUNERAL HOME

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$109.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SALES/VIEWING CHAPEL FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING FLOOR COVER/FINISH: CARPET/VINYL OR RUBBER TILE INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 10-15 FIXTURES OTHER FEATURES: FLOOR DRAINING/QUARRY TILE/PREPARATION AREA

BASE PRICE FOR COMMERCIAL SCHEDULE MA 40 HANGAR

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 47.76	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: POURED CONCRETE SLAB EXTERIOR WALLS: RIGID STEEL FRAME PARTITIONS/COMMON WALLS: MINIMAL FRAMING: RIGID STEEL FRAME FLOOR COVER/FINISH: CONCRETE SLAB INTERIOR FINISH: NONE PLUMBING: 1-3 FIXTURES OTHER FEATURES: OVERHEAD DOORS
REMARKS/ADDITIONAL FEATURES		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 41 HEALTH CLUB

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$117.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: GOOD FLUORESCENT LIGHTING ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET INTERIOR FINISH: PAINTED BLOCK/EXPOSED BRICK PLUMBING: 03-10 FIXTURES OTHER FEATURES: OVERHEAD DOORS (ABUNDANT) DOCK BUMPERS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 43 HOTEL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 102.96	<p data-bbox="803 336 1104 409">STORY HEIGHT: FIRST FLOOR AREA</p> <p data-bbox="803 451 1209 556">FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</p> <p data-bbox="803 598 1169 661">EXTERIOR WALLS: FACE BRICK OR EQUAL</p> <p data-bbox="803 703 1313 808">PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE AREA/GUEST ROOMS</p> <p data-bbox="803 850 998 913">FRAMING: WOOD JOIST</p> <p data-bbox="803 955 1209 1060">FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET</p> <p data-bbox="803 1102 1226 1207">INTERIOR FINISH: DRYWALL/PANEL/PLASTER PAINTED BLOCK</p> <p data-bbox="803 1249 1185 1312">PLUMBING: 3-5 FIXTURES PER ROOM</p> <p data-bbox="803 1354 1266 1434">OTHER FEATURES: QUARRY TILE/KITCHEN AREA</p>
REMARKS/ADDITIONAL FEATURES		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM		

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 44 INDUSTRIAL/
MANUFACTURING**

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 49.96	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE/JUMBO BRICK PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS FRAMING: STEEL FRAME FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET INTERIOR FINISH: PAINTED BLOCK PLUMBING: 10-15 FIXTURES OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPERS
REMARKS/ADDITIONAL FEATURES		
ADD FOR ENCLOSURES AND MEZZANINES		
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 45 LABORATORY

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$176.48	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL LOAD BEARING WALLS PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS FRAMING: REINFORCED CONCRETE REMARKS/ADDITIONAL FEATURES ADD FOR ENCLOSURES AND MEZZANINES ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM ABUNDANT FLORESCENT LIGHTING ADD FOR CLEAN ROOMS
		FLOOR COVER/FINISH: CONCRETE SLAB INTERIOR FINISH: PAINTED BLOCK OR EQUAL PLUMBING: 10-15 FIXTURES OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPERS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 46 LAUNDROMAT

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 80.12	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE/JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: WOOD/VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL/UNFINISHED PLUMBING: 5-10 PLUMBING FIXTURES OTHER FEATURES:

BASE PRICE FOR COMMERCIAL SCHEDULE MA 49 LUMBER STORAGE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 22.85	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: POURED CONCRETE SLAB EXTERIOR WALLS: RIGID STEEL FRAME PARTITIONS/COMMON WALLS: MINIMAL FRAMING: RIGID STEEL FRAME FLOOR COVER/FINISH: CONCRETE SLAB
REMARKS/ADDITIONAL FEATURES:		INTERIOR FINISH: NONE PLUMBING: NONE OTHER FEATURES: OVERHEAD DOORS MINIMAL
ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 51 MEDICAL OFFICE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$165.13	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ABUNDANT FOR SEPARATION OF TREATMENT/EXAM ROOMS FRAMING: WOOD FRAME REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 15-25 FIXTURES OTHER FEATURES:

BASE PRICE FOR COMMERCIAL SCHEDULE MA 54 MINI WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$ 78.89	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF STORAGE UNITS FRAMING: RIGID STEEL FRAME REMARKS/ADDITIONAL FEATURES: ADD FOR ENCLOSURES/PLUMBING ADD FOR HEATING/COOLING ADD FOR SPINKLER SYSTEM FLOOR COVER/FINISH: CONCRETE SLAB INTERIOR FINISH: UNFINISHED PLUMBING: NONE OTHER FEATURES: OVERHEAD/PEDESTRIAN DOORS METAL/WOOD

BASE PRICE FOR COMMERCIAL SCHEDULE MA 56 MOTEL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$ 87.52	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE AREA/GUEST ROOMS FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 3-5 FIXTURES PER ROOM OTHER FEATURES: ALUMINIUM/GLASS WINDOW WALLS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 57 NEIGHBORHOOD SHOPS

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 95.72	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK/PAINTED BLOCK PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL STORES FRAMING: WOOD JOIST FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 10-15 FIXTURES OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT FLOURESCENT LIGHTING		
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 58 NURSING
RETIREMENT HOME**

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$181.50	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF HOUSING/TREATMENT/KITCHEN FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: GOOD FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 3-5 FIXTURES PER ROOM OTHER FEATURES: QUARRY TILE/KITCHEN AREA FLOOR DRAINS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 59 GENERAL OFFICE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$141.44	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 8-10 FIXTURES OTHER FEATURES: ALUMINIUM/GLASS WINDOW WALLS

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 60
OFFICE/WAREHOUSE/FLEX**

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$ 62.46	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FIRE BRICK OR EQUAL PARTITIONS/COMMON WALLS: MINIMAL FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 08-10 FIXTURES OTHER FEATURES:

BASE PRICE FOR COMMERCIAL SCHEDULE MA 61 PARKING GARAGE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 40.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: POURED CONCRETE COLUMNS PARTITIONS/COMMON WALLS: MINIMAL FRAMING: REINFORCED CONCRETE REMARKS/ADDITIONAL FEATURES: FLOOR COVER/FINISH: NONE INTERIOR FINISH: NONE PLUMBING: NONE OTHER FEATURES:

BASE PRICE FOR COMMERCIAL SCHEDULE MA 65 RADIO/TELEVISION STATION

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$129.29	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE/JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE BROADCAST/OFFICE AREAS FRAMING: STEEL BAR JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: CONCRETE SLAB/VINYL INTERIOR FINISH: PAINTED BLOCK/DRYWALL PLUMBING: 5-10 FIXTURES OTHER FEATURES: SOUNDPROOF INSULATION

BASE PRICE FOR COMMERCIAL SCHEDULE MA 66 REGIONAL SHOPPING

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 104.97	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK/PAINTED BLOCK PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL STORES FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ABUNDANT FLOURESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 15-20 FIXTURES OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 67 RESEARCH AND DEVELOPMENT

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 70.06	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE/JUMBO BRICK PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS FRAMING: STEEL BAR JOIST FLOOR COVER/FINISH: CONCRETE SLAB/VINYL INTERIOR FINISH: PAINTED BLOCK WALLS OR EQUAL PLUMBING: 10-15 FIXTURES OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPERS
REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR SPRINKLER SYSTEM ADD FOR HEATING/COOLING ADD FOR MAJOR LAB/OFFICE ENCLOSURES		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 68 RESTAURANT

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$122.51	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF KITCHEN/DINING AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 10-15 FIXTURES OTHER FEATURES: QUARRY TILE/KITCHEN AREA FLOOR DRAINS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 69 RETAIL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 80.34	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: MINIMAL FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: CARPET/VINYL INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 5 FIXTURES OTHER FEATURES: ALUM/PLATE GLASS FRONT AVERAGE DISPLAY AREA GLASS DOORS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 71 SERVICE GARAGE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 76.76	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: GOOD FLUORESCENT LIGHTING ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB INTERIOR FINISH: PAINTED BLOCK PLUMBING: 2-5 FIXTURES OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 73 SERVICE STATION

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$121.49	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: STEEL OR EQUAL PAINTED PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE/SERVICE AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: GOOD FLUORESCENT LIGHTING ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB QUARRY TILE OR EQUAL INTERIOR FINISH: PAINTED BLOCK PLUMBING: 5-8 FIXTURES OTHER FEATURES: OVERHEAD DOORS/HOSE BIBS/ DRAINS/SALES/OFFICE AREA/ PLATE GLASS WINDOWS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 75 SUPERMARKET

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 93.33	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 8-10 FIXTURES OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 76 SKATING RINK

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 86.34	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SALES/RINK AREA FRAMING: RIGID STEEL JOIST/TRUSS REMARKS/ADDITIONAL FEATURES: ABUNDANT LIGHTING ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 12-15 FIXTURES OTHER FEATURES: ALUM/GLASS ENTRANCE

BASE PRICE FOR COMMERCIAL SCHEDULE MA 78 THEATER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 101.13	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: RIGID STEEL JOIST/TRUSS REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM FINISHED CONCRETE SLAB INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 10-12 FIXTURES OTHER FEATURES: ELEVATED PROJECTION BOOTH/PLATE GLASS FRONT TICKET BOOTH

BASE PRICE FOR COMMERCIAL SCHEDULE MA 79 TRUCK TERMINAL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 42.14	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: OFFICE/LOUNGE AREA FRAMING: STEEL FRAME FLOOR COVER/FINISH: CONCRETE SLAB/VINYL INTERIOR FINISH: PAINTED BLOCK/EXPOSED BRICK PLUMBING: 03-10 FIXTURES OTHER FEATURES: OVERHEAD DOORS (ABUNDANT) DOCK BUMPERS
REMARKS/ADDITIONAL FEATURES:		
ADD FOR MAJOR ENCLOSURES		
ADD FOR SPRINKLER SYSTEM		
ADD FOR HEATING/COOLING		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 81 WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 46.25	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS FRAMING: STEEL FRAME REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM ADD FOR MAJOR ENCLOSURES AND MEZZANINES
		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB INTERIOR FINISH: PAINTED BLOCK PLUMBING: 0-5 FIXTURES OTHER FEATURES: OVERHEAD/ROLLING DOORS WOOD OR STEEL

Schedule of Values

Durham County 2019

MAIN AREA RATES PER SQUARE FOOT

MA CODE	OCCUPANCY	CONC/ST (C) (S)	MASON. (M)	R.S.F. (R)	WOOD (W)	HEIGHT ADJ
01	Apartment Garden	\$130.00	\$110.00	---	\$105.00	H1
02	Apartment High Rise	\$135.00	\$115.00	---	\$110.00	H1
03	Apartment Townhouse	---	\$98.70	---	\$94.00	H1
04	Armory	\$118.18	\$90.91	---	\$85.52	H2
05	Auditorium	\$167.21	\$120.42	\$109.00	\$114.62	H2
06	Auto Dealership	---	\$77.66	\$71.23	\$73.27	H2
07	Auto Parts Retail	\$224.46	\$180.76	---	\$170.43	H2
08	Auto Sales Office	---	\$80.34	---	\$75.75	H2
09	Bar	---	\$98.36	\$89.75	\$92.42	H2
10	Bank	\$204.09	\$164.65	\$146.93	\$154.84	H2
11	Bath House	---	\$98.79	\$88.78	\$93.46	H2
12	Beauty/Barber Shop	---	\$73.27	\$64.19	\$67.55	H1
13	Bowling Alley	\$99.58	\$76.60	\$66.75	\$71.30	H2
14	Cafeteria	\$140.19	---	\$113.66	\$105.96	H2
15	Car Wash	\$120.74	\$92.88	\$86.98	---	H1
16	Car Wash Self Service	\$93.04	\$71.57	\$65.38	\$66.86	H1
17	Church	\$171.75	\$130.82	\$115.32	\$125.32	H2
18	Classroom	\$153.00	\$119.00	\$108.00	\$114.00	H2
19	Cold Storage	---	\$64.99	\$59.88	\$60.69	H2
20	Community Building	\$148.56	\$117.90	\$106.95	\$112.47	H1
21	Community Shopping	\$132.58	\$101.99	\$91.00	\$95.83	H2
22	Convenience Store/Fast Food	\$170.56	\$131.04	\$116.42	\$121.32	H2
23	Downtown Row	\$115.00	\$100.00	---	\$95.00	H2
24	Convenience Store	\$116.07	\$113.88	\$102.63	\$107.04	H2
25	Converted Dwelling	---	\$88.83	---	\$84.60	H1
26	Club House	---	\$97.00	\$87.87	\$92.50	H2
27	Day Care Center	---	\$121.00	\$108.00	\$115.00	H1
28	Department Store	---	\$105.00	\$95.00	\$100.00	H2
29	Discount Store	\$73.25	\$58.60	\$51.66	\$54.41	H2
30	Distribution Warehouse	\$74.51	\$53.77	\$47.15	\$48.33	H2
31	Dormitory	\$139.00	\$110.00	\$97.50	\$104.00	H1
32	Drive-Thru Bank	\$388.27	\$396.71	\$274.47	\$286.39	H1
33	Drug Store	\$356.18	\$300.00	\$275.00	\$285.32	H2
34	Fast Food	\$213.87	\$164.31	\$145.98	\$152.13	H1
35	Fraternal	\$130.00	\$105.00	\$95.00	\$100.00	H2
36	Funeral Home	\$169.00	\$109.00	\$94.50	\$103.00	H2
37	Government Building	\$175.41	\$143.13	\$124.42	\$129.98	H2
38	Group Care Home	\$133.00	\$103.00	\$93.00	\$98.00	H2
39	Gymnasium	\$145.00	\$106.00	\$95.00	\$100.00	H2
40	Hanger	\$55.30	---	\$47.76	\$50.88	H2

Schedule of Values**Durham County 2019****MAIN AREA RATES PER SQUARE FOOT (Continued)**

MA CODE	OCCUPANCY	CONC/ST (C) (S)	MASON. (M)	R.S.F. (R)	WOOD (W)	HEIGHT ADJ
41	Health Club	\$152.00	\$117.00	\$104.00	\$112.00	H2
42	Hospital	\$275.10	\$210.55	\$145.26	\$200.53	H2
43	Hotel	\$117.36	\$102.96	---	\$96.62	H1
44	Industrial/Manufacturing	\$73.95	\$49.96	\$44.05	\$45.56	H2
45	Laboratory	\$222.42	\$176.48	\$166.86	\$170.65	H2
46	Laundromat	\$85.00	\$80.12	\$70.07	\$73.75	H2
47	Library	\$182.11	\$135.69	\$120.15	\$129.21	H2
48	Greenhouse	Glass= \$35.00		\$30.00	\$30.00	H1
49	Lumber Storage	---	\$23.55	\$22.85	\$23.55	H2
50	Data Center	\$172.14	\$132.88	\$125.55	\$127.33	H2
51	Medical Office	\$203.75	\$165.13	\$142.87	\$142.87	H2
52	Mini-Lube Garage	\$126.23	\$97.10	\$88.75	\$92.15	H1
53	Mortuary	\$169.00	\$109.00	\$94.50	\$103.00	H2
54	Mini-Warehouse	---	\$78.89	\$70.69	\$73.60	H2
55	Modular	---	\$52.00	\$48.00	\$50.00	H1
56	Motel	\$113.77	\$87.52	\$80.74	\$85.82	H1
57	Neighborhood Shopping	\$124.43	\$95.72	\$85.22	\$89.91	H2
58	Nursing/Retirement	\$204.08	\$181.50	\$165.45	\$173.55	H2
59	Office	\$151.18	\$141.44	\$122.85	\$134.40	H2
60	Office/Warehouse/Flex	\$81.20	\$62.46	\$55.96	\$57.60	H2
61	Parking Garage	\$40.00	---	\$37.40	---	H2
62	Police/Fire Station	\$186.78	\$122.72	\$96.92	\$113.15	H2
63	Post Office	\$141.89	\$116.64	\$108.73	\$109.57	H2
64	Mixed Use Retail	\$99.79	\$80.34	\$72.19	\$75.75	H2
65	Radio/TV	\$196.53	\$129.29	\$121.15	\$123.95	H2
66	Regional Shopping	\$154.29	\$104.97	\$94.61	\$98.08	H2
67	Research & Development	\$90.12	\$70.06	\$63.98	\$65.36	H2
68	Restaurant	\$153.62	\$122.51	\$108.01	\$113.66	H2
69	Retail Store	\$99.79	\$80.34	\$72.19	\$75.75	H2
70	School	\$173.00	\$138.00	\$126.00	\$133.00	H2
71	Service Garage	\$81.19	\$76.76	\$63.85	\$68.38	H2
72	Franchise Service Center	\$250.00	---	---	---	H2
73	Service Station	\$121.49	\$121.49	\$121.49	\$121.49	H2
74	Shipping Dock	\$38.85	\$38.85	\$36.54	\$36.54	H2
75	Supermarket	\$101.57	\$93.33	\$74.20	\$77.78	H2
76	Skating Rink	---	\$86.34	\$77.59	\$81.68	H2
78	Theater	\$110.00	\$101.13	\$91.85	\$95.93	H2
79	Truck Terminal	---	\$42.14	\$37.02	---	H2
80	Veterinary Clinic	\$196.62	\$135.18	\$118.97	\$129.44	H2
81	Warehouse	\$60.00	\$46.25	\$40.70	\$40.70	H2

STORY ADJUSTMENT FOR COMMERCIAL BUILDINGS

CSH	Upper Floor	90% of First Floor Price
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AREA PERIMETER RATIO PERCENTAGE

Code	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP
Perim	150	175	200	250	300	400	500	600	700	800	1000	1200	1400	1600	1800	2000
Sq. Ft																
1000	122	125	130	132	-	-	-	-	-	-	-	-	-	-	-	-
1500	111	115	119	123	126	-	-	-	-	-	-	-	-	-	-	-
2000	104	107	111	117	120	125	-	-	-	-	-	-	-	-	-	-
2500	100	103	105	110	115	120	124	-	-	-	-	-	-	-	-	-
3000	97	100	102	106	110	119	120	-	-	-	-	-	-	-	-	-
4000	94	96	98	100	104	110	117	119	-	-	-	-	-	-	-	-
5000	92	94	95	98	100	105	110	115	-	-	-	-	-	-	-	-
6000	91	92	93	95	98	102	106	110	110	-	-	-	-	-	-	-
8000	89	90	91	92	94	97	100	104	107	110	-	-	-	-	-	-
10000	-	-	90	91	93	95	97	100	103	105	110	110	-	-	-	-
12000	-	-	89	90	91	93	95	97	100	102	103	106	110	110	-	-
14000	-	-	-	-	90	92	94	96	98	100	103	106	110	110	-	-
16000	-	-	-	-	-	91	93	94	96	97	100	104	107	110	-	-
18000	-	-	-	-	-	90	92	93	95	96	99	102	104	107	110	-
20000	-	-	-	-	-	89	91	92	94	95	97	100	103	105	108	110
25000	-	-	-	-	-	88	90	91	92	93	95	97	99	101	103	105
30000	-	-	-	-	-	87	89	90	91	92	93	95	97	98	100	102
35000	-	-	-	-	-	86	88	89	90	91	92	93	95	96	98	99
40000	-	-	-	-	-	85	87	88	89	90	91	92	94	95	96	98
50000	-	-	-	-	-	-	86	87	88	89	90	91	92	93	94	95
75000	-	-	-	-	-	-	85	85	85	86	87	88	89	90	91	92
100000	-	-	-	-	-	-	-	-	-	85	85	86	87	88	89	90
199999	-	-	-	-	-	-	-	-	-	-	-	85	86	87	88	89
999999	-	-	-	-	-	-	-	-	-	-	-	-	85	85	85	85

WALL HEIGHT ADJUSTMENTS

Code	Height	Adjust.
H1	ALL	100%
H2	8	94%
H2	9	96%
H2	10	100%
H2	11	100%
H2	12	100%
H2	13	100%
H2	14	100%
H2	15	102%
H2	16	104%
H2	17	106%
H2	18	108%
H2	19	110%
H2	20	112%
H2	21	114%
H2	22	116%
H2	23	118%
H2	24	120%
H2	25	122%
H2	26	124%

Code	Height	Adjust.
H2	27	126%
H2	28	128%
H2	29	130%
H2	30	132%
H2	31	134%
H2	32	136%
H2	33	138%
H2	34	140%
H2	35	142%
H2	36	144%
H2	37	146%
H2	38	148%
H2	39	150%
H2	40	152%
H2	41	154%
H2	42	156%
H2	43	158%
H2	44	160%
H2	45	162%
H2	46-OVER	164%

HS- Heating/Air Conditioning		
Code	Type	Rate
10	No Heat	----
11	Unit (Wall)	\$1.50
12	Elect Base	\$3.00
13	Hot Air	\$3.30
14	Unit Heat	\$1.50
15	Heat & A/C	\$5.75
16	Heat Pump	\$6.00
17	Duct Cooling	\$5.50
18	Ind. Unit	\$1.75
19	Ind. Heat	\$2.00
20	Ind. Heat/AC	\$5.50

SP- Sprinkler System		
Code	Type	Rate
01	Wet	\$3.00
02	Dry	\$4.00

EL-Elevator/Escalator		
Code	Type	Rate
50	Electric Freight	\$129,000
50S	Extra Stops	\$8,000
51	Electric Passng	\$124,000
52	Hydraulic Freight	\$53,000
53	Hydraulic Passng	\$60,000
54	Escalator	\$100,000

COMMERCIAL BASEMENT RATES

Code	Type	CF- Finished	CU-Unfinished
01	Apartment	\$64.50	\$47.25
02	Retail	\$59.80	\$32.63
03	Office	\$76.82	\$33.46
04	Warehouse	\$64.18	\$30.80
05	Manufacturing	\$64.18	\$30.80
06	Fast Food	\$76.82	\$33.46
07	Storage	\$64.18	\$30.80
08	Government	\$90.83	\$44.85
09	Classroom	\$83.00	\$32.25
10	Restaurant	\$70.45	\$33.86
11	Hotel/Motel	\$66.00	\$22.75
12	Parking	---	\$38.64

COMMERCIAL MAIN BUILDING ATTACHMENT CODES

Code	Description	Rate	Size Adj
40	Mezzanine Finished	\$30.79	A1
40O	Mezzanine Office	\$47.06	A1
40U	Mezzanine Unfinished	\$20.89	A1
41	Canopy	\$31.25	A5
42	Balcony	\$21.00	A5
43C	Loading Dock Covered	\$30.76	A1
43U	Loading Dock Uncovered	\$18.61	A1
44	Clean Room .05 Microns +	\$110.75	A5
45	Clean Room .03 - .05 Microns	\$225.00	A5
46	Clean Room .03 Microns Less	\$380.00	A5
47	Greenhouse	\$9.92	A1
50	Electric Freight	\$129,000	N/A
50S	Elevator Stops	\$8,000	N/A
51	Electric Passenger	\$124,000	N/A
52	Hydraulic Freight	\$53,000	N/A
53	Hydraulic Passenger	\$60,000	N/A
54	Escalator	\$100,000	N/A
55	Deck	\$21.00	A5
56	Storage	\$32.00	A5
57	Ramp	\$40.20	A5
58	Truck Well	\$40.20	A5
59	Fireplace	\$4,500	N/A

ATTACHMENT CODE SIZE ADJUSTMENT

A1	
AREA	ADJ
001-150	110
151-200	108
201-250	106
251-300	104
301-350	102
351-600	100
601-650	98
651-700	96
701-750	94
751-800	92
801-UP	90

A2	
AREA	ADJ
001-050	110
051-100	105
101-150	102
151-400	100
401-550	98
551-700	96
701-850	94
851-1000	92
1001-UP	90

A3	
AREA	ADJ
001-150	100
151-200	105
201-250	102
251-400	100
401-600	98
601-700	96
701-800	94
801-900	92
901-UP	90

A4	
AREA	ADJ
001-040	100
041-080	98
081-150	96
151-300	94
301-UP	90

A5	
AREA	ADJ
001-020	110
021-040	106
041-060	104
061-080	102
081-200	100
201-300	98
301-400	96
401-500	94
501-UP	90

A6	
AREA	ADJ
001-020	110
021-040	106
041-060	104
061-080	102
081-200	100
201-300	98
301-400	96
401-500	94
501-UP	90

COMMERCIAL OUTBUILDINGS AND YARD ITEMS

Code	Description	Rate	Size Adj	Deprec
30	Canopy	\$25.00	A1	C20
31A	Canopy Gas Station Average	\$40.00	A1	C20
31E	Canopy Gas Station Economy	\$25.00	A1	C20
31G	Canopy Gas Station Good	\$50.00	A1	C20
32	Fence, Chain	\$3.00	N/A	C10
33	Fence, Stockade	\$3.50	N/A	C10
34	Fence, Wrought Iron	\$4.00	N/A	C10
35A	Golf Course Average	\$100,000	N/A	C10
35E	Golf Course Excellent	\$200,000	N/A	C10
35F	Golf Course Fair	\$75,000	N/A	C10
35G	Golf Course Good	\$125,000	N/A	C10
35V	Golf Course Very Good	\$150,000	N/A	C10
36A	Greenhouse Average	\$30.00	A1	C35
36E	Greenhouse Economy	\$25.00	A1	C35
36G	Greenhouse Good	\$38.00	A1	C35
37	Asphalt Paving	\$3.30	N/A	C10
38	Concrete Paving	\$4.00	N/A	C15
39A	Mobile Home Park Average	\$10,000	N/A	C40
39E	Mobile Home Park Economy	\$5,000	N/A	C40
39G	Mobile Home Park Good	\$15,000	N/A	C40
40	Lumber Shed	\$18.00	A1	C25
41	Tennis Court	\$4.75	A1	C25
42	Guard House	\$150.00	A1	C25
43	Skyway/Foot Bridge	\$350.00	A1	C50
44	Parking Lot Light	\$1,500	N/A	C20

OUTBUILDINGS AND YARD ITEMS CODE SIZE ADJUSTMENT

A1	
AREA	ADJ
001-150	110
151-200	108
201-250	106
251-300	104
301-350	102
351-600	100
601-650	98
651-700	96
701-750	94
751-800	92
801-UP	90

A2	
AREA	ADJ
001-050	110
051-100	105
101-150	102
151-400	100
401-550	98
551-700	96
701-850	94
851-1000	92
1001-UP	90

A3	
AREA	ADJ
001-150	100
151-200	105
201-250	102
251-400	100
401-600	98
601-700	96
701-800	94
801-900	92
901-UP	90

A4	
AREA	ADJ
001-040	100
041-080	98
081-150	96
151-300	94
301-UP	90

A5	
AREA	ADJ
001-020	110
021-040	106
041-060	104
061-080	102
081-200	100
201-300	98
301-400	96
401-500	94
501-UP	90

A6	
AREA	ADJ
001-020	110
021-040	106
041-060	104
061-080	102
081-200	100
201-300	98
301-400	96
401-500	94
501-UP	90