2014
Commercial Replacement Cost Estimator

Applicant/Insured: _____   Date: _____

Location: _____   Agent: _____   Code: _____

_____   Policy #: _____

Square Footage (excluding basement & outbuildings): _____   Construction Year: _____

This commercial replacement cost estimator is a tool to aid in computing the replacement cost value of most commercial buildings. It should be noted that values are approximate and that judgement factors should be considered for non-standard structures including superior/inferior finishes and amenities.

Step 1 – Choose the occupancy that most closely describes the building. Calculate base cost for the applicable construction type(s).

	Sq. Foot Cost	# of Sq. Feet	Base Cost		Sq. Foot Cost	# of Sq. Feet	Base Cost
Apartments 1-3 Stories				**Church**			
Wood siding on stud frame	149.	x _____ =	_____	Brick veneer on stud frame	179.	x _____ =	_____
Brick on stud frame	154.	x _____ =	_____	Brick veneer on steel frame	181.	x _____ =	_____
Brick on concrete block	156.	x _____ =	_____	Brick, concrete block backup	186.	x _____ =	_____
Decorative block	152.	x _____ =	_____	Wood siding on stud frame	157.	x _____ =	_____
Stucco on stud frame	148.	x _____ =	_____	Stone veneer on concrete block	194.	x _____ =	_____
Apartments 4-7 Stories				Decorative block, steel frame	167.	x _____ =	_____
Decorative block, steel frame	177.	x _____ =	_____	Metal, light construction	98.	x _____ =	_____
Brick, concrete block backup, steel frame	180.	x _____ =	_____	**Club, Country**			
Brick, concrete block backup, reinforced concrete frame	160.	x _____ =	_____	Wood siding on stud frame	284.	x _____ =	_____
Precast panels, steel frame	184.	x _____ =	_____	Stucco on stud frame	283.	x _____ =	_____
Precast panels, reinforced concrete frame	158.	x _____ =	_____	Brick, concrete block backup	297.	x _____ =	_____
				Decorative concrete block	293.	x _____ =	_____
Bank				Insulated metal panels, steel frame	266.	x _____ =	_____
Brick veneer, stud frame	273.	x _____ =	_____	Metal, light construction	134.	x _____ =	_____
Stone veneer, block backup, steel frame	339.	x _____ =	_____	**Club, Social** (including Fraternal Buildings)			
Precast panels, steel frame	349.	x _____ =	_____	Decorative concrete block, steel frame	221.	x _____ =	_____
Tilt-up panels, steel frame	319.	x _____ =	_____	Stone veneer, block backup, steel frame	240.	x _____ =	_____
Wood siding on stud frame	271.	x _____ =	_____	Decorative concrete block	183.	x _____ =	_____
Metal, light construction	159.	x _____ =	_____	Wood siding on stud frame	183.	x _____ =	_____
				Brick veneer, stud frame	186.	x _____ =	_____
Bowling Alley				Metal, light construction	121.	x _____ =	_____
Tilt-up panels, steel frame	201.	x _____ =	_____	**Convenience Market**			
Concrete block, steel roof frame	202.	x _____ =	_____	Wood siding on stud frame	170.	x _____ =	_____
Decorative concrete block, steel frame	203.	x _____ =	_____	Decorative concrete block	174.	x _____ =	_____
Stucco on stud frame	191.	x _____ =	_____	Stucco on stud frame	167.	x _____ =	_____
Wood siding on stud frame	193.	x _____ =	_____	Insulated metal panels, steel frame	172.	x _____ =	_____
Metal, light construction	100.	x _____ =	_____	Brick veneer, stud frame	175.	x _____ =	_____
				Metal, light construction	87.	x _____ =	_____
Car Wash				**Garage, Mini Lube**			
Metal siding on steel frame	143.	x _____ =	_____	Metal siding on steel frame	208.	x _____ =	_____
Insulated metal panels, steel frame	175.	x _____ =	_____	Insulated metal panels, steel frame	246.	x _____ =	_____
Brick, concrete backup	155.	x _____ =	_____	Concrete block, steel roof frame	238.	x _____ =	_____
Concrete block, steel roof frame	147.	x _____ =	_____	Stucco on stud frame	224.	x _____ =	_____
Precast panels, steel frame	191.	x _____ =	_____	Decorative concrete block	231.	x _____ =	_____
Metal, light construction	70.	x _____ =	_____	Metal, light construction	105.	x _____ =	_____

CRCE (2014)

	Sq. Foot Cost	# of Sq. Feet	Base Cost

Garage, Parking

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Precast panels, steel frame	106.	x _____	= _____
Precast panels, reinforced concrete frame	76.	x _____	= _____
Brick, concrete block back-up, reinforced concrete frame	80.	x _____	= _____
Reinforced concrete, cast in place	80.	x _____	= _____
Decorative concrete block, reinforced concrete frame	70.	x _____	= _____

Garage, Repair

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Wood siding on stud frame	115.	x _____	= _____
Stucco on stud frame	114.	x _____	= _____
Metal siding on steel frame	111.	x _____	= _____
Reinforced concrete, cast in place	132.	x _____	= _____
Concrete block, steel roof frame	136.	x _____	= _____
Metal, light construction	57.	x _____	= _____

Garage, Service Station

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Metal siding on steel frame	158.	x _____	= _____
Insulated metal panels, steel frame	193.	x _____	= _____
Concrete block, steel roof frame	166.	x _____	= _____
Wood siding on stud frame	155.	x _____	= _____
Brick veneer, stud frame	160.	x _____	= _____
Metal, light construction	79.	x _____	= _____

Handball/Racquetball Club

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Precast panels, steel frame	240.	x _____	= _____
Brick, concrete block back-up	233.	x _____	= _____
Decorative concrete block, steel frame	229.	x _____	= _____
Tilt-up panels, steel frame	226.	x _____	= _____
Insulated metal panels, steel frame	242.	x _____	= _____
Metal, light construction	112.	x _____	= _____

Health Club

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Brick, concrete block back-up	293.	x _____	= _____
Precast panels, steel frame	297.	x _____	= _____
Decorative concrete block, steel frame	287.	x _____	= _____
Insulated metal panels, steel frame	300.	x _____	= _____
Tilt-up panels, steel frame	286.	x _____	= _____
Metal, light construction	144.	x _____	= _____

Hotel 1-3 Stories

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Wood siding on stud frame	176.	x _____	= _____
Brick veneer, stud frame	179.	x _____	= _____
Stucco on concrete block	175.	x _____	= _____
Decorative concrete block, steel frame	186.	x _____	= _____
Decorative concrete block, wood frame	177.	x _____	= _____

Hotel 4-7 Stories

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Brick, concrete block back-up, steel frame	271.	x _____	= _____
Brick, concrete block back-up, reinforced concrete frame	260.	x _____	= _____
Precast panels, steel frame	273.	x _____	= _____
Precast panels, reinforced concrete frame	263.	x _____	= _____
Curtain wall, metal and glass	285.	x _____	= _____

Indoor Tennis Club

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Tilt-up panels, steel frame	175.	x _____	= _____
Metal siding on steel frame	167.	x _____	= _____
Insulated metal panels, steel frame	159.	x _____	= _____
Concrete block, steel roof frame	179.	x _____	= _____
Precast panels, steel frame	197.	x _____	= _____
Metal, light construction	88.	x _____	= _____

Laundromat / Dry Cleaner

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Wood siding on stud frame	164.	x _____	= _____
Stucco on stud frame	160.	x _____	= _____
Decorative concrete block	167.	x _____	= _____
Precast panels, steel frame	184.	x _____	= _____
Insulated metal panels, steel frame	158.	x _____	= _____
Metal, light construction	79.	x _____	= _____

Library

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Decorative concrete block, steel frame	289.	x _____	= _____
Brick, concrete block back-up, steel frame	294.	x _____	= _____
Precast panels, steel frame	302.	x _____	= _____
Tilt-up panels, steel frame	285.	x _____	= _____
Stone veneer, block backup, steel frame	330.	x _____	= _____
Metal, light construction	143.	x _____	=

Manufacturing, Light

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Precast panels, steel frame	172.	x _____	= _____
Tilt-up panels, steel frame	164.	x _____	= _____
Metal siding on steel frame	159.	x _____	= _____
Insulated metal panels, steel frame	173.	x _____	= _____
Concrete block, steel roof frame	165.	x _____	= _____
Metal, light construction	81.	x _____	= _____

Medical Office

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Brick veneer on stud frame	316.	x _____	= _____
Stucco on stud frame	308.	x _____	= _____
Brick, concrete block back-up	318.	x _____	= _____
Precast panels, steel frame	338.	x _____	= _____
Curtain wall, metal and glass	385.	x _____	= _____
Metal, light construction	193.	x _____	= _____

Motel

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Wood siding on stud frame	189.	x _____	= _____
Brick veneer on stud frame	193.	x _____	= _____
Stucco on stud frame	189.	x _____	= _____
Brick, concrete block back-up	194.	x _____	= _____
Decorative concrete block, steel frame	221.	x _____	= _____

Multiple Residence

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Wood siding on stud frame	173.	x _____	= _____
Brick veneer on stud frame	178.	x _____	= _____
Decorative concrete block	175.	x _____	= _____
Stucco on stud frame	172.	x _____	= _____
Decorative concrete block, steel frame	184.	x _____	= _____

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Office 1-3 Stories			
Wood siding on stud frame	183. x	_____ =	_____
Brick veneer on stud frame	188. x	_____ =	_____
Stucco on stud frame	182. x	_____ =	_____
Decorative concrete block	188. x	_____ =	_____
Brick, concrete block back-up, steel frame	221. x	_____ =	_____
Metal, light construction	111. x	_____ =	_____
Restaurant			
Wood siding on stud frame	272. x	_____ =	_____
Brick veneer on stud frame	277. x	_____ =	_____
Brick, concrete block back-up, steel frame	283. x	_____ =	_____
Decorative concrete block, steel frame	276. x	_____ =	_____
Stone veneer, block backup, steel frame	317. x	_____ =	_____
Metal, light construction	158. x	_____ =	_____
Restaurant, Fast Food			
Brick veneer on stud frame	318. x	_____ =	_____
Stucco on stud frame	311. x	_____ =	_____
Brick, concrete block back-up, steel frame	320. x	_____ =	_____
Decorative concrete block, steel frame	315. x	_____ =	_____
Insulated metal panels, steel frame	332. x	_____ =	_____
Metal, light construction	167. x	_____ =	_____
Shopping Center, Strip			
Brick, concrete block back-up, steel frame	229. x	_____ =	_____
Wood siding on stud frame	203. x	_____ =	_____
Brick veneer on stud frame	206. x	_____ =	_____
Decorative concrete block, steel frame	227. x	_____ =	_____
Stucco on stud frame	202. x	_____ =	_____
Metal, light construction	114. x	_____ =	_____
Store, Discount			
Decorative concrete block, steel frame	167. x	_____ =	_____
Precast panels, steel frame	173. x	_____ =	_____
Brick, concrete block back-up, steel frame	170. x	_____ =	_____
Tilt-up panels, steel frame	166. x	_____ =	_____
Insulated metal panels, steel frame	172. x	_____ =	_____
Metal, light construction	82. x	_____ =	_____
Store, Retail			
Brick, concrete block back-up, steel frame	175. x	_____ =	_____
Precast panels, steel frame	179. x	_____ =	_____
Decorative concrete block, steel frame	173. x	_____ =	_____
Tilt-up panels, steel frame	170. x	_____ =	_____
Stucco on stud frame	167. x	_____ =	_____
Metal, light construction	85. x	_____ =	_____
Supermarket			
Brick, concrete block back-up, steel frame	167. x	_____ =	_____
Precast panels, steel frame	165. x	_____ =	_____
Decorative concrete block, steel frame	166. x	_____ =	_____
Tilt-up panels, steel frame	174. x	_____ =	_____
Stucco on stud frame	173. x	_____ =	_____
Metal, light construction	88. x	_____ =	_____

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Warehouse			
Concrete block, steel roof frame	141. x	_____ =	_____
Insulated metal panels, steel frame	154. x	_____ =	_____
Tilt-up panels, steel frame	138. x	_____ =	_____
Precast panels, steel frame	151. x	_____ =	_____
Metal siding on steel frame	132. x	_____ =	_____
Metal, light construction	68. x	_____ =	_____
Warehouse, Self Storage			
Concrete block, steel roof frame	166. x	_____ =	_____
Insulated metal panels, steel frame	175. x	_____ =	_____
Tilt-up panels, steel frame	165. x	_____ =	_____
Precast panels, steel frame	174. x	_____ =	_____
Metal siding on steel frame	160. x	_____ =	_____
Metal, light construction	82. x	_____ =	_____
Metal, personal storage units, standard design	26. x	_____ =	_____

Other Class _____

Construction:

_____   _____ x _____ = _____

_____   _____ x _____ = _____

Step 2 – Story Height Adjustment

Add or Deduct for the differences from standard floor height (plate to plate).

Occupancy	Std Height LF	Chg in Std. (+/-)	Cost/ LF	# of Sq. Feet	Total Cost
Apartment 1-3 Story	10	x	4.24	x	=
Apartment 4-7 Story	11	x	4.24	x	=
Bank	14	x	4.11	x	=
Bowling Alley	14	x	2.18	x	=
Car Wash	12	x	4.11	x	=
Church	24	x	1.21	x	=
Club, Country	14	x	3.51	x	=
Club, Social	12	x	2.06	x	=
Convenience Market	12	x	2.91	x	=
Garage, Mini Lube	14	x	3.64	x	=
Garage, Parking	10	x	.71	x	=
Garage, Repair	14	x	1.94	x	=
Garage, Serv. St.	10	x	4.11	x	=
Handball/Rac. Club	12	x	4.53	x	=
Health Club	12	x	3.51	x	=
Hotel, 1-3 Stories	9	x	1.21	x	=
Hotel, 4-7 Stories	10	x	7.26	x	=
Indoor Tennis Club	24	x	2.06	x	=
Laundromat	12	x	3.09	x	=
Library	14	x	6.78	x	=
Manufacturing, Light	12	x	2.37	x	=
Medical Office	10	x	11.92	x	=
Motel	9	x	5.02	x	=
Multiple Residence	9	x	5.87	x	=
Office, 1-3 Stories	12	x	5.14	x	=
Restaurant	12	x	7.50	x	=
Restaurant, Fast Fd	10	x	7.10	x	=
Shopping Ctr, Strip	10	x	3.28	x	=
Store, Discount	18	x	1.76	x	=
Store, Retail	14	x	1.34	x	=
Supermarket	14	x	2.37	x	=
Warehouse	24	x	1.04	x	=
Warehouse, Self Stg	12	x	3.51	x	=

Step 3 – Determine Basement Cost

Add for the following basement types. Use 50% of the area for crawl spaces.

	Sq. Foot Cost	# of Sq. Feet	Base Cost
Brick	42. x	_____ =	_____
Stone	79. x	_____ =	_____
Concrete Block	21. x	_____ =	_____
Reinforce Concrete	22. x	_____ =	_____

Basement cost includes first floor deck and minimal plumbing & electrical costs.

Step 4 – Additional Features

Use this section to add features not included in base cost.

Description		Cost	Qty	Total Cost
Air compressor, 3 HP-w/receiver	Each	4,270 x	=	
Ansul System	Each	7,993 x	=	
Bar	LF	344 x	=	
Beverage cooler	LF	1,060 x	=	
Booth, dining	Each	1,134 x	=	
Bowling, auto. scorer, 4 lanes	Each	45,291 x	=	
Bowling Lane, complete, auto	Lane	72,497 x	=	
Bumper block	Each	69 x	=	
Canopy, self supporting	SF	33 x	=	
Car wash, automatic tunnel	Each	377,576 x	=	
Car wash, pump sys., full size	Each	2,975 x	=	
Church Features				
Altar – wood average	Each	3,027 x	=	
Altar – wood best	Each	16,350 x	=	
Altar – stone average	Each	12,716 x	=	
Altar – stone best	Each	42,389 x	=	
Baptismal - average	Each	5,450 x	=	
Baptismal - best	Each	9,690 x	=	
Bells - average	Each	181,669 x	=	
Bells - good	Each	363,339 x	=	
Bells - best	Each	908,349 x	=	
Confessionals – single average	Each	4,238 x	=	
Confessionals – single best	Each	10,295 x	=	
Confessionals – double average	Each	7,872 x	=	
Confessionals – double best	Each	23,012 x	=	
Pews/Benches - average	LF	121 x	=	
Pews/Benches - good	LF	171 x	=	
Pews/Benches - best	LF	225 x	=	
Pulpits - average	Each	2,059 x	=	
Pulpits - good	Each	6,057 x	=	
Pulpits - best	Each	12,112 x	=	
Steeples fiberglass - average	Each	5,754 x	=	
Steeples fiberglass - good	Each	6,358 x	=	
Steeples fiberglass - best	Each	7,570 x	=	
Steeples metal to 20 LF – avg.	Each	6,358 x	=	
Steeples metal to 40 LF – good	Each	24,223 x	=	
Steeples metal to 60 LF – best	Each	54,502 x	=	
Counters, complete	Each	2,003 x	=	
Cook top	Each	888 x	=	
Cooks table with sink, 6'	Each	6,209 x	=	
Dishwasher, rack type	Each	20,138 x	=	
Drive-up window, manual	Each	12,998 x	=	
Drive-up window, motorized	Each	14,463 x	=	
Elevators, hydraulic 2500#, 2 stops	Each	79,779 x	=	
each additional stop	Each	16,160 x	=	
Emergency lighting, battery	Each	1,017 x	=	
Exhaust fume system, undergrd	Each	1,314 x	=	
Fireplace, 30" box, to mantle	Each	2,540 x	=	
Fireplace, 42" box, to mantle	Each	5,011 x	=	
Freezer, roll-in, 2 section	Each	11,413 x	=	
Gas dispenser, computing,				
dual hose	Each	9,305 x	=	
single hose	Each	4,701 x	=	
Gas pump, full size ½ HP	Each	2,926 x	=	
Gas pump submerge turbine ¾ HP	Each	1,597 x	=	
Griddle, built-in, 4', electric	Each	3,753 x	=	
Gym floor,				
maple, wood spring	SF	26 x	=	
synthetic	SF	7 x	=	
Handball/Racquetball courts				
ceiling	Court	11,453 x	=	
floor	Court	20,923 x	=	
walls	Court	41,458 x	=	
Hoist, automobile, semihydraulic				
1 post – 8000#	Each	4,994 x	=	
2 post – 8000#	Each	8,635 x	=	
Ice machine	Each	6,711 x	=	
Locker, steel, single tier 72"	Each	255 x	=	
Lube, oil & air reels/rem pump	Each	3,290 x	=	
Night depository	Each	2,446 x	=	
Paint spray booths	Each	68,546 x	=	
Parking:				
Auto gate, automatic arm, 8'	Each	4,397 x	=	
Gate operator card/coin	Each	1,938 x	=	
Ticket dispenser, control unit	Each	5,180 x	=	
Pit, automotive, below grade	Unit	115,370 x	=	
Pot washer, sink mounted	Each	2,921 x	=	

Description		Cost	Qty	Total Cost
Public address, amp., 250 watts	Each	4,353 x	=	
Public address, speaker	Each	225 x	=	
Range hoods	LF	1,027 x	=	
Refrigerator, reach-in, pass-thru 2 sections	Each	5,658 x	=	
Safe, medium security	Each	6,042 x	=	
Safe deposit, 42 openings, 2'x5'	Unit	4,248 x	=	
Sauna, prefab, complete,				
6'x9'	Each	11,747 x	=	
10'x12'	Each	19,195 x	=	
Security camera and monitor	Each	4,099 x	=	
Shelf heater, infra-red	Each	723 x	=	
Steam table	LF	682 x	=	
Swimming pool, complete	SF	89 x	=	
Tennis court, all weather	SF	4 x	=	
Tire changer, air operated	Each	2,129 x	=	
Vault, modular, class 3, 2 hr	Each	93,030 x	=	
Vault door	Each	43,673 x	=	
Total Features				

Step 5 – Determine Zip Code Multiplier

	Zip Code (first 3 digits)	Factor
New York	100 - 102	1.40
Staten Island	103	1.38
Bronx	104	1.37
White Plains	105 – 106	1.26
Yonkers	107	1.26
New Rochelle	108	1.26
Nyack	109	1.18
Queens	110	1.38
Long Island City - Brooklyn	111 - 112	1.39
Flushing	113	1.38
Jamaica	114	1.38
Mid Island - Hicksville	115, 117, 118	1.30
Far Rockaway	116	1.38
Riverhead	119	1.31
Albany - Schenectady	120 - 123	1.00
Kingston	124	1.15
Poughkeepsie	125 - 126	1.16
Monticello	127	1.14
Glens Falls	128	.96
Plattsburgh	129	.97
Syracuse	130 - 132	.98
Utica	133 - 135	.97
Watertown	136	.97
Binghamton	137 - 139	.98
Buffalo	140 - 143	1.04
Rochester	144 - 146	.99
Jamestown	147	.96
Elmira	148-149	.96

Step 6 – Determine Labor Multiplier

Labor Type	Factor
Unionized Labor	1.000
Non-Unionized Labor	.865

Step 7 – Determine Judgement Factor (if applicable)

Judgement Factor	Factor
Used for upscale finishes	1% - 10%

Step 8 – Determine Estimated Replacement Cost

Total Base Cost:		_____
Story Height Adjustment:	+	_____
Basement Cost:	+	_____
Total Additional Features:	+	_____
SubTotal:		_____
Zip Code multiplier:	x	_____
Labor multiplier:	x	_____
Judgement Factor (if applicable) :	x	_____
Estimated Replacement Cost:		_____

Comments: