

EXEMPT/INSTITUTIONAL BUILDINGS

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

BASE SPECIFICATIONS

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

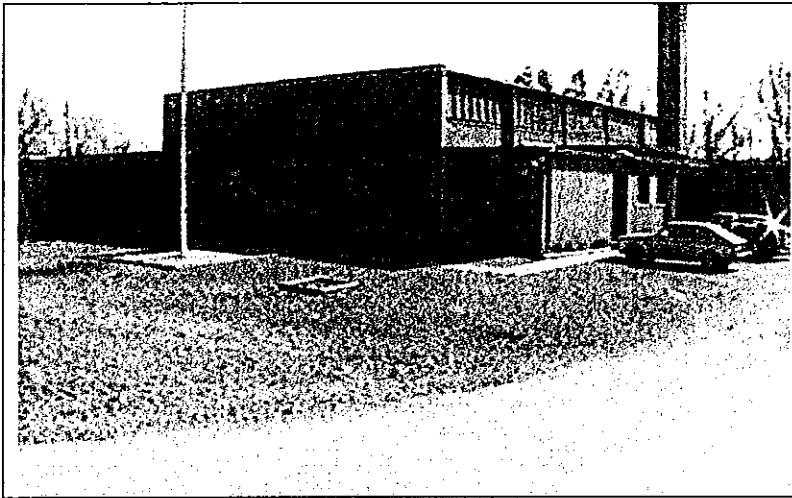
SCHEDULE APPLICATION

Select the structure type which is most representative of the subject building. Establish the Quality Grade of the building, which is contingent upon the exterior wall material of the structure type. Determine the total square feet of floor area and multiply the cost per square foot by the total area to establish the replacement cost.

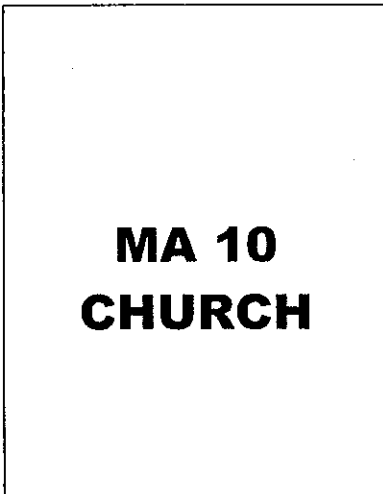
Note: separate prices are provided for finished or unfinished basements.

PERCENT (%) GOOD GUIDELINES

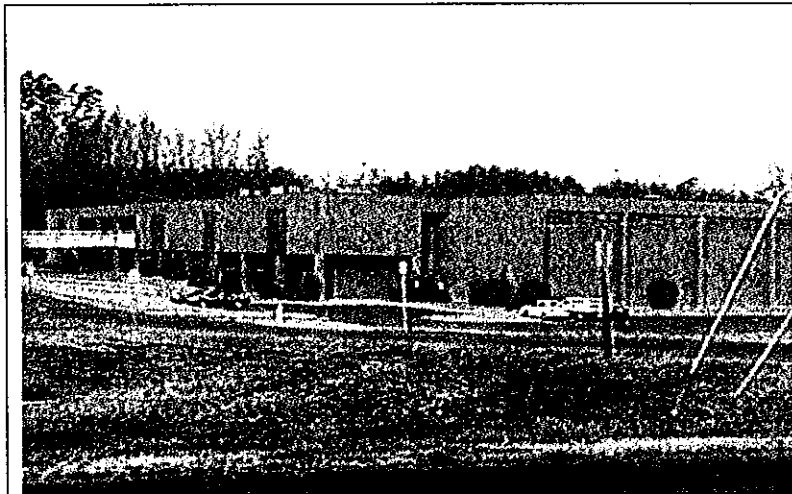
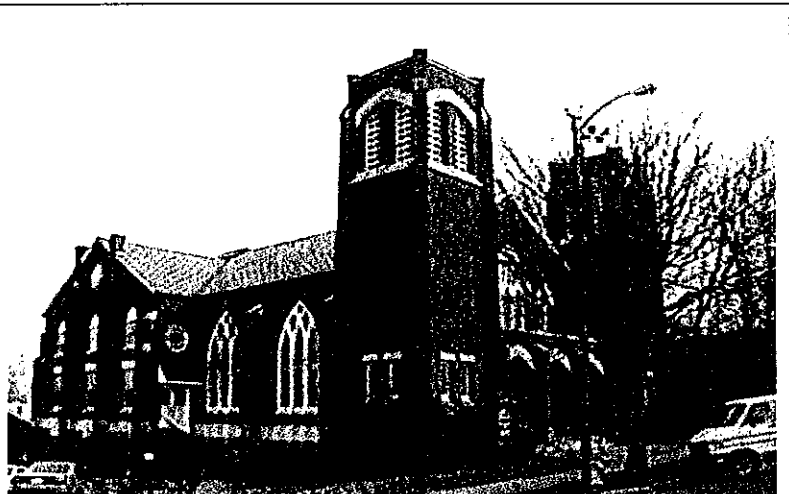
Physical deterioration of institutional buildings should be based on the effective age and condition. Structures of this type normally have an expected life which is longer than other types of similar structures. Actual age and life expectancy can be extended through continued maintenance and renovation.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



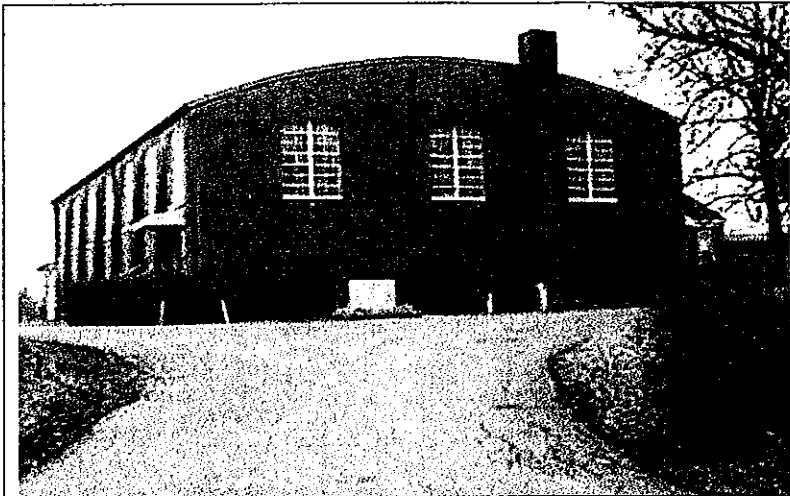
**MA 03
ARMORY**



**MA 10
CHURCH**



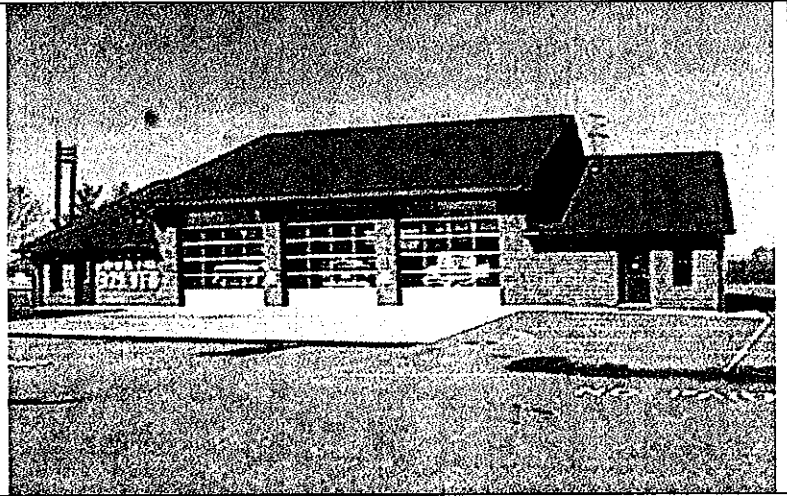
**MA 11
CLASSROOM**



**MA 19
GYMNASIUM**



**MA 20
FIRE/POLICE
STATION**



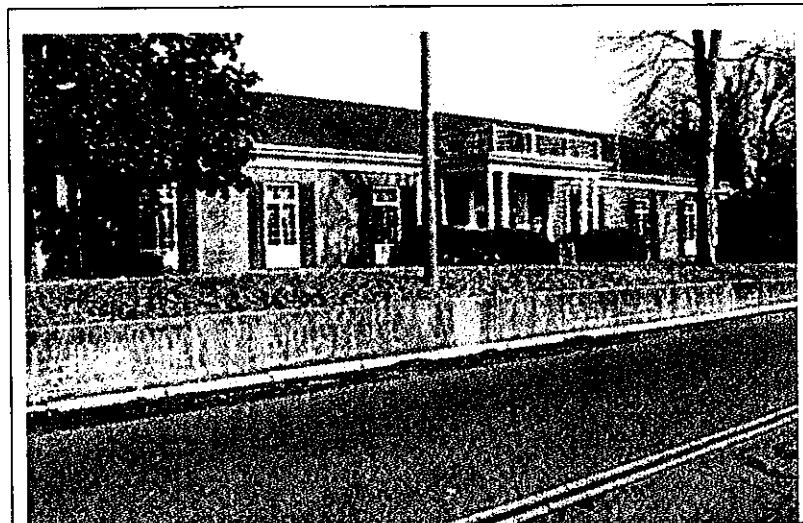
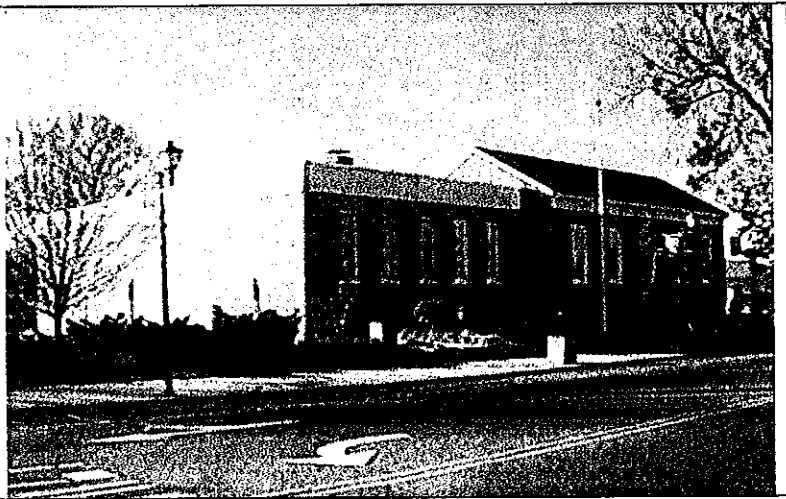
**MA 23
HOSPITAL**





**MA 47
GOVERNMENT
BUILDING**

**MA 66
POST
OFFICE**



**MA 28
LIBRARY**

MAIN AREA RATES

DRAFT

MA CODE	OCCUPANCY	WOOD (W)	MASON. (M)	CONC/ST (C) (S)	R.S.F. (R)	HEIGHT ADJ.
01	Apartment Flat	45.25	47.75		42.75	
02	Apartment Townhouse	45.25	47.75		42.75	
03	Armory	40.85	43.00	49.45	38.35	H2
04	Auditorium	45.10	47.45	54.60	42.60	H2
05	Auto Dealership	43.75	46.25	47.75	41.25	H2
06	Bank	82.50	85.00	87.50	80.00	H1
07	Beauty/Barber	44.75	47.25		42.25	H1
08	Cafeteria	53.85	56.35		51.35	H1
09	Car Wash	27.00	29.50		24.50	H1
10	Church	64.40	67.80	78.00	62.00	H1
11	Classroom	46.85	49.35	50.85	44.35	H1
12	Condo/Townhouse	90.05	95.45	95.45		H1
13	Dwelling conversion	90.05	95.45	95.45		H1
14	Country Club House	51.50	54.00		49.00	H1
15	Department Store	45.35	47.85	49.35	42.85	H2
16	Discount Store	42.35	44.85	46.35	39.85	H2
17	Dormitory	45.65	48.10	55.30	43.15	H2
18	Duplex/Triplex	81.85	86.75	84.40		H1
19	Gymnasium	43.95	46.45		41.45	H2
20	Fire/Police Station	45.00	47.50		42.50	H2
21	Fraternity House	45.65	48.10	55.25	43.15	H2
22	Hanger	25.25	27.75	30.25	22.75	H2
23	Hospital	51.50	54.00	55.50	49.00	H2
24	Hotel	51.50	54.30	55.50	49.00	H1
25	Industrial/Manufacturing	23.00	25.50	27.00	21.50	H2
26	Laboratory	70.00	72.50	74.00	67.50	H2
27	Laundry/Cleaners	42.25	45.00		39.50	H1
28	Library	49.50	51.00	52.50	47.00	H1
29	Loft	30.00	32.50	34.00	27.50	H2
30	Manufactured House	57.75	60.50			
31	Motel	51.50	54.00	55.50	49.00	H1
32	Office	50.95	53.45	54.95	48.45	H1
33	Restaurant	55.00	58.00	59.50	53.00	H1
34	Retail Store	42.50	45.00	46.50	40.00	H1
35	Service Garage	28.50	31.00	32.50	26.00	H2
36	Service Station	50.75	53.25		48.25	H2
37	Single Family Rs	90.05	95.45	95.45		
38	Supermarket	43.45	45.95	47.45	40.95	H2
39	Theatre	59.50	62.00		57.00	H2
40	Warehouse	21.50	24.00	25.50	19.00	H2
41	Convenience Store	65.00	67.50	69.00	62.50	H1
42	Nursing/Retirement Home	82.50	85.00	86.50	80.00	H1
43	Bowling Alley	43.65	46.15		41.15	H2
44	Funeral Home	52.00	54.50		49.50	H1
45	Radio/ TV Station	56.95	59.45		54.45	H1
46	Medical Office	70.00	72.50	74.00	67.50	H1

DRAFT

47	Government Building	53.90	56.40	57.90	51.40	H2
48	Research & Development	70.00	72.50	74.00	67.50	H2
49	Convalescent Home	82.50	85.00	86.50	80.00	H1
51	Transit Warehouse	35.25	37.75	39.25	32.75	H2
52	Community Building	32.75	35.25		30.25	H2
53	Health Club	44.00	46.50		41.50	H1
54	Automotive Center	28.50	31.00		26.00	H2
55	Mini-Lube	105.00	107.50		102.50	H2
56	Dairy Sales	41.65	44.15		39.15	H2
57	Service Shop	23.75	26.25		21.25	H2
58	Neighborhood Shops	48.40	50.90	52.40	45.90	H2
59	Regional Shops	53.75	56.25	57.75	51.25	H2
60	Community Shops	48.40	50.90	52.40	45.90	H2
61	Skating Rink	43.10	45.60		40.60	H2
62	Distribution Warehouse	25.30	27.80	29.30	22.80	H2
63	Mini Warehouse	19.25	25.00		16.75	H1
64	Drive-Thru Bank	65.60	68.10	69.60	63.10	H1
65	Apartment House	45.25	47.75		42.75	
66	Post Office	51.15	56.15	57.65	48.65	H1
67	Car Wash Self Serve	27.05	29.55		24.55	H1
68	Dispensary	55.75	58.25		53.25	H1
69	Day Care Center	48.85	51.35		46.35	H1
70	Fast Food Rest	88.50	88.50	88.50	88.50	H1
71	Veterinary Clinic	51.15	53.65	55.15	48.65	H1
72	Group Care Home	82.50	85.00	86.50	80.00	H1
73	Lumber Storage	15.85	18.35		13.35	H2
74	Jail/Prison	53.90	56.40	57.90	51.40	H1
75	Open Office	46.75	49.25		44.25	H1
76	Parking Garage	29.00	31.50	33.00	26.50	H1
77	Storage	24.75	27.25	28.75	22.25	H1
78	Cold Storage Facility	34.35	36.85	38.35	31.85	H2
79	Food Shoppe	37.25	39.75	41.25	34.75	H1
80	Truck Terminal	35.25	37.75	39.25	32.75	H2
81	Office Warehouse	36.50	38.75		33.75	H2