

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 GRADES			
Quality Grade	Percent	Quality Grade	Percent
AAA+-	300%	C+10	110%
AA+	250%	C+05	105%
AA+-	225%	C+-	100%
AA-	200%	C-05 or C-10	95%
A+40 or A+50	185%	D+05 or D+10	90%
A+20 or A+30	175%	D+-	85%
A+10 or A+15	165%	D-05 or D-10	75%
A+- or A+05	155%	E+05 or E+10	65%
A-05 or A-10	145%	E+-	55%
B+10	135%	E-10 or E-20	45%
B+- or B+05	125%	E-30 thru E-50	40%
B-05 or B-10	120%		

GENERAL APPLICATION

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

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

The general pricing procedure is as follows:

1. Determine the 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 (**STA**) 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 **PQ** 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, 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.

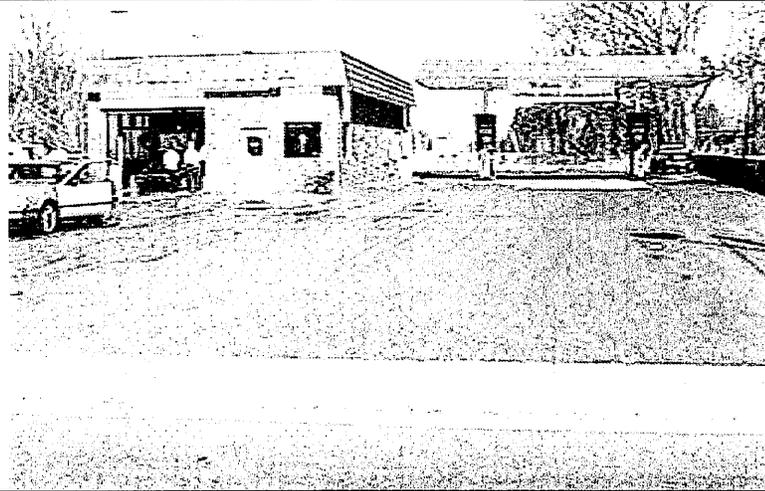


**MA 05
AUTO
DEALERSHIP**

**MA 06
BANK**

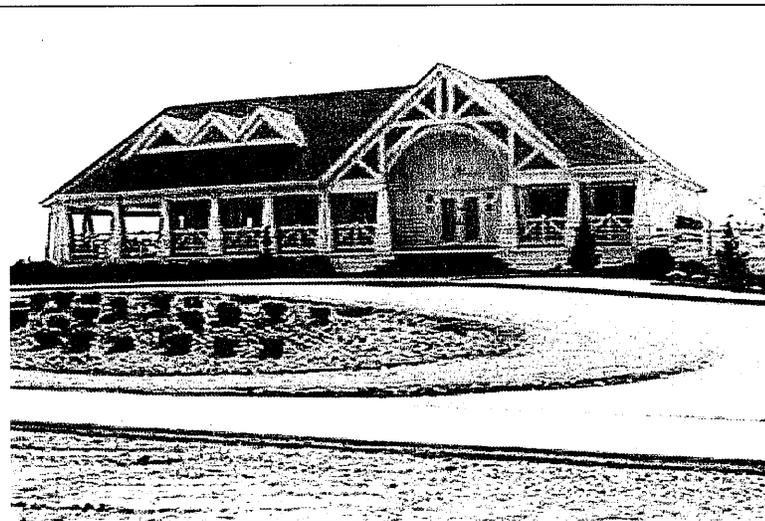


**MA 07
BEAUTY
BARBER
SHOP**



**MA 09
CAR WASH
(AUTO.)**

**MA 13
CONVERS.**



**MA 14
COUNTRY
CLUB**

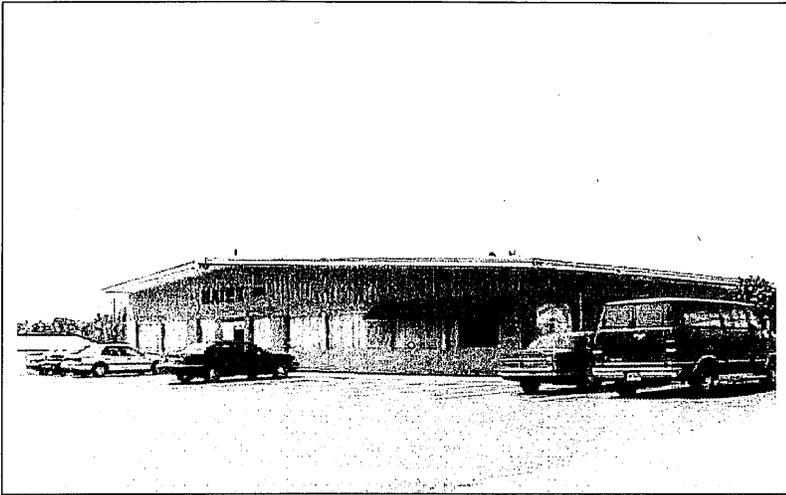


**MA 15
DEPART. STORE**

**MA 16
DISCOUNT
STORE**

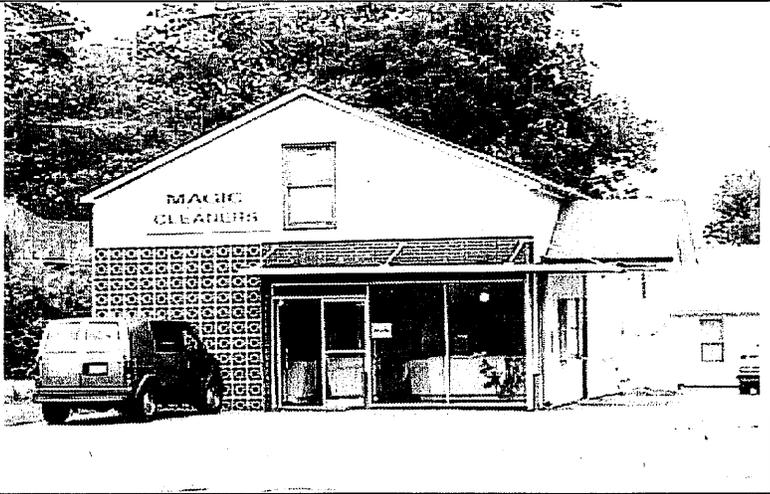


**MA 25
MANUFACT.**

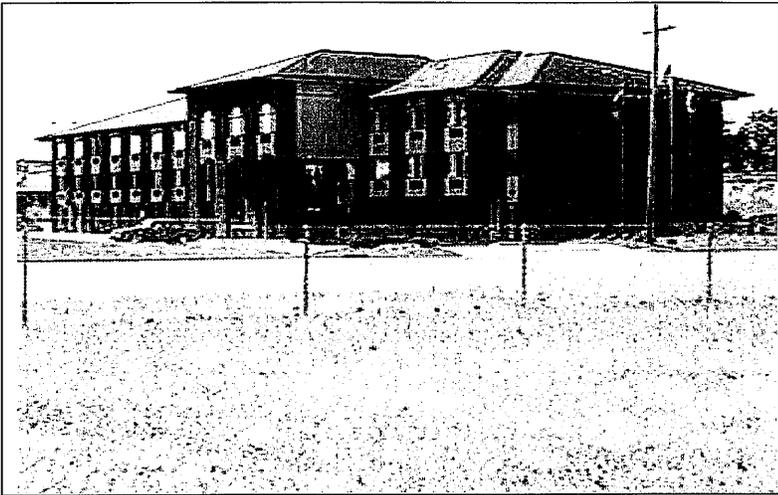


**MA 25
MANUFACT.**

**MA 27
LAUNDRY/
CLEANERS**

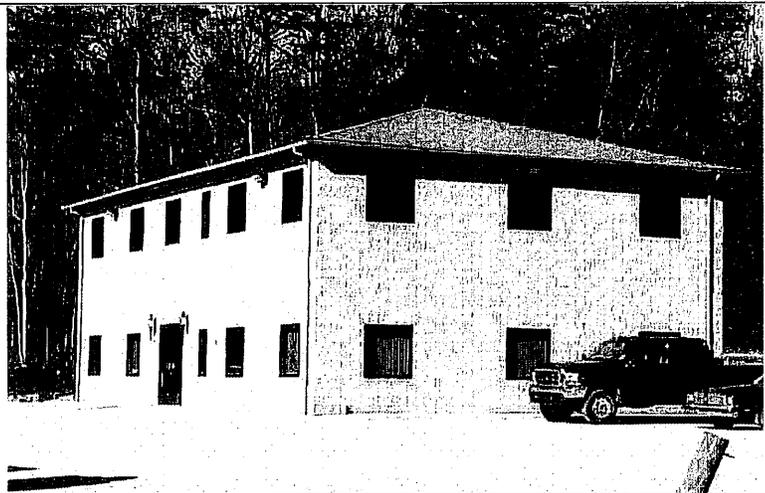


**MA 42
NURSING/
RETIREMENT
HOME**

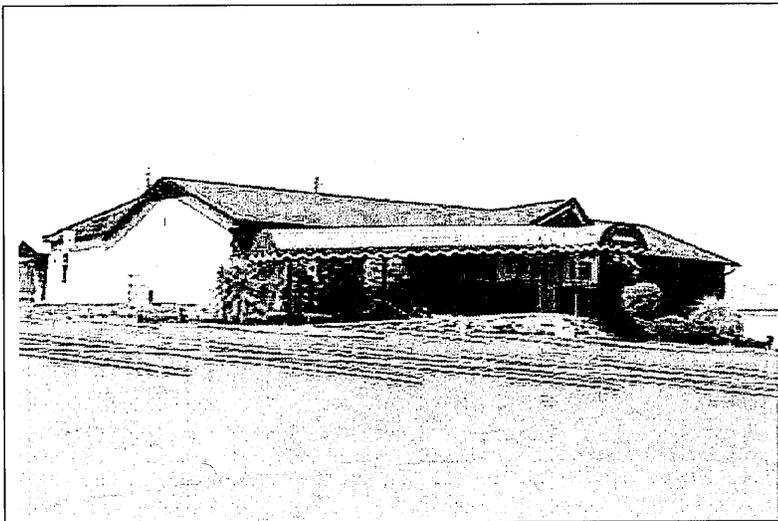


**MA 31
MOTEL**

**MA 32
OFFICE**



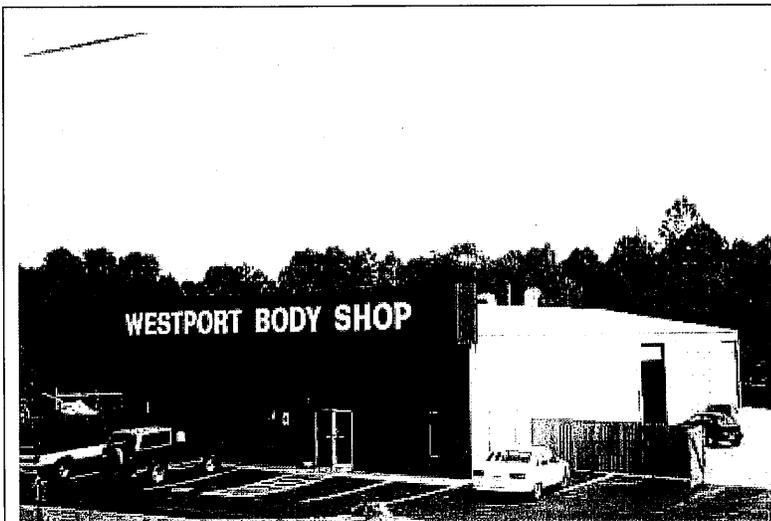
**MA 33
RESTAU-
RANT**



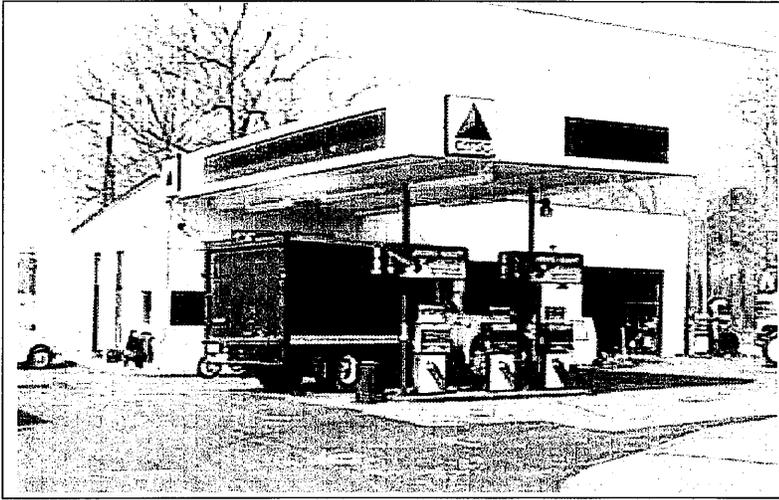


**MA 34
RETAIL**

**MA 34
RETAIL**



**MA 35
SERVICE
GARAGE**



**MA 36
SERVICE
STATION**

**MA 38
SUPER-
MARKET**



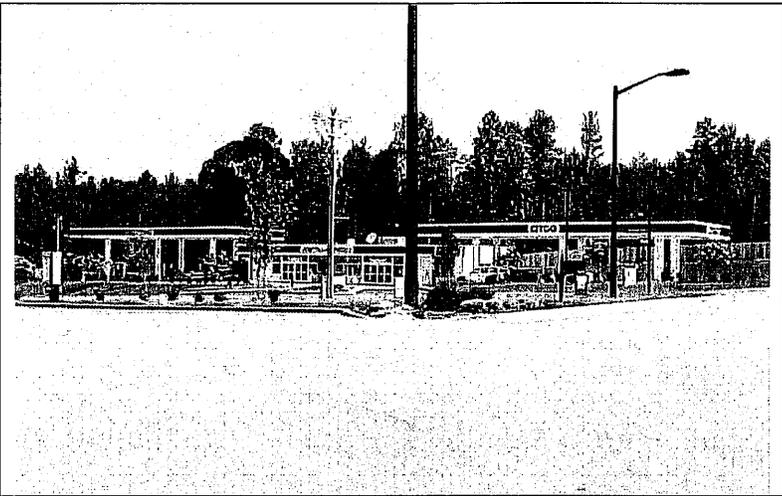
**MA 39
THEATRE**





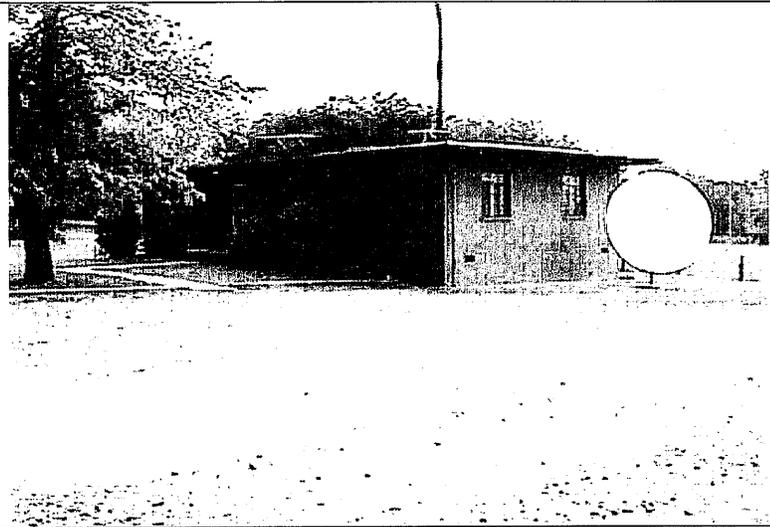
**MA 40
WAREHOUSE**

**MA 41
CONVEN.
STORE**



**MA 43
BOWLING
ALLEY**

**MA 44
FUNERAL
HOME**

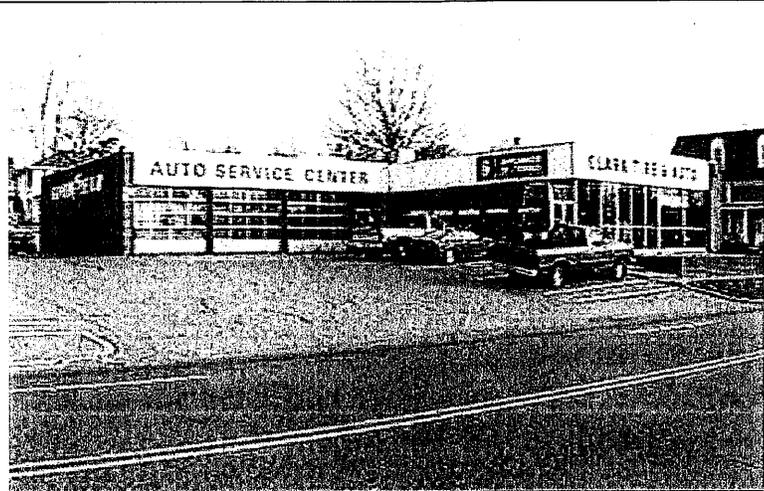


**MA 45
RADIO/TV
STATION**

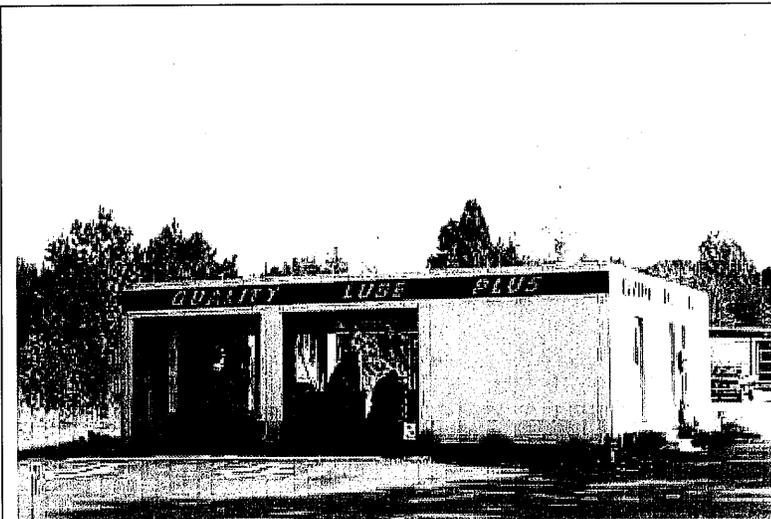


**MA 46
MEDICAL
OFFICE**

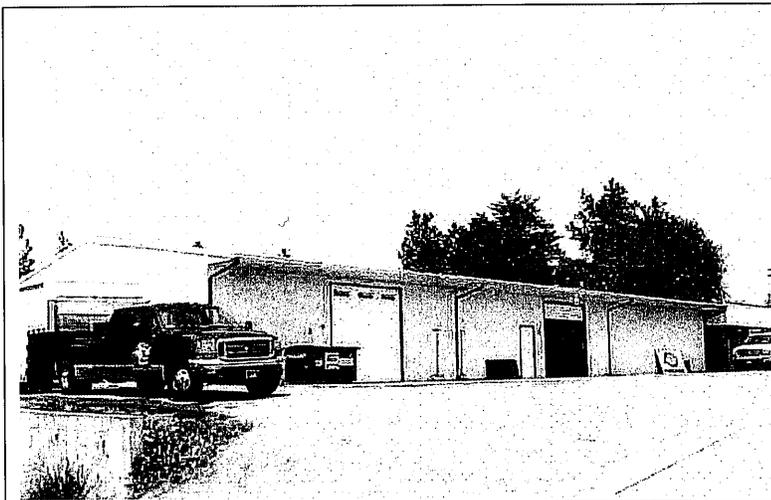
**MA 54
AUTO
CENTER**



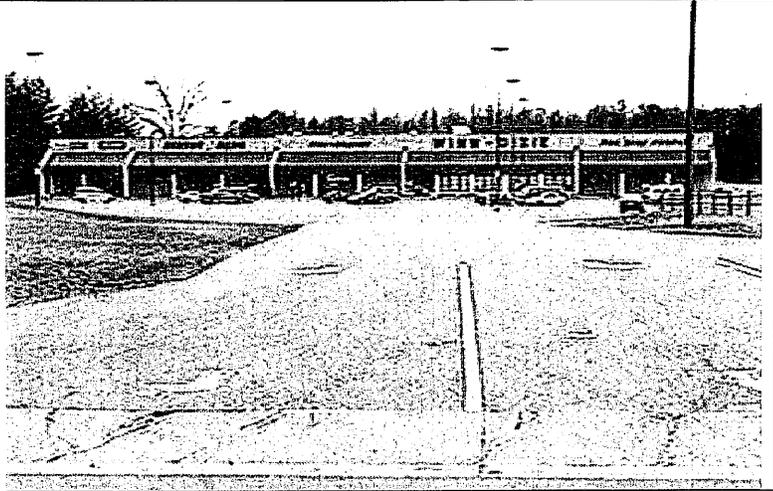
**MA 55
MINI-
LUBE**



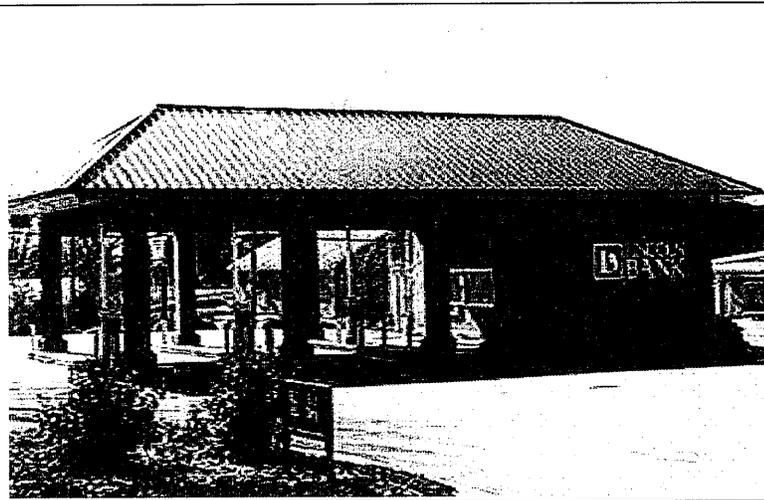
**MA 57
SERVICE
SHOP**



**MA 58
NEIGHBOR-
HOOD
SHOPS**



**MA 61
SKATING
RINK**

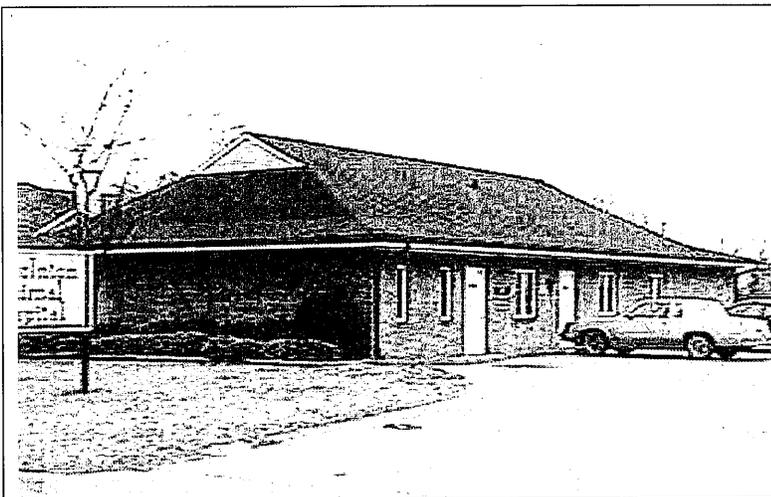


**MA 64
DRIVE-THRU
BANK**

**MA 67
CARWASH
SELF-SERV**



**MA 69
DAY CARE**



**MA 71
VET.
CLINIC**

BASE PRICE FOR COMMERCIAL SCHEDULE MA 05 AUTO DEALERSHIP

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 43.75	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SHOWROOM/OFFICE/STORAGE
		FRAMING: WOOD JOIST/STEEL TRUSS
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET FINISHED CONCRETE SLAB
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL
ADD FOR HEATING/COOLING ADD FOR SHOWROOM		PLUMBING: 10-12 PLUMBING FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 06 BANK

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 82.50	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 OFFICE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR HEATING/COOLING		INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL
ADD FOR SPRINKLER SYSTEM		PLUMBING: 08-12 FIXTURES
ADD FOR ELEVATORS		OTHER FEATURES: DRIVE UP WINDOWS, RECORD VAULT, MONEY VALULT

BASE PRICE FOR COMMERCIAL SCHEDULE MA 07 BEAUTY/BARBER SHOP

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 44.75	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:		FLOOR COVER/FINISH: WOOD/VINYL/CARPET
ADD FOR HEATING/COOLING		INTERIOR FINISH: DRYWALL/PANEL
		PLUMBING: 5-10 PLUMBING FIXTURES
		OTHER FEATURES:

BASE PRICE FOR COMMERCIAL SCHEDULE MA 09 AUTOMATIC CAR WASH

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 27.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: JUMBO BRICK
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF BAYS/SALES AREA
		FRAMING: RIGID STEEL JOIST/TRUSS
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CONCRETE SLAB
FLUORESCENT LIGHTING		INTERIOR FINISH: EXPOSED BRICK
ADD FOR HEATING/COOLING		PLUMBING: 05-08 PLUMBING FIXTURES
		OTHER FEATURES: FLOOR DRAINS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 13 CONVERSION

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$ 90.05	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING EXTERIOR WALLS: VINYL SIDING 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 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 14 COUNTRY CLUB
/CLUBHOUSE**

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 43.35	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/DINING/LOCKER ROOMS/ AND SUPPORT AREAS FRAMING: WOOD JOIST FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 15-20 PLUMBING FIXTURES OTHER FEATURES: KITCHEN AREA/QUARRY TILE FLOOR DRAINS
REMARKS/ADDITIONAL FEATURES:		
ADD FOR SPRINKLER SYSTEM		
ADD FOR HEATING/COOLING		
ADD FOR ELEVATORS		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 15 DEPARTMENT STORE

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

BASE PRICE FOR COMMERCIAL SCHEDULE MA 16 DISCOUNT STORE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$53.25	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		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL/PLASTER PAINTED BLOCK
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM		PLUMBING: 8-10 FIXTURES
		OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 22 HANGAR

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$25.25	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: POURED CONCRETE SLAB
		EXTERIOR WALLS: RIGID STEEL FRAME
		PARTITIONS/COMMON WALLS: MINIMAL
		FRAMING: RIGID STEEL FRAME
REMARKS/ADDITIONAL FEATURES		FLOOR COVER/FINISH: CONCRETE SLAB
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: NONE
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM		PLUMBING: 1-3 FIXTURES
		OTHER FEATURES: OVERHEAD DOORS SLIDING HANGER DOORS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 24 HOTEL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$51.50	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 SERVICE AREA/GUEST ROOMS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL/PLASTER PAINTED BLOCK
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM ADD FOR ELEVATORS		PLUMBING: 3-5 FIXTURES PER ROOM
		OTHER FEATURES: QUARRY TILE/KITCHEN AREA

BASE PRICE FOR COMMERCIAL SCHEDULE MA 25 MANUFACTURING

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$23.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE/JUMBO BRICK
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: STEEL FRAME
REMARKS/ADDITIONAL FEATURES		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET
ADD FOR ENCLOSURES AND MEZZANINES		INTERIOR FINISH: PAINTED BLOCK
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM ADD FOR PASSENGER OR FREIGHT ELEVATORS		PLUMBING: 10-15 FIXTURES
		OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPERS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 26 LABORATORY

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$70.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: TILT-UP PANEL LOAD BEARING WALLS
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: REINFORCED CONCRETE
REMARKS/ADDITIONAL FEATURES		FLOOR COVER/FINISH: CONCRETE SLAB
ADD FOR ENCLOSURES AND MEZZANINES		INTERIOR FINISH: PAINTED BLOCK OR EQUAL
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPERS
ABUNDANT FLORESCENT LIGHTING		
ADD FOR ELEVATORS		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 27 LAUNDRY/CLEANERS

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 42.25	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE/JUMBO BRICK
		PARTITIONS/COMMON WALLS: ADEQUATE
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: WOOD/VINYL/CARPET
ADD FOR HEATING/COOLING		INTERIOR FINISH: DRYWALL/PANEL/UNFINISHED
		PLUMBING: 5-10 PLUMBING FIXTURES
		OTHER FEATURES:

BASE PRICE FOR COMMERCIAL SCHEDULE MA 28 LIBRARY

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$70.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: FRAMING: WOOD JOIST FLOOR COVER/FINISH: CARPRT/TILE INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 3-5 FIXTURES PER ROOM OTHER FEATURES:
REMARKS/ADDITIONAL FEATURES:		
GOOD FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM ADD FOR ELEVATORS		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 29 SUPPORT AREA/LOFT

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 30.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE/JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM ADD FOR ELEVATORS FLOOR COVER/FINISH: WOOD/VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL/UNFINISHED PLUMBING: 3-5 PLUMBING FIXTURES OTHER FEATURES:

BASE PRICE FOR COMMERCIAL SCHEDULE MA 31 MOTEL

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

BASE PRICE FOR COMMERCIAL SCHEDULE MA 32 GENERAL OFFICE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$50.95	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 FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 8-10 FIXTURES OTHER FEATURES: ALUMINIUM/GLASS WINDOW WALLS
REMARKS/ADDITIONAL FEATURES:		
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM ADD FOR ELEVATORS		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 33 RESTAURANT

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$55.00	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 KITCHEN/DINING AREA
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM ADD FOR ELEVATORS		PLUMBING: 10-15 FIXTURES
		OTHER FEATURES: QUARRY TILE/KITCHEN AREA FLOOR DRAINS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 34 GENERAL RETAIL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$42.50	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: MINIMAL
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: CARPET/VINYL
ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM ADD FOR ELEVATORS		INTERIOR FINISH: DRYWALL/PANEL
		PLUMBING: 5 FIXTURES
		OTHER FEATURES: ALUM/PLATE GLASS FRONT AVERAGE DISPLAY AREA GLASS DOORS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 35 SERVICE GARAGE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$28.50	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: WOOD JOIST FLOOR COVER/FINISH: FINISHED CONCRETE SLAB INTERIOR FINISH: PAINTED BLOCK PLUMBING: 2-5 FIXTURES OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS
REMARKS/ADDITIONAL FEATURES:		
GOOD FLUORESCENT LIGHTING ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 36 SERVICE STATION

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$50.75	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 FLOOR COVER/FINISH: FINISHED CONCRETE SLAB QUARRY TILE OR EQUAL INTERIOR FINISH: PAINTED BLOCK PLUMBING: 5-8 FIXTURES OTHER FEATURES: OVERHEAD DOORS/HOSE BIBS/ DRAINS/SALES/OFFICE AREA/ PLATE GLASS WINDOWS
REMARKS/ADDITIONAL FEATURES:		
GOOD FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 38 SUPERMARKET

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$43.45	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: WOOD JOIST FLOOR COVER/FINISH: FINISHED CONCRETE SLAB INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 8-10 FIXTURES OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 39 THEATER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$59.50	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA
		FRAMING: RIGID STEEL JOIST/TRUSS
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM FINISHED CONCRETE SLAB
ADD FOR HEATING/COOLING		INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK
ADD FOR SPRINKLER SYSTEM		PLUMBING: 10-12 FIXTURES
		OTHER FEATURES: ELEVATED PROJECTION BOOTHS/PLATE GLASS FRONT TICKET BOOTH

BASE PRICE FOR COMMERCIAL SCHEDULE MA 40 WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$21.50	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: STEEL FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
ADD FOR HEATING/COOLING		INTERIOR FINISH: PAINTED BLOCK
ADD FOR SPRINKLER SYSTEM		
ADD FOR MAJOR ENCLOSURES AND MEZZANINES		PLUMBING: 0-5 FIXTURES
ADD FOR FREIGHT ELEVATORS		OTHER FEATURES: OVERHEAD/ROLLING DOORS WOOD OR STEEL

BASE PRICE FOR COMMERCIAL SCHEDULE MA 41 CONVENIENCE STORE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$65.00	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 42/49
NURSING/CONVALESCENT HOME**

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$82.50	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: WOOD JOIST/RIGID STEEL JOIST/TRUSS FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: ADEQUATE FIXTURES OTHER FEATURES: QUARRRY TILE/KITCHEN FLOOR DRAINS
REMARKS/ADDITIONAL FEATURES:		
GOOD FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 43 BOWLING ALLEY

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$43.65	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA
		FRAMING: RIGID STEEL JOIST/TRUSS
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM FINISHED CONCRETE SLAB
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: ALUM/GLASS ENTRANCE

BASE PRICE FOR COMMERCIAL SCHEDULE MA 44 FUNERAL HOME

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$52.00	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 ADD FOR LIFTS & ELEVATORS
		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 45 RADIO/TELEVISION STATION

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$56.95	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE/JUMBO BRICK
		PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE BROADCAST/OFFICE AREAS
		FRAMING: STEEL BAR JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: CONCRETE SLAB/VINYL
ADD FOR HEATING/COOLING		INTERIOR FINISH: PAINTED BLOCK/DRYWALL
ADD FOR SPRINKLER SYSTEM		PLUMBING: 5-10 FIXTURES
		OTHER FEATURES: SOUNDPROOF INSULATION

BASE PRICE FOR COMMERCIAL SCHEDULE MA 46 MEDICAL OFFICE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$70.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ABUNDANT FOR SEPARATION OF TREATMENT/EXAM ROOMS
		FRAMING: WOOD FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR HEATING/COOLING		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR SPRINKLER SYSTEM		PLUMBING: 15-25 FIXTURES
ADD FOR ELEVATORS		OTHER FEATURES:

BASE PRICE FOR COMMERCIAL SCHEDULE MA 48 RESEARCH AND DEVELOPMENT

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$70.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE/JUMBO BRICK
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: STEEL BAR JOIST
REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING		FLOOR COVER/FINISH: CONCRETE SLAB/VINYL
ADD FOR SPRINKLER SYSTEM		INTERIOR FINISH: PAINTED BLOCK WALLS OR EQUAL
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
ADD FOR MAJOR LAB/OFFICE ENCLOSURES		OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPERS
ADD FOR ELEVATORS		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 50 HEAVY INDUSTRIAL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$56.25	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: METAL PANELS BLOCK ALUMINUM CONCRETE PANEL
		PARTITIONS/COMMON WALLS: PARTITIONS OFFICE AREAS-SOME HEAVY ASSEMBLY
		FRAMING: STEEL FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: HEAVY SLAB
ADD FOR MAJOR ENCLOSURES AND MEZZANINES		INTERIOR FINISH: PAINTED BLOCK/EXPOSED BRICK
ADD FOR SPRINKLER SYSTEM		PLUMBING: 10-15 FIXTURES
ADD FOR HEATING/COOLING		OTHER FEATURES: OVERHEAD DOORS /DOCK BUMPERS
ADD FOR PASSENGER OR FREIGHT ELEVATORS		

BASE PRICE FOR COMMERCIAL SCHEDULE MA 53 HEALTH CLUB

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$44.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET
GOOD FLUORESCENT LIGHTING		INTERIOR FINISH: PAINTED BLOCK/EXPOSED BRICK
ADD FOR HEATING/COOLING		PLUMBING: 03-10 FIXTURES
		OTHER FEATURES: OVERHEAD DOORS (ABUNDANT) DOCK BUMPERS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 54 AUTOMOTIVE CENTER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$28.50	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK/JUMBO BRICK
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/SERVICE AREA
		FRAMING: WOOD FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: CONCRETE SLAB/VINYL
ADD FOR SPRINKLER SYSTEM		INTERIOR FINISH: PAINTED BLOCK WALLS
ADD FOR HEATING/COOLING		PLUMBING: 05-10 FIXTURES
		OTHER FEATURES: OVERHEAD DOORS/HOSE BIBS FLOOR DRAINS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 57 SERVICE SHOP

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$23.75	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK
		PARTITIONS/COMMON WALLS: MINIMAL
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
ADD FOR ENCLOSURES		INTERIOR FINISH: PAINTED BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 02-05 FIXTURES
		OTHER FEATURES: OVERHEAD DOORS

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 58/60 NEIGHBORHOOD
AND COMMUNITY SHOPS**

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$48.40	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK/PAINTED BLOCK
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL STORES
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
ABUNDANT FLOURESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 59 REGIONAL SHOPPING

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$53.75	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK/PAINTED BLOCK
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL STORES
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET
ABUNDANT FLOURESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 15-20 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS

BASE PRICE FOR COMMERCIAL SCHEDULE MA 61 SKATING RINK

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$43.10	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SALES/RINK AREA FRAMING: RIGID STEEL JOIST/TRUSS REMARKS/ADDITIONAL FEATURES: ABUNDANT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM 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 62 DISTRIBUTION WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$25.30	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: TILT-UP PANELS LOAD BEARING WALLS
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: REINFORCED CONCRETE
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: CONCRETE SLAB
ADEQUATE LIGHTING		INTERIOR FINISH: EXPOSED CONCRETE/BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 05-10 FIXTURES
ADD FOR SPINKLER SYSTEM		OTHER FEATURES: OVERHEAD/ROLLING DOORS
ADD FOR ELEVATORS		METAL/STEEL

BASE PRICE FOR COMMERCIAL SCHEDULE MA 63 MINI WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$19.25	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: POURED CONCRETE SLAB
		EXTERIOR WALLS: METAL/ALUMINUM
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF STORAGE UNITS
		FRAMING: RIGID STEEL FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: CONCRETE SLAB
ADD FOR ENCLOSURES/PLUMBING		INTERIOR FINISH: UNFINISHED
ADD FOR HEATING/COOLING		PLUMBING: NONE
ADD FOR SPINKLER SYSTEM		OTHER FEATURES: OVERHEAD/PEDESTRIAN DOORS METAL/WOOD