



Commercial Estimator Worksheet

General Information

Estimate ID _____

Property ZIP/Postal
Code _____

Property Owner _____

Property Address _____

Property City _____

State/Province _____

Saved Until _____

Comment _____

Section _____ (Continued)

Additions:

Type	Description	Units	Unit Cost	Depr %	LM (Y/N)	Base Date

Codes:

- Basic Basic Structure Cost
- Super Superstructure Cost
- Bsmnt Basement Cost
- Extra Extras
- Depr Depreciation
- Misc Miscellaneous

Remarks:

Notes:

Basement

Occupancies:

Occ Code	Occupancy Name	Type*	Area	Class	Depth	Quality

Building Data:

Number of Levels _____

Shape _____

or Perimeter (linear feet) _____

Section _____

Fireproofing Yes No

Components (HVAC and Sprinklers only):

Code	System	Component Description	%	Units	Quality	Depr

*Basement Types:

- Finished
- Semifinished
- Unfinished
- Parking
- Resident Units
- Display
- Storage

Occupancies

600 Administration Building	357 Commons (Elementary and Secondary School)	527 Garage, Municipal Service
156 Alternate School	514 Community Center	528 Garage, Service Repair
700 Anchor Department Store	491 Community Service Building, Government	526 Garage, Service Shed
300 Apartment (High Rise)	413 Community Shopping Center	326 Garage, Storage
989 Apartment (High Rise), Interior Space	991 Community Shopping Center, Interior Space	523 Golf Cart Storage Building
596 Apartment (High Rise), Shell	461 Community Shopping Center, Shell	491 Government Community Service Building
984 Apartment, Luxury (High Rise)	497 Computer Center	327 Governmental Building
573 Arcade	313 Convalescent Hospital	493 Grain Storage, Flathouse
138 Arch-Rib Hoop Greenhouse, Hoop, Large	419 Convenience Market	421 Grain Storage, Utility
141 Arch-Rib Hoop Greenhouse, Hoop, Medium	531 Convenience Store, Mini-Mart	518 Greenhouse Lath Shade House
135 Arch-Rib Hoop Greenhouse, Hoop, Small	482 Convention Center	519 Greenhouse Shade Shelter
301 Armory	524 Corn Crib Building	138 Greenhouse, Hoop, Arch-Rib, Large
367 Arts and Crafts Building (College)	538 Cottage, Guest	141 Greenhouse, Hoop, Arch-Rib, Medium
589 Assisted Living, Multiple Residence (Low Rise)	450 Cotton Gin	135 Greenhouse, Hoop, Arch-Rib, Small
576 Atrium	314 Country Club	172 Greenhouse, Institutional, Large
302 Auditorium	315 Creamery	171 Greenhouse, Institutional, Medium
455 Auto Dealership, Complete	316 Dairy	170 Greenhouse, Institutional, Small
436 Automatic Car Wash	317 Dairy Sales Building	137 Greenhouse, Modified Hoop, Large
303 Automobile Showroom	426 Day Care Center	140 Greenhouse, Modified Hoop, Medium
410 Automotive Center	564 Dehydrator Building	134 Greenhouse, Modified Hoop, Small
563 Bag Fertilizer Storage	444 Dental Office/Clinic	139 Greenhouse, Straight Wall, Large
304 Bank	318 Department Store	142 Greenhouse, Straight Wall, Medium
443 Bank, Central	700 Department Store (Mall Anchor)	136 Greenhouse, Straight Wall, Small
578 Bank, Mini	575 Dining Atrium	424 Group Care Home
442 Bar/Tavern	513 Discount Shopping Center, Regional	538 Guest Cottage
384 Barber Shop	319 Discount Store	370 Gymnasium (College)
305 Barn	458 Discount Store, Warehouse	358 Gymnasium (Elementary and Secondary School)
561 Barn, Feeder	320 Dispensary	417 Handball-Racquetball Club
398 Barn, Fruit Packing	407 Distribution Warehouse	329 Hangar, Maintenance and Office
396 Barn, Hog	321 Dormitory	328 Hangar, Storage
397 Barn, Sheep	393 Dormitory, Labor	409 Hangar, T
383 Barn, Tobacco	435 Drive-Thru Car Wash	418 Health Club
539 Bed and Breakfast Inn	511 Drugstore	525 High Rise Mini Warehouse
467 Boat Storage Building	499 Dry Cleaners/Laundry	484 High School (Entire)
466 Boat Storage Shed	173 Educational Wing (Church)	396 Hog Barn
488 Bookstore (School)	365 Elementary School (Entire)	430 Hog Shed
306 Bowling Alley	480 Environmental Vegetable Bldg	429 Hog Shed, Modified
582 Branch Post Office	470 Equipment (Shop) Building	330 Home For The Elderly
498 Broadcast Facility	160 Equipment and Machinery (non-building)	138 Hoop Greenhouse, Arch-Rib, Large
420 Bulk Fertilizer Storage	472 Equipment Shed	141 Hoop Greenhouse, Arch-Rib, Medium
556 Bulk Oil Storage	588 Extended Stay Motel	135 Hoop Greenhouse, Arch-Rib, Small
394 Cabin, Transient Labor	448 Farm Cold Storage	137 Hoop Greenhouse, Modified, Large
530 Cafeteria	562 Farm Commodity Storage Shed	140 Hoop Greenhouse, Modified, Medium
508 Car Wash Canopy	558 Farm Implement Arch-Rib, Quonset	134 Hoop Greenhouse, Modified, Small
436 Car Wash, Automatic	476 Farm Implement Building	428 Horse Arena
435 Car Wash, Drive-Thru	478 Farm Implement Shed	331 Hospital
434 Car Wash, Self-Serve	566 Farm Sun Shade Shelter	313 Hospital, Convalescent
515 Casino	557 Farm Utility Arch-Rib, Quonset	381 Hospital, Veterinary
443 Central Bank	477 Farm Utility Building	594 Hotel, Full Service
309 Church	565 Farm Utility Shelter	595 Hotel, Limited Service
173 Church Educational Wing	479 Farm Utility Storage Shed	416 Indoor Tennis Club
308 Church with Sunday School	349 Fast Food Restaurant	994 Industrial Building, Interior Space
310 City Club	561 Feeder Barn	454 Industrial Building, Shell
368 Classroom (College)	516 Fellowship Hall	392 Industrial Engineering Building
356 Classroom (Elementary and Secondary School)	563 Fertilizer Storage, Bag	453 Industrial Flex Building
598 Classroom, Relocatable	420 Fertilizer Storage, Bulk	495 Industrial Heavy Manufacturing
158 Classroom, Special Education	486 Field House	494 Industrial Light Manufacturing
444 Clinic, Dental	355 Fine Arts and Crafts Building (Elementary and Secondary School)	539 Inn, Bed and Breakfast
311 Clubhouse	322 Fire Station (Staffed)	172 Institutional Greenhouse, Large
985 Clubhouse Center, Senior	427 Fire Station (Volunteer)	171 Institutional Greenhouse, Medium
441 Cocktail Lounge	483 Fitness Center	170 Institutional Greenhouse, Small
447 Cold Storage Facility	493 Flathouse	989 Interior Space, Apartment (High Rise)
448 Cold Storage, Farm	532 Florist Shop	991 Interior Space, Community Shopping Center
377 College (Entire)	465 Food Booth, Prefabricated	994 Interior Space, Industrial Building
471 Commercial Utility Building, Light	533 Food Store, Warehouse	987 Interior Space, Multiple Residence (Low Rise)
555 Commercial Utility, Arch-Rib, Quonset	323 Fraternal Building	990 Interior Space, Neighborhood Shopping Center
562 Commodity Storage Shed, Farm	324 Fraternity House	993 Interior Space, Office Building
477 Commodity Storage, Farm Utility	469 Freestall Barn	992 Interior Space, Regional Shopping Center
493 Commodity Storage, Flathouse	398 Fruit Packing Barn	335 Jail, Correctional Facility
369 Commons (College)	594 Full Service Hotel	489 Jail, Police Station
	423 Garage, Mini-Lube	

Occupancies

366	Junior High School (Entire)	481	Museum	466	Shed, Boat Storage
490	Kennel	517	Narthex/Foyer	472	Shed, Equipment
393	Labor Dormitory	485	Natorium	562	Shed, Farm Commodity Storage
496	Laboratory	412	Neighborhood Shopping Center	478	Shed, Farm Implement
518	Lath Shade House (Greenhouse)	990	Neighborhood Shopping Center, Interior Space	479	Shed, Farm Utility Storage
336	Laundromat	460	Neighborhood Shopping Center, Shell	561	Shed, Feeder Barn
499	Laundry/Dry Cleaners	344	Office Building	430	Shed, Hog
560	Lean-To, Equestrian	993	Office Building, Interior Space	339	Shed, Lumber Storage, Horizontal
359	Lecture Classrooms (Elementary and Secondary School)	492	Office Building, Shell	468	Shed, Material Storage
371	Lecture Hall (College)	554	Office Shed	429	Shed, Modified Hog
372	Library, College	597	Office Units Mixed with Retail	526	Shed, Service Garage
337	Library, Public	444	Office, Dental	397	Sheep Barn
360	Library, Secondary Schools, Media Center	341	Office, Medical	596	Shell, Apartment (High Rise)
555	Light Commercial Arch-Rib, Quonset	599	Office, Relocatable	461	Shell, Community Shopping Center
471	Light Commercial Utility Building	544	Office-Apartment (Motel)	454	Shell, Industrial Building
537	Lodge	556	Oil Storage, Bulk	587	Shell, Multiple Residence (Low Rise)
338	Loft	162	Out Buildings (non-building)	460	Shell, Neighborhood Shopping Center
390	Lumber Storage Building, Vertical	431	Outpatient (Surgical) Center	492	Shell, Office Building
339	Lumber Storage Shed, Horizontal	577	Parking Levels	462	Shell, Regional Shopping Ctr.
984	Luxury Apartment (High Rise)	345	Parking Structure	566	Shelter, Farm Sun Shade
160	Machinery and Equipment (non-building)	388	Parking Structure, Underground	565	Shelter, Farm Utility
583	Mail Processing Facility	571	Passenger Terminal	473	Shelter, Material
581	Main Post Office	174	Pavilion	413	Shopping Center, Community
157	Maintenance Storage Building	585	Penthouse, Mechanical	991	Shopping Center, Community, Interior Space
700	Mall Anchor Department Store	161	Personal Property (non-building)	461	Shopping Center, Community, Shell
361	Manual Arts Building (Elementary and Secondary School)	375	Physical Education Building (College)	459	Shopping Center, Mixed with Residential Units
340	Market	363	Physical Education Building (Elementary and Secondary School)	990	Shopping Center, Neighborhood, Interior Space
419	Market, Convenience	582	Post Office, Branch	460	Shopping Center, Neighborhood, Shell
533	Market, Food Warehouse	581	Post Office, Main	414	Shopping Center, Regional
586	Market, Roadside	395	Potato Storage	513	Shopping Center, Regional Discount
446	Market, Super	474	Poultry House, Cage Operation, 1 Story	992	Shopping Center, Regional, Interior Space
473	Material Shelter	570	Poultry House, Cage Operation, 1 Story Elevated	462	Shopping Center, Regional, Shell
391	Material Storage Building	567	Poultry House, Cage Operation, 2 Story	412	Shopping Ctr, Neighborhood
468	Material Storage Shed	568	Poultry House, Cage Operation, 2 Story Elevated	403	Shower Building
585	Mechanical Penthouse	569	Poultry House, Cage Operation, 3 Story	534	Showroom Store, Warehouse
341	Medical Office	465	Prefabricated Food Booth	303	Showroom, Automobile
584	Mega Warehouse	583	Processing Facility, Mail	163	Site Improvements (non-building)
440	Milkhouse	558	Quonset, Farm Implement Arch-Rib	405	Skating Rink
578	Mini Bank	557	Quonset, Farm Utility Arch-Rib	529	Snack Bar
386	Mini Warehouse	555	Quonset, Light Commercial Arch-Rib	158	Special Education Classrooms
525	Mini Warehouse, High Rise	417	Racquetball-Handball Club	378	Stable
423	Mini-Lube Garage	552	Recreational Enclosure	559	Stable, High-Value
531	Mini-Mart Convenience Store	348	Rectory	447	Storage Facility, Cold
597	Mixed Retail with Office Units	513	Regional Discount Shopping Center	326	Storage Garage
459	Mixed Retail with Residential Units	414	Regional Shopping Center	328	Storage Hangar
429	Modified Hog Shed	992	Regional Shopping Center, Interior Space	406	Storage Warehouse
137	Modified Hoop Greenhouse, Large	462	Regional Shopping Center, Shell	563	Storage, Bag Fertilizer
140	Modified Hoop Greenhouse, Medium	598	Relocatable Classroom	420	Storage, Bulk Fertilizer
134	Modified Hoop Greenhouse, Small	599	Relocatable Office	556	Storage, Bulk Oil
342	Mortuary	530	Restaurant, Cafeteria	470	Storage, Equipment Shop
343	Motel	349	Restaurant, Fast Food	476	Storage, Farm Implement
542	Motel Room, 1 Story, Dbl Row	529	Restaurant, Snack Bar	477	Storage, Farm Utility
543	Motel Room, 1 Story, Sgl Row	350	Restaurant, Table Service	493	Storage, Flathouse
540	Motel Room, 2 Story, Dbl Row	432	Restroom Building	523	Storage, Golf Cart Building
541	Motel Room, 2 Story, Sgl Row	597	Retail Mixed with Office Units	421	Storage, Grain
588	Motel, Extended Stay	353	Retail Store	390	Storage, Lumber Building, Vertical
544	Motel, Office-Apartment	710	Retirement Community Complex (Multiple Residence)	339	Storage, Lumber Shed, Horizontal
352	Multiple Residence (Low Rise)	586	Roadside Market	391	Storage, Material Building
987	Multiple Residence (Low Rise), Interior Space	551	Rooming House	395	Storage, Potato
587	Multiple Residence (Low Rise), Shell	376	Science Building (College)	318	Store, Department
589	Multiple Residence, Assisted Living (Low Rise)	364	Science Classrooms (Elementary and Secondary School)	700	Store, Department, Mall Anchor
710	Multiple Residence, Retirement Community Complex	434	Self-Serve Car Wash	319	Store, Discount
451	Multiple Residence, Senior Citizen (Low Rise)	985	Senior Clubhouse Center	458	Store, Discount Warehouse
459	Multiple Residential Units Mixed with Retail	526	Service Garage Shed	511	Store, Drug
374	Multipurpose Building (College)	528	Service Repair Garage	533	Store, Food Warehouse
362	Multipurpose Building (Elementary and Secondary School)	408	Service Station	353	Store, Retail
527	Municipal Service Garage	519	Shade Shelter (Greenhouse)	534	Store, Warehouse Showroom
		554	Shed Office Structure	139	Straight Wall Greenhouse, Large
				142	Straight Wall Greenhouse, Medium
				136	Straight Wall Greenhouse, Small
				446	Supermarket
				442	Tavern/Bar

Occupancies

373 Technical Trades Building (College)
416 Tennis Club, Indoor
409 T-Hangar
380 Theater, Cinema
379 Theater, Live Stage
383 Tobacco Barn
456 Tool Shed
394 Transient Labor Cabin
387 Transit Warehouse
580 Truck Stop
388 Underground Parking Structure
477 Utility Building, Farm
471 Utility Building, Light Commercial
480 Vegetable Building, Environmental
381 Veterinary Hospital
574 Visitor Center
487 Vocational School
458 Warehouse Discount Store
533 Warehouse Food Store
534 Warehouse Showroom Store
407 Warehouse, Distribution
525 Warehouse, High Rise Mini
584 Warehouse, Mega
386 Warehouse, Mini
406 Warehouse, Storage
387 Warehouse, Transit

Available Components

Walls

CONCRETE-MASONRY WALLS/BEARING or CURTAIN

Brick

- 807 Brick, Solid
- 808 Brick, SCR Modular (6"-8")
- 805 Brick with Block Back-up
- 806 Brick with Clay Tile Back-up
- 810 Cavity Brick
- 811 Cavity Brick with Block Back-up

Block

- 801 Adobe Block
- 812 Concrete Block
- 804 Block with Stucco
- 803 Block with EIFS
- 814 Concrete Block, Slumpstone
- 815 Concrete Block, Textured Face
- 813 Concrete Block, Glazed
- 809 Cavity Concrete Block
- 821 Hollow Clay Block
- 826 Structural Clay Tile
- 820 Glass Block

Concrete

- 816 Concrete, Formed
- 819 Concrete w/ Stay-in-Place Forming
- 817 Concrete, Precast Panels
- 818 Concrete, Tilt-up

Stone

- 802 Ashlar Stone Veneer, Block Back-up
- 822 Rubble Stone Veneer, Block Back-up
- 823 Solid Granite Stone
- 824 Solid Limestone
- 825 Solid Local Stone

CURTAIN WALLS

Glass

- 849 Metal/Glass Panels
- 850 Stainless Steel Panels
- 841 Bronze Panels
- 846 Glazed Atrium

CURTAIN WALLS

Masonry

- 843 Concrete & Glass Panels
- 845 Glass Fiber Reinforced Concrete Panels
- 848 Masonry Panels

Studs

- 851 Steel Studs & Stucco
- 844 EIFS Panels
- 855 Wood Siding Panels
- 840 Aggregate Siding Panels

Stone

- 847 Stone Panels, Marble
- 852 Stone Panels, Granite
- 854 Stone Panels, Limestone
- 853 Stone Panels, Local Stone
- 842 Composite Stone Panels

Pre Engineered - Sandwich

- 865 Metal Sandwich Panels
- 866 Texture Covered Metal Sandwich Panels
- 861 Cold Storage Metal Sandwich Panels
- 862 Cold Storage Stainless Steel Sandwich Panels
- 864 Glass Exterior w/Metal Sandwich Panels
- 863 Fiberglass Sandwich Panels
- 860 Cement Fiber Sandwich Panels

Pre Engineered Buildings - Prefabricated Wall Panels (Service Stations)

- 868 Pre-Fab Panels, Metal & Glass
- 869 Pre-Fab Panels, Metal with Block Back-up
- 871 Stucco on Pre-Fab Metal Panels
- 867 Pre-Fab Panels, Masonry Veneer
- 870 Stone Veneer on Pre-Fab Metal Panels
- 872 Porcelain Enamel Finish (Add)

STUD WALLS

Siding

- 896 Wood Siding
- 894 Textured Plywood
- 887 Hardboard Siding
- 886 Hardboard Sheet
- 888 Metal Siding
- 895 Vinyl Siding
- 890 Shingles
- 880 Asphalt Siding
- 884 Cement Fiber Siding

Stucco

- 892 Stucco
- 885 EIFS

Masonry Veneer

- 882 Brick Veneer
- 883 Block Veneer
- 881 Ashlar Stone Veneer
- 889 Rubble Stone Veneer
- 893 Synthetic Masonry Veneer
- 891 Stresskin Sandwich Panel (Add)

SINGLE WALL

- 919 Rustic Log
- 918 Metal on Wood Frame
- 916 Metal on Steel Frame
- 917 Metal, Texture Covered on Steel Frame
- 912 Cement Fiber on Wood Frame
- 913 Cement Fiber on Steel Frame
- 914 Fiberglass Panels on Wood Frame
- 915 Fiberglass Panels on Steel Frame
- 921 Stucco on Wood Frame
- 922 Synthetic Plaster on Steel Frame (EIFS)
- 910 Boards on Wood Frame
- 911 Boards on Steel Frame
- 923 Wire Mesh on Wood Frame
- 920 Spaced Boards on Wood Frame:
- 924 Interior Finish Liner (Add)

Heating, Cooling & Ventilation

- 600 None
- 601 Electric
- 602 Electric Wall
- 603 Forced Air Unit
- 604 Hot Water
- 605 Hot Water, Radiant
- 606 Space Heaters
- 607 Steam
- 608 Steam Without Boiler
- 609 Ventilation
- 610 Wall Furnace
- 611 Package Unit
- 612 Warmed and Cooled Air
- 613 Hot and Chilled Water
- 614 Heat Pump
- 615 Floor Furnace
- 616 Individual Thru-Wall Heat Pump
- 617 Complete HVAC
- 618 Evaporative Cooling
- 619 Refrigerated Cooling
- 620 Electric Panels
- 621 Space Heaters, Radiant
- 622 Space Heaters, Steam Coil w/ Boiler
- 623 Space Heaters, Steam Coil w/o Boiler
- 624 Heat Pump, Ground Loop
- 625 Refrigerated Cooling, Packaged
- 626 Controlled Atmosphere, Cond. Air
- 627 Controlled Atmosphere, Livestock
- 628 Controlled Atmosphere, High to Precise Humidity
- 629 Cont. Atmosphere, Warmed/Cooled
- 649 No HVAC

Other Components

- 681 Sprinklers
- 682 Dry Sprinklers
- 683 Wet Sprinklers
- 650 Elevators (By Area)
- 651 Elevators-Passenger
- 652 Elevators-Freight Power Doors
- 653 Elevators-Freight Manual Doors
- 654 Man Lift
- 655 Escalator
- 656 Wheelchair Lift
- 759 Mezzanine
- 760 Mezzanine-Display
- 761 Mezzanine-Office
- 762 Mezzanine-Open
- 763 Mezzanine-Storage
- 765 Mezzanine-Classroom
- 755 Malls-Open
- 756 Malls-Covered
- 757 Malls-Enclosed
- 758 Malls-Elevator
- 751 Balcony
- 764 Fire Alarm System
- 61 Land Value
- 62 Site Improvements (Depreciated)
- 63 Site Improvements (Undepreciated)
- 64 Site Value