EXHIBIT 10

OVERHEAD FACTORS
DS1 and DS3 SERVICES

DS1	
Basic Plan	2.28
Term Pricing Plan -- 2 Year	2.14
Term Pricing Plan -- 3 Year	2.10
Term Pricing Plan -- 5 Year	1.91
Multiplexing	2.60
Alternate Serving Wire Center, 1.544 Mbps	1.55
IntelliMux Service	1.18
DS3	
Month/Month	
Electrical Interface	
DS3	2.37
DS3C	3.62
Optical Interface	
DS3	3.11
DS3C	4.15
3 Year	
Electrical Interface	
DS3	1.96
DS3C	2.72
DS3G	3.38
Optical Interface	
DS3	2.64
DS3C	3.29
DS3G	5.59
5 Year	
Electrical Interface	
DS3	1.63
DS3C	2.33
DS3G	2.10
Optical Interface	
DS3	2.09
DS3C	2.71
DS3G	3.36
Optional Features and Services	
Multiplexing	1.86
Aternate Serving Wire Center	
– Month/Month	1.24
– 3 Year	1.12
– 5 Year	1.00

BELL ATLANTIC

EXHIBIT 11

SAMPLE PRICE OUT CHART

BELL ATLANTIC – Cost of Providing 100 DS1s

1. Non–recurring Charges	Rate Under Investigation	REQ/ 100–DS1	Total Non rec.	RAF	RAF'd Rate	RAF'd Total Non rec.
Construction Charges (Note 1)	$6,238.00	1	$6,238.00	100.0000%	$6,238.00	$6,238.00
Design and Planning Fee	$3,640.00	1	$3,640.00	100.0000%	$3,640.00	$3,640.00
Cable Installation	$498.00	1	$498.00	100.0000%	$498.00	$498.00
Total NRC's			$10,376.00			$10,376.00
Equivalent Monthly Payment Over 5 Years @11.25% Interest			$226.90			$226.90

2. Recurring Charges	Rate Under Investigation	REQ/ 100–DS1	Total Monthly	RAF	RAF'd Rate	RAF'd Total Monthly
CO Floor Space/Sq. Ft.	$3.22	100	$322.00	63.6646%	$2.05	$205.00
48 Volt DC Power (per Fuse Amp) (Note 3)	$20.60	15	$309.00	82.1800%	$16.93	$253.94
Cable Support Structure (Note 3) (per cable)	$405.00	1	$405.00	72.5300%	$293.75	$293.75
Electrical Cross Connection Service						
DS1 Connection Service (Note 4)	$3.00	100	$300.00	59.3200%	$1.78	$177.96
DS3 Connection Service (Note 4)	$64.00	100	$6,400.00	17.5625%	$11.24	$1,124.00
Network Cable Rack (Note 5) (.13 per svc per foot – 100 feet)	NA	100	NA	NA	$13.00	$1,300.00
Total Recurring			$7,736.00			$3,354.64
Total Monthly Cost			$7,962.90			$3,581.54
Mo Cost per DS1			$79.63			$35.82
DS1 Channel Termination Rate (Note 6)						$216.00
Percent of DS1 connection service to DS1 Chan. Term. rate						16.58%

Note 1: $6,238 = $5,000 for standard cage – 100 sq. ft; one light fixture @ $853, and one AC outlet @ $385.
Note 2: Bell Atlantic's DC power rate is on a 10–amp basis. The rate shown is stated on a per–amp basis. Bell Atlantic assumed 15 amps to be consistent with the sample priceout chart.
Note 3: The cable support structure fee (for use of structures between collocator hand–off outside central office to collocator's cage) is assessed on a monthly basis per cable.
Note 4: The rate listed in the "RAF'd Rate" column is the currently effective connection service rate after Bell Atlantic unbundled the network cable rack. The amount shown in the "RAF" column reflects the difference between the orginal rate and the currently effective connection service rate.
Note 5: For the network cable rack, Bell Atlantic assumed 100 feet of racking would be required from the collocator's cage to Bell Atlantic's network.
Note 6: Bell Atlantic listed its Basic DS1 chan. term. rate to compare with the monthly DS1 interconnection charge.

BELL ATLANTIC

OCCUPANCY FEE
PHYSICALLY–COLLOCATED INTERCONNECTION

EXHIBIT 12

BELL OF PENNSYLVANIA

	CO NAME & CLLI	CO ADDRESS	MARKET VALUE per sq ft	BOOK VALUE per sq ft
1.	Altoona ALNAPAAL	1119 16th St., Altoona, PA	$2.45	$2.65
2.	Ambler AMBLPAAM	20 N. Spring Garden St., Ambler, PA	$3.34	$2.21
3.	Ambridge AMBRPAAM	9th and Merchant, Ambridge, PA	$2.42	$2.01
4.	Bala Cynwyd BCYNPABC	321 Levering Mill Rd., Bala Cynwyd, PA	$3.92	$2.45
5.	Churchville CHVLPACH	1518 Bustleton Pk., Churchville, PA	$3.20	$2.90
6.	Conshohocken CNSHPACN	181 North Lane, Conshohocken, PA	$3.97	$3.49
7.	Coraopolis CRPLPACO	410 Broadway, Coraopolis, PA	$2.51	$2.74
8.	Crafton CRAFPACR	11 Sidney St., Crafton, PA	$3.01	$1.80
9.	Dewey PHLAPADE	2000 S. Broad St., Philadelphia, PA	$3.84	$2.13
10.	Downtown PITBPADT	416 Seventh Ave., Pittsburgh, PA	$2.88	$6.47
11.	Eddington EDTNPAED	2920 Forrest Ave., Eddington, PA	$3.74	$2.23
12.	Evergreen PHLAPAEV	3810 Chestnut St., Philadelphia, PA	$4.17	$1.87
13.	Greensburg GNBGPAGR	111 W. Pittsburgh St., Greensburg, PA	$2.69	$1.98
14.	Harrisburg HRBGPAHA	210 Pine St., Harrisburg, PA	$2.68	$0.47
15.	Hatboro HTBOPAHB	29 E. Moreland Ave., Hatboro, PA	$3.34	$3.17
16.	Jefferson PHLAPAJE	4808 Leiper St., Philadelphia, PA	$3.49	$1.98
17.	Kuhnsville KHVLPAKU	Old Route 22 – RF #3, Kuhnsville, PA	$3.20	$2.76
18.	Lancaster LNCSPALA	126 N. Duke St., Lancaster, PA	$2.88	$1.77
19.	Market PHLAPAMK	900 Race St., Philadelphia, PA	$3.84	$2.37
20.	Monroeville MOVLPAMO	4206 Northern Pk., Monroeville, PA	$3.26	$2.41
21.	Orchard PHLAPAOR	2210 Lott St., Philadelphia, PA	$3.49	$2.25
22.	Paxtonia PXTNPAPA	4806 Jonestown Rd., Paxtonia, PA	$2.67	$2.46
23.	Pennypacker PHLAPAPE	423 S. 17th St., Philadelphia, PA	$4.46	$2.49
24.	Perrysville PYVLPAPE	1104 Perry Hwy., Perrysville, PA	$2.88	$2.14
25.	Pilgrim PHLAPAPI	7254 Rising Sun Ave., Philadelphia, PA	$3.49	$2.29
26.	Pottstown PTTWPAPT	235 King St., Pottstown, PA	$2.92	$3.24
27.	Reading RDNGPARE	419 Washington St., Reading, PA	$3.78	$1.68
28.	Scranton SCTNPASC	121 Adams Ave., Scranton, PA	$2.80	$3.16
29.	Sewickley SWKYPASE	621 Beaver St., Sewickley, PA	$3.07	$3.32
30.	State College STCGPAES	250 S. Allen St., State College, PA	$3.04	$2.53
31.	Sharpsburg SHSAPASH	1346 Main St., Sharpsburg, PA	$2.78	$2.28
32.	Waverly PHLAPAWV	6468 N. Broad St., Philadelphia, PA	$3.38	$1.60
33.	West Chester WCHSPAWC	401 S. High St., West Chester, PA	$3.40	$2.58
34.	Wilkinsburg WKBGPAWK	1026 Hay St., Wilkinsburg, PA	$2.89	$1.92

BELL ATLANTIC

OCCUPANCY FEE
PHYSICALLY–COLLOCATED INTERCONNECTION

EXHIBIT 12

NEW JERSEY BELL

	CO NAME & CLLI	CO ADDRESS	MARKET VALUE per sq ft	BOOK VALUE per sq ft
1.	Atlantic City ATCYNJAC	1609 Pacific Ave., Atlantic City, NJ	$3.25	$2.90
2.	Bedminster BDMNNJ01	Highways 202/206 & 287, Bedminster, NJ	$4.15	$3.85
3.	Bergen JRCYNJBR	71 Madison Ave., Jersey City, NJ	$2.74	$2.19
4.	Bernardsville BRVLNJBE	147 Highway 202, Bernardsville, NJ	$3.83	$2.25
5.	Boonton BNTNNJBN	205 Lathrop Ave., Boonton, NJ	$2.83	$1.45
6.	Camden CMDNNJCE	12 N. 7th St., Camden, NJ	$3.09	$1.53
7.	East Orange EORNNJEO	621 William St., E. Orange, NJ	$2.92	$1.41
8.	Edison EDSNNJED	1183 Lincoln Hwy., Edison, NJ	$3.58	$2.51
9.	Elizabeth ELZBNJEL	1182–96 E. Grand St., Elizabeth, NJ	$3.00	$1.89
10.	Englewood ENWDNJEN	34 Engle St., Englewood, NJ	$3.66	$2.14
11.	Fords FRDSNJFR	490–6 New Brunswick Ave., Fords, NJ	$3.24	$2.58
12.	Hackensack HCKNNJHK	256–60 State St., Hackensack, NJ	$3.22	$2.13
13.	Holmdel HOLMNJHO	970 Holmdel–Keyport Rd., Holmdel, NJ	$3.32	$1.58
14.	Ironbound NWRKNJIR	650–84 Market St., Newark, NJ	$3.20	$2.50
15.	Journal Square JRCYNJJO	773 Summit Ave., Jersey City, NJ	$3.42	$1.96
16.	Laurel Springs LRSPNJLS	29–35 Broadway, Laurel Springs, NJ	$3.57	$2.61
17.	Livingston LVTNNJLI	47–53 Mt. Pleasant Ave., Livingston, NJ	$3.49	$2.45
18.	Market NWRKNJ02	95 William St., Newark, NJ	$3.33	$2.16
19.	Marlton MARLNJMA	10 N. Maple Ave., Marlton, NJ	$3.40	$2.52
20.	Metuchen MTCHNJMT	515 Main St., Metuchen, NJ	$3.06	$2.40
21.	Moorestown MSTWNJMO	105 E. Main St., Moorestown, NJ	$3.44	$3.14
22.	Morristown MRTWNJMR	37 Maple Ave., Morristown, NJ	$3.33	$2.53
23.	Mountain View MTVWNJMV	160 Newark–Pompton Tpk., Wayne, NJ	$3.29	$2.46
24.	Murray Hill NWPVNJMH	846 Mountain Ave., New Providence, NJ	$3.58	$2.51
25.	New Brunswick NBWKNJNB	18–24 Paterson St., New Brunswick, NJ	$3.33	$3.31
26.	Oradell RVEDNJOR	945 Kinderkamack Rd., River Edge, NJ	$3.12	$2.32
27.	Passaic PSSCNJPS	133 Prospect St., Passaic, NJ	$2.66	$10.51
28.	Paterson PTSNNJAR	114 Paterson St., Paterson, NJ	$2.90	$2.06
29.	Piscataway PSWYNJPI	4 Skiles Ave., Piscataway, NJ	$3.03	$2.78
30.	Plainfield PLFDNJPF	420 Park Ave., Plainfield, NJ	$2.70	$2.32
31.	Pleasantville PSVLNJPL	423 W. Washington Ave., Pleasantville, NJ	$3.17	$2.91
32.	Ramsey RMSYNJRM	36 N. Franklin Tpk, Ramsey, NJ	$3.19	$4.14
33.	Somerville SOVLNJSM	172–8 W. Main St., Somerville, NJ	$2.89	$1.76
34.	Trenton TRENNJTE	243 E. State St., Trenton, NJ	$3.50	$2.53
35.	Westwood HLDLNJWE	175 Westerly, Hillsdale, NJ	$3.44	N/A

BELL ATLANTIC

OCCUPANCY FEE
PHYSICALLY–COLLOCATED INTERCONNECTION

EXHIBIT 12

C&P OF MARYLAND

	CO NAME & CLLI	CO ADDRESS	MARKET VALUE per sq ft	BOOK VALUE per sq ft
1.	Bethesda CHCHMDBE	4533 Stanford St., Chevy Chase, MD	$3.40	$2.35
2.	Bradley BTHSMDBD	7887 Bradley Blvd., Bethesda, MD	$3.40	$3.80
3.	Charles Street BLTMMDCH	323 N. Charles St., Baltimore, MD	$5.06	$4.73
4.	Cockeysville CYVLMDCK	9720 York Rd., Cockeysville, MD	$3.40	$1.75
5.	Columbia CLMAMDCB	5231 W. Running Brook Rd., Columbia, MD	$3.24	$2.99
6.	Frederick FRDRMDFR	33 E. Patrick St., Frederick, MD	$2.80	$3.65
7.	Gaithersburg GTBGMDGB	5 N. Frederick Ave., Gaithersburg, MD	$2.82	$2.54
8.	Glen Burnie GLBRMDGL	215 Ritchie Ln., GLen Burnie, MD	$2.69	$5.03
9.	Hagerstown HGTWMDHG	120 W. Antietam St., Hagerstown, MD	$2.79	$1.79
10.	Landover LDVRMDLO	7781 Landover Rd., Landover, MD	$2.90	$1.44
11.	Lanham LNHMMDLN	5649 Whitfield Chapel Rd., Lanham, MD	$2.82	$2.51
12.	Laurel LARLMDLR	309 Carroll Ave., Laurel, MD	$2.99	$2.54
13.	Montrose RKVLMDMR	6015 Montrose Rd., Rockville, MD	$3.03	$3.08
14.	Odenton ODTNMDON	Rt. 175E Nevada Ave., Odenton, MD	$2.82	$2.11
15.	Rockville RKVLMDRV	200 Oak Ave., Rockville, MD	$2.90	$1.42
16.	Salisbury SLBRMDSB	128 E. Church, Salisbury, MD	$2.65	$3.86
17.	Towson TWSNMDTW	100 York Rd., Towson, MD	$3.82	$1.89
18.	Wildwood BTHSMDWW	5704 Grosvenor Ln., Bethesda, MD	$3.40	$2.77
19.	Wood Acres BTHSMDWA	6200 Goldsboro Rd., Bethesda, MD	$3.40	$2.00
20.	Woodlawn WDLWMDWL	6601 Windsor Mill Rd., Woodlawn, MD	$2.82	$1.76

BELL ATLANTIC

EXHIBIT 12

OCCUPANCY FEE
PHYSICALLY–COLLOCATED INTERCONNECTION

C&P OF VIRGINIA

	CO NAME & CLLI	CO ADDRESS	MARKET VALUE per sq ft	BOOK VALUE per sq ft
1.	Aberdeen Road HMPNVAAB	1606 Aberdeen Rd., Hampton, VA	$2.82	N/A
2.	Alexandria ALXNVAAX	1316 Mt. Vernon Ave., Alexandria, VA	$3.07	$1.54
3.	Barcroft ALXNVABA	4805 King St., Arlington, VA	$2.86	$1.69
4.	Bute Street NRFLVABS	120 W. Bute St., Norfolk, VA	$3.07	$3.10
5.	Cogbill RCMDVACG	4320 Cogbill Rd., Richmond, VA	$2.90	$1.78
6.	Danville DAVLVADA	730 Main St., Danville, VA	$2.40	$1.19
7.	Fredericksburg FRBGVAFB	901 Prince Edward St., Fredericksburg, VA	$2.82	$1.88
8.	Grace Street RCMDVAGR	703 E. Grace St., Richmond, VA	$3.15	$2.04
9.	Herndon HRNDVAHE	1130 Eldon St., Herndon, VA	$3.07	$2.03
10.	Indian River VRBHVAIR	6028 Indian Rvr. Rd., Virginia Beach, VA	$2.82	$1.77
11.	Luck RONKVALK	225 Franklin Rd., S.W., Roanoke, VA	$2.74	$1.41
12.	Patterson RCMDVAPS	6917 Patterson Ave., Richmond, VA	$2.99	$1.64
13.	Pemberton Road RCMDVAPE	3500 Pemberton Rd., Richmond, VA	$2.78	$1.24
14.	Queen Street HMPNVAQN	131 E. Queen St., Hampton, VA	$2.78	$4.10
15.	Staunton STTNVAST	115 Fillmore St., Staunton, VA	$2.40	$1.44
16.	Stephens City STCYVASC	Mulberry St., Stephens City, VA	$2.40	$2.55
17.	Timberlake LYBGVATM	Timberlake Rd., Lynchburg, VA	$2.74	$1.79
18.	W. Little Creek NRFLVAWC	1624 W. Little Creek Rd., Norfolk, VA	$2.74	N/A
19.	Williamsburg WLBGVAWM	404 S. Henry St., Williamsburg, VA	$2.90	$1.80

BELL ATLANTIC

OCCUPANCY FEE
PHYSICALLY–COLLOCATED INTERCONNECTION

EXHIBIT 12

C&P OF WASHINGTON D.C.

	CO NAME & CLLI	CO ADDRESS	MARKET VALUE per sq ft	BOOK VALUE per sq ft
1.	Downtown WASHDCDN	730 12th St. NW, Washington, D.C.	$3.85	$2.57
2.	Dupont WASHDCDP	1700 14th St. NW, Washington, D.C.	$3.60	$2.06
3.	Georgetown WASHDCGT	1045 Wisconsin Ave. NW, Washington, D.C.	$3.85	N/A
4.	Georgia WASHDCGG	926 Gallatin St. NW, Washington, D.C.	$3.43	$1.87
5.	Midtown WASHDCMT	2055 L St. NW, Washington, D.C.	$3.85	$2.12
6.	Southwest WASHDCSW	30 E St. SW, Washington, D.C.	$3.85	$2.60
7.	Woodley WASHDCWL	4268 Wisconsin Ave. NW, Washington, DC	$3.60	$2.33

C&P OF WEST VIRGINIA

	CO NAME & CLLI	CO ADDRESS	MARKET VALUE per sq ft	BOOK VALUE per sq ft
1.	Charleston CHTNWVLE	816 Lee St., Charleston, WV	$3.74	$2.06
2.	Morgantown MGTWWVFY	145 Fayette St., Morgantown, WV	$3.40	$2.46

DIAMOND STATE TELEPHONE

	CO NAME & CLLI	CO ADDRESS	MARKET VALUE per sq ft	BOOK VALUE per sq ft
1.	Newark NWRKDENB	1 Washington St., Newark, DE	$2.80	$1.78
2.	Talleyville TLVLDETV	2520 Silverside Rd., Talleyville, DE	$2.80	$1.75
3.	Wilmington WLMGDEWL	901 Tatnall St., Wilmington, DE	$2.80	$2.58

R.S. Means Building Construction Cost Data

R171-200 Square Foot and Cubic Foot Building Costs

The cost figures in division 171 were derived from more than 11,400 projects contained in the Means Data Bank of Construction Costs d include the contractor's overhead and profit, but do not include hitectural fees or land costs. The figures have been adjusted to January 1, 1992. New projects are added to our files each year and projects over ten years old are discarded. For this reason, certain costs may not show a uniform annual progression. In no case are all subdivisions of a project listed.

These projects were located throughout the U.S. and reflect tremendous differences in S.F. and C.F. costs. This is due to both differences in labor and material costs, plus differences in the owner's requirements. For instance, a bank in a large city would have different features than one in a rural area. This is true of all different types of buildings analyzed. As a general rule, the projects on the low side did not include any site work or equipment, but the projects on the high side may include both equipment and site work. The median figures do not generally include site work.

None of the figures "go with" any others. All individual cost items were computed and tabulated separately. Thus the sum of the median figures for Plumbing, HVAC and Electrical will not normally total up to the total Mechanical and Electrical costs arrived at by separate analysis and tabulation of the projects.

Each building was analyzed as to total and component costs and percentages. The figures were arranged in ascending order with the results tabulated as shown. The 1/4 column shows that 25% of the projects had lower costs, 75% higher. The 3/4 column shows that 75% of the projects had lower costs, 25% had higher. The median column shows that 50% of the projects had lower costs, 50% had higher.

There are two times when square foot costs are useful. The first is in the conceptual stage when no details are available. Then square foot costs make a useful starting point. The second is after the bids are in and the costs can be worked back into their appropriate units for information purposes. As soon as details become available in the project design, the square foot approach should be discontinued and the project priced as to its particular components. When more precision is required or for estimating the replacement cost of specific buildings, the "Means Square Foot Costs 1992" should be used.

In using the figures in division 171, it is recommended that the median column be used for preliminary figures if no additional information is available. The median figures, when multiplied by the total city construction cost index figures (see City Cost Indexes) and then multiplied by the project size modifier on the preceding page, should present a fairly accurate base figure, which would then have to be adjusted in view of the estimator's experience, local economic conditions, code requirements and the owner's particular requirements. There is no need to factor the percentage figures as these should remain constant from city to city. All tabulations mentioning air conditioning had at least partial air conditioning.

The editors of this book would greatly appreciate receiving cost figures on one or more of your recent projects which would then be included in the averages for next year. All cost figures received will be kept confidential except that they will be averaged with other similar projects to arrive at S.F. and C.F. cost figures for next year's book. See the last two pages of the book for details and the discount available for submitting one or more of your projects.

033 | Cast-In-Place Concrete

033 100 | Structural Concrete

				CREW	DAILY OUTPUT	MAN-HOURS	UNIT	1992 BARE COSTS MAT.	LABOR	EQUIP.	TOTAL	TOTAL INCL O&P	
.18	1100	Hardeners, metallic, 55 lb. bags, natural (grey)					Lb.	.41			.41	.45	118
	1200	Colors, average						.67			.67	.74	
	1300	Non-metallic, 55 lb. bags, natural (grey), minimum						.34			.34	.37	
	1310	Maximum						.58			.58	.64	
	1320	Non-metallic, colors, mininum						.38			.38	.42	
	1340	Maximum						.62			.62	.68	
	1400	Non-metallic, non-slip, 100 lb. bags, minimum						.38			.38	.42	
	1420	Maximum						.75			.75	.83	
	1500	Solution type, 300 to 400 S.F. per gallon					Gal.	5.25			5.25	5.80	
	1510												
	1550	Release agent, for tilt slabs					Gal.	7.25			7.25	8	
	1570	For forms, average						4.75			4.75	5.20	
	1600	Sealer, hardener and dustproofer, clear, 450 S.F., minimum						7			7	7.70	
	1620	Maximum						19.25			19.25	21	
	1700	Colors (300-400 S.F. per gallon)						17			17	18.70	
	1710												
	1800	Set accelerator for below freezing, 1 to 1-1/2 gal. per C.Y.					Gal.	4.30			4.30	4.73	
	1900	Set retarder, 2 to 4 fl. oz. per bag of cement					"	13.60			13.60	14.95	
	2000	Waterproofing, integral 1 lb. per bag of cement					Lb.	.83			.83	.91	
	2100	Powdered metallic, 40 lbs. per 100 S.F., minimum						.83			.83	.91	
	2120	Maximum						1.75			1.75	1.93	
	2200	Water reducing admixture, average					Gal.	7.75			7.75	8.55	
122	0010	CONCRETE, FIELD MIX FOB forms 2250 psi	R033 -080				C.Y.	52.40			52.40	58	122
	0020	3000 psi					"	55.20			55.20	61	
126	0010	CONCRETE, READY MIX Regular weight, 2000 psi	R033 -070				C.Y.	49.60			49.60	55	126
	0100	2500 psi						50.95			50.95	56	
	0150	3000 psi	R033 -060					52.30			52.30	58	
	0200	3500 psi						53.65			53.65	59	
	0250	3750 psi	R033 -070					54.35			54.35	60	
	0300	4000 psi						55.05			55.05	61	
	0350	4500 psi	R033 -060					56.40			56.40	62	
	0400	5000 psi						57.75			57.75	64	
	0411	6000 psi	R033 -040					66.50			66.50	73.15	
	0412	8000 psi						105			105	115.50	
	0413	10000 psi						145			145	159.50	
	0414	12000 psi						180			180	198	
	1000	For high early strength cement, add						10%					
	1010	For structural lightweight with regular sand, add						25%					
	2000	For all lightweight aggregate, add						45%					
	3000	For integral colors, 2500 psi, 5 bag mix											
	3100	Red, yellow or brown, 1.8 lb. per bag, add					C.Y.	12.50			12.50	13.75	
	3200	9.4 lb. per bag, add						64.50			64.50	71	
	3400	Black, 1.8 lb. per bag, add						13.50			13.50	14.85	
	3500	7.5 lb. per bag, add						56.10			56.10	62	
	3700	Green, 1.8 lb. per bag, add						26.50			26.50	29	
	3800	7.5 lb. per bag, add						111			111	120	
130	0010	CONCRETE IN PLACE Including forms (4 uses), reinforcing											130
	0050	steel, including finishing unless otherwise indicated											
	0100	Average for concrete framed building,	R033 -110										
	0110	including finishing		C-17B	15.75	5.206	C.Y.	117	125	18.85	260.85	345	
	0130	Average for substructure only, simple design, incl. finishing			29.07	2.821		76	67	10.20	153.20	200	
	0150	Average for superstructure only, including finishing			13.42	6.110		116.50	145	22	283.50	380	
	0200	Base, granolithic, 1" x 5" high, straight	R033 -130	C-10	175	.137	L.F.	.13	2.90	.41	3.44	4.95	
	0220	Cove		"	140	.171	"	.13	3.62	.52	4.27	6.15	
	0300	Beams, 5 kip per L.F., 10' span	R033 -100	C-17A	6.28	12.898	C.Y.	186	305	24	515	710	
	0350	25' span			7.40	10.946		147	260	20	427	590	
	0500	Chimney foundations, industrial, minimum	R042 -055		26.70	3.034		96	72	5.55	173.55	225	
	0510	Maximum			19.70	4.112		110	98	7.55	215.55	280	

033 | Cast-In-Place Concrete

033 100 | Structural Concrete

			CREW	DAILY OUTPUT	MAN-HOURS	UNIT	1992 BARE COSTS MAT.	LABOR	EQUIP.	TOTAL	TOTAL INCL O&P
130 0700	Columns, square, 12" x 12", minimum reinforcing		C-17A	4.60	17.609	C.Y.	208	420	32	660	920
0720	Average reinforcing			4.10	19.756		298	470	36	804	1,100
0740	Maximum reinforcing		C-17B	3.84	21.354		431	510	77	1,018	1,350
0800	16" x 16", minimum reinforcing		C-17A	6.25	12.960		181	310	24	515	705
0820	Average reinforcing	R033 -010		4.93	16.430		288	390	30	708	960
0840	Maximum reinforcing		C-17B	4.34	18.894		475	450	68	993	1,300
0900	24" x 24", minimum reinforcing	R033 -100	C-17A	9.08	8.921		158	210	16.35	384.35	525
0920	Average reinforcing			6.90	11.739		233	280	21	534	715
0940	Maximum reinforcing			5.65	14.336		388	340	26	754	990
1000	36" x 36", minimum reinforcing		C-17B	13.39	6.124		149	145	22	316	415
1020	Average reinforcing			9.61	8.533		232	205	31	468	605
1040	Maximum reinforcing			7.50	10.933		371	260	40	671	855
1200	Columns, round, tied, 16" diameter, minimum reinforcing	R033 -010		13.02	6.298		270	150	23	443	555
1220	Average reinforcing			8.30	9.880		385	235	36	656	830
1240	Maximum reinforcing			6.05	13.554		616	325	49	990	1,225
1300	20" diameter, minimum reinforcing			17.35	4.726		249	115	17.10	381.10	470
1320	Average reinforcing			10.43	7.862		400	185	28	613	765
1340	Maximum reinforcing			7.47	10.977		544	260	40	844	1,050
1400	24" diameter, minimum reinforcing	R033 -100		22.18	3.697		225	88	13.35	326.35	400
1420	Average reinforcing			11.86	6.914		337	165	25	527	655
1440	Maximum reinforcing			8.10	10.123		518	240	37	795	985
1500	36" diameter, minimum reinforcing			32.40	2.531		213	60	9.15	282.15	340
1520	Average reinforcing			16.57	4.949		291	120	17.90	428.90	525
1540	Maximum reinforcing			11.15	7.354		390	175	27	592	730
1900	Elevated slabs, flat slab, 125 psf Sup. Load, 20' span		C-17A	13.36	6.063		121	145	11.10	277.10	370
1950	30' span		C-17B	18.25	4.493		114	105	16.25	235.25	310
2100	Flat plate, 125 psf Sup. Load, 15' span	R033 -010	C-17A	10.28	7.879		123	190	14.45	327.45	445
2150	25' span		C-17B	17.01	4.821		105	115	17.45	237.45	315
2300	Waffle const., 30" domes, 125 psf Sup. Load, 20' span	R033 -100		14.10	5.816		122	140	21	283	375
2350	30' span			17.02	4.818		114	115	17.45	246.45	325
2500	One way joists, 30" pans, 125 psf Sup. Load, 15' span		C-17A	11.07	7.317		116	175	13.40	304.40	415
2550	25' span			11.04	7.337		117	175	13.45	305.45	415
2700	One way beam & slab, 125 psf Sup. Load, 15' span	R033 -100		7.49	10.814		154	255	19.80	428.80	595
2750	25' span			10.15	7.980		142	190	14.60	346.60	470
2900	Two way beam & slab, 125 psf Sup. Load, 15' span			8.22	9.854		139	235	18.05	392.05	540
2950	25' span		C-17B	12.23	6.705		123	160	24	307	410
3100	Elevated slabs including finish, not										
3110	including forms or reinforcing										
3150	Regular concrete, 4" slab	R033 -010	C-8	2,685	.021	S.F.	.70	.43	.20	1.33	1.64
3200	6" slab			2,585	.022		1.04	.44	.21	1.69	2.04
3250	2-1/2" thick floor fill			2,685	.021		.43	.43	.20	1.06	1.34
3300	Lightweight, 110# per C.F., 2-1/2" thick floor fill			2,585	.022		.54	.44	.21	1.19	1.49
3400	Cellular concrete, 1-5/8" fill, under 5000 S.F.			2,000	.028		.35	.57	.27	1.19	1.55
3450	Over 10,000 S.F.			2,200	.025		.28	.52	.24	1.04	1.36
3500	Add per floor for 3 to 6 stories high			31,800	.002			.04	.02	.06	.07
3520	For 7 to 20 stories high			21,200	.003			.05	.03	.08	.11
3800	Footings, spread under 1 C.Y.	R033 -100	C-17B	31.82	2.577	C.Y.	75	61	9.30	145.30	190
3850	Over 5 C.Y.		C-17C	70.45	1.178		71	28	6.30	105.30	130
3900	Footings, strip, 18" x 9", plain		C-17B	34.22	2.396		63	57	8.65	128.65	170
3950	36" x 12", reinforced			49.07	1.671		70	40	6.05	116.05	145
4000	Foundation mat, under 10 C.Y.			32.32	2.537		107	60	9.20	176.20	220
4050	Over 20 C.Y.			47.37	1.731		103	41	6.25	150.25	185
4200	Grade walls, 8" thick, 8' high	R033 -100	C-15	10.16	7.087		117	155	5.20	277.20	375
4250	14' high		C-20	7.30	8.767		175	170	82	427	545
4260	12" thick, 8' high		C-17A	13.50	6		138	145	11	294	385
4270	14' high		C-20	11.60	5.517		130	110	51	291	365
4300	15" thick, 8' high		C-17B	20.01	4.098		91	98	14.80	203.80	270
4350	12' high		C-20	14.80	4.324		110	84	40	234	295

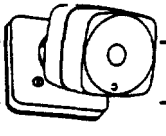
171 000 | S.F. & C.F. Costs

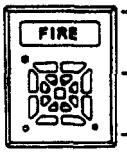
			UNIT	UNIT COSTS 1/4	UNIT COSTS MEDIAN	UNIT COSTS 3/4	% of TOTAL 1/4	% of TOTAL MEDIAN	% of TOTAL 3/4	
	3100	Total: Mechanical & Electrical	S.F.	12.30	19.20	25.15	16.90%	24.30%	29.70%	780
	9000	Per pupil, total cost	Ea.	7,450	9,525	12,400				
800	0010	SCHOOLS Vocational	S.F.	47.90	64.65	82.30				800
	0020	Total project costs	C.F.	3.01	4.10	5.75				
	0500	Masonry	S.F.	2.81	6.40	10.75	4%	6.60%	15.90%	
	1800	Equipment		1.25	2.08	4.07	2%	3.20%	4.60%	
	2720	Plumbing	S.F.	3.13	4.69	6.60	5.40%	6.90%	8.50%	
	2770	Heating, ventilating, air conditioning		5.55	8	13.40	8.80%	12.10%	15.90%	
	2900	Electrical		5.10	6.90	9.85	8.80%	11.40%	13.80%	
	3100	Total: Mechanical & Electrical		11.55	17.25	24.75	21%	28.90%	35.70%	
	9000	Per pupil, total cost	Ea.	6,850	17,700	26,600				
830	0010	SPORTS ARENAS	S.F.	42	52.90	67.45				830
	0020	Total project costs	C.F.	2.28	4.16	5.25				
	2720	Plumbing	S.F.	2.15	3.69	6.55	4.30%	6.30%	8.50%	
	2770	Heating, ventilating, air conditioning		4.46	6.20	8.10	5.80%	10.20%	13.50%	
	2900	Electrical		3.46	5.80	7.15	7.10%	9.70%	12.20%	
	3100	Total: Mechanical & Electrical		7.65	13.60	17.50	13.40%	22.50%	30.80%	
850	0010	SUPERMARKETS	S.F.	38.70	44.60	52.10				850
	0020	Total project costs	C.F.	2.12	2.52	3.50				
	2720	Plumbing	S.F.	2.08	2.73	3.21	5%	6%	6.90%	
	2770	Heating, ventilating, air conditioning		3.19	3.80	4.64	8.50%	8.50%	9.50%	
	2900	Electrical		4.52	5.50	6.75	10.30%	12.40%	13.50%	
	3100	Total: Mechanical & Electrical		7.50	10.85	13.35	18.10%	22.40%	27.70%	
860	0010	SWIMMING POOLS	S.F.	58.95	76.30	108				860
	0020	Total project costs	C.F.	5.15	6	7				
	2720	Plumbing	S.F.	4.13	6.80	9.50	4.60%	9.60%	12.40%	
	2900	Electrical		4.48	6.35	9.55	6.50%	7.60%	7.90%	
	3100	Total: Mechanical & Electrical		10.35	18.70	36.65	17.50%	24.90%	31%	
870	0010	TELEPHONE EXCHANGES	S.F.	85.25	122	155				870
	0020	Total project costs	C.F.	5.30	7.95	11.05				
	2720	Plumbing	S.F.	2.95	5.10	7.50	3.50%	5.70%	6.60%	
	2770	Heating, ventilating, air conditioning		7.15	16.45	20.45	11.70%	16%	18.40%	
	2900	Electrical		7.80	13.40	24.30	10.70%	13.90%	17.80%	
	3100	Total: Mechanical & Electrical		17.45	24.35	47.50	20.30%	30.80%	35%	
890	0010	TERMINALS Bus	S.F.	38.80	58.90	74.50				890
	0020	Total project costs	C.F.	1.91	3.32	4.25				
	2720	Plumbing	S.F.	1.29	2.90	4.45	2.30%	7.20%	8.80%	
	2900	Electrical		2	4.55	7.65	7.50%	8%	11.80%	
	3100	Total: Mechanical & Electrical		2.03	6.25	10.35	8.30%	16.90%	19.60%	
910	0010	THEATERS	S.F.	49.10	63.15	95.50				910
	0020	Total project costs	C.F.	2.56	3.64	5.30				
	2720	Plumbing	S.F.	1.63	1.89	5.70	2.90%	4.60%	6.10%	
	2770	Heating, ventilating, air conditioning		4.54	6.10	7	7.30%	11.60%	13.30%	
	2900	Electrical		4.59	6.20	12.05	8%	9.30%	12.20%	
	3100	Total: Mechanical & Electrical		10.90	12.85	23.85	17.10%	24.90%	27.40%	
940	0010	TOWN HALLS City Halls & Municipal Buildings	S.F.	59.40	74.35	96.80				940
	0020	Total project costs	C.F.	4.03	5.95	7.60				
	2720	Plumbing	S.F.	2.08	4.08	7.10	4.20%	5.90%	7.90%	
	2770	Heating, ventilating, air conditioning		4.42	8.80	10.05	7%	9%	13.20%	
	2900	Electrical		4.71	7	9.70	7.90%	9.40%	11.30%	
	3100	Total: Mechanical & Electrical		9.85	16.35	23.80	15.80%	21.30%	29.10%	
970	0010	WAREHOUSES And Storage Buildings	S.F.	21.30	29.60	45.65				970
	0020	Total project costs	C.F.	1.11	1.77	2.92				
	0100	Sitework	S.F.	2.04	4.43	6.75	5.90%	12.50%	19.80%	
	0500	Masonry		1.36	3.17	6.70	5%	9.10%	14.20%	

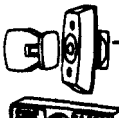
168 | Special Systems

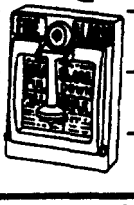
168 100 | Special Systems

			CREW	DAILY OUTPUT	MAN-HOURS	UNIT	1992 BARE COSTS MAT.	LABOR	EQUIP.	TOTAL	TOTAL INCL O&P	
	1600	Master time clock system, clocks & bells, 20 room	4 Elec	.20	160	Ea.	3,375	4,175		7,550	9,950	110
	1800	50 room	"	.08	400		7,760	10,400		18,160	24,100	
	2000	Time clock, 100 cards in & out, 1 color	1 Elec	3.20	2.500		795	65		860	970	
	2200	2 colors		3.20	2.500		840	65		905	1,025	
	2400	With 3 circuit program device, minimum		2	4		310	105		415	495	
	2600	Maximum		2	4		450	105		555	650	
	2800	Metal rack for 25 cards		7	1.143		49	30		79	98	
	3000	Watchman's tour station		8	1		52	26		78	96	
	3200	Annunciator with zone indication		1	8		190	210		400	520	
	3400	Time clock with tape		1	8		505	210		715	865	
112	0010	CLOCK AND PROGRAM SYSTEMS For electronic scoreboards										112
	0100	See division 114-805										
115	0010	DOCTORS IN-OUT REGISTER										115
	0050	Register, 200 names	4 Elec	.64	50	Ea.	7,880	1,300		9,180	10,600	
	0100	Combination control and recall, 200 names	"	.64	50		10,300	1,300		11,600	13,300	
	0200	Recording register	1 Elec	.50	16		4,000	420		4,420	5,025	
	0300	Transformers	"	4	2		135	52		187	225	
	0400	Pocket pages					695			695	765	
120	0010	DETECTION SYSTEMS										120
	0020											
	0100	Burglar alarm, battery operated, mechanical trigger	1 Elec	4	2	Ea.	205	52		257	305	
	0200	Electrical trigger		4	2		245	52		297	345	
	0400	For outside key control, add		8	1		58	26		84	105	
	0600	For remote signaling circuitry, add		8	1		92	26		118	140	
	0800	Card reader, flush type, standard		2.70	2.963		690	77		767	875	
	1000	Multi-code		2.70	2.963		890	77		967	1,100	
	1200	Door switches, hinge switch		5.30	1.509		44	39		83	105	
	1400	Magnetic switch		5.30	1.509		52	39		91	115	
	1600	Exit control locks, horn alarm		4	2		255	52		307	360	
	1800	Flashing light alarm		4	2		290	52		342	395	
	2000	Indicating panels, 1 channel		2.70	2.963		270	77		347	410	
	2200	10 channel		1.60	5		935	130		1,065	1,225	
	2400	20 channel		1	8		1,800	210		2,010	2,300	
	2600	40 channel		.57	14.035		3,300	365		3,665	4,175	
	2800	Ultrasonic motion detector, 12 volt		2.30	3.478		170	91		261	320	
	3000	Infrared photoelectric detector		2.30	3.478		140	91		231	290	
	3600	Fire, sprinkler & standpipe alarm, control panel, 4 zone		2	4		755	105		860	985	
	3800	8 zone		1	8		1,050	210		1,260	1,475	
	4000	12 zone		.66	12.121		1,500	315		1,815	2,125	
	4020	Alarm device		8	1		100	26		126	150	
	4050	Actuating device		8	1		240	26		266	305	
	4150											
	4200	Battery and rack	1 Elec	4	2	Ea.	570	52		622	705	
	4400	Automatic charger		8	1		365	26		391	440	
	4600	Signal bell		8	1		41	26		67	84	
	4800	Trouble buzzer or manual station		8	1		30	26		56	72	
	5000	Detector, rate of rise		8	1		28	26		54	70	
	5200	Smoke detector, ceiling type		6.20	1.290		53	34		87	110	
	5400	Duct type		3.20	2.500		210	65		275	330	
	5600	Light and horn		5.30	1.509		87	39		126	155	
	5800	Fire alarm horn		6.70	1.194		30	31		61	80	
	5900											
	6000	Door holder, electro-magnetic	1 Elec	4	2	Ea.	64	52		116	150	
	6200	Combination holder and closer		3.20	2.500		355	65		420	490	
	6400	Code transmitter		4	2		570	52		622	705	
	6600	Drill switch		8	1		71	26		97	115	
	6800	Master box		2.70	2.963		1,725	77		1,802	2,025	
	7000	Break glass station		8	1		41	26		67	81	









ELECTRICAL 16

For expanded coverage of these items see *Means Electrical Cost Data 19*

096 | Flooring and Carpet

		096 150 Marble Flooring	CREW	DAILY OUTPUT	MAN-HOURS	UNIT	1992 BARE COSTS MAT.	LABOR	EQUIP.	TOTAL	TOTAL INCL O&P	
150	0010	MARBLE Thin gauge tile, 12" x 6", 3/8", White Carara	D-7	60	.267	S.F.	4.17	5.45		9.62	12.60	151
	0100	Filled Travertine		60	.267		4.15	5.45		9.60	12.55	
	0200	12" x 12" x 3/8", thin set, floors		60	.267		5.75	5.45		11.20	14.35	
	0300	On walls		52	.308		5.75	6.30		12.05	15.55	
		096 250 Slate Flooring										
251	0010	SLATE TILE Vermont, 6" x 6" x 1/4" thick, thin set	D-7	180	.089	S.F.	3.05	1.82		4.87	6	251
	0200	See also division 025-128										
252	0010	SLATE & STONE FLOORS See division 025-166										252
254	0010	CONCRETE FLOORS And toppings, see division 033-454										254
		096 350 Brick Flooring										
354	0010	FLOORING Acidproof shales, red, 8" x 3-3/4" x 1-1/4" thick	D-7	.43	37.209	M	598	760		1,358	1,775	354
	0050	2-1/4" thick	D-1	.40	40		655	830		1,485	2,000	
	0200	Acid proof clay brick, 8" x 3-3/4" x 2-1/4" thick	"	.40	40		655	830		1,485	2,000	
	0260	Cast ceramic, pressed, 4" x 8" x 1/2", unglazed	D-7	100	.160	S.F.	4.20	3.27		7.47	9.40	
	0270	Glazed		100	.160		5.57	3.27		8.84	10.95	
	0280	Hand molded flooring, 4" x 8" x 3/4", unglazed		95	.168		5.57	3.44		9.01	11.20	
	0290	Glazed		95	.168		6.70	3.44		10.14	12.40	
	0300	8" hexagonal, 3/4" thick, unglazed		85	.188		5.98	3.85		9.83	12.25	
	0310	Glazed		85	.188		10.48	3.85		14.33	17.20	
	0400	Heavy duty industrial, cement mortar bed, 2" thick, not incl. brick	D-1	80	.200		.62	4.15		4.77	7.05	
	0450	Acid proof joints, 1/4" wide	"	65	.246		.88	5.10		5.98	8.80	
	0500	Pavers, 8" x 4", 1" to 1-1/4" thick, red	D-7	95	.168		2.40	3.44		5.84	7.70	
	0510	Ironspot	D-1	95	.168		3.85	3.50		7.35	9.60	
	0540	1-3/8" to 1-3/4" thick, red		95	.168		2.60	3.50		6.10	8.20	
	0560	Ironspot		95	.168		3.60	3.50		7.10	9.30	
	0580	2-1/4" thick, red		90	.178		2.60	3.69		6.29	8.50	
	0590	Ironspot		90	.178		3.60	3.69		7.29	9.60	
	0600	Sidewalk or patios, on sand bed, laid flat, no mortar, 4.5 per S.F.		110	.145		2.35	3.02		5.37	7.20	
	0650	Laid on edge, 7 per S.F.		70	.229		3.70	4.75		8.45	11.30	
	0800	For basket weave pattern, add						15%				
	0850	For herringbone pattern, add						20%				
	0870	For epoxy joints, add	D-1	600	.027		1.78	.55		2.33	2.80	
	0880	For Furan underlayment, add	"	600	.027		1.45	.55		2	2.44	
	0890	For waxed surface, steam cleaned, add	D-5	1,000	.008		.12	.19	.03	.34	.45	
		096 600 Resilient Tile Flooring										
601	0010	RESILIENT Asphalt tile, on concrete, 1/8" thick										601
	0050	Color group B	1 Tilf	400	.020	S.F.	.80	.45		1.25	1.55	
	0100	Color group C & D	"	400	.020		.85	.45		1.30	1.60	
	0300	For wood subfloor, add to above for felt underlayment					.15			.15	.17	
	0500	For less than 500 S.F., add	1 Tilf	500	.016			.36		.36	.53	
	0600	For over 5000 S.F., deduct	"	1,600	.005			.11		.11	.17	
	0800	Base, cove, rubber or vinyl, .080" thick										
	1100	Standard colors, 2-1/2" high	1 Tilf	315	.025	L.F.	.40	.58		.98	1.29	
	1150	4" high		315	.025		.52	.58		1.10	1.42	
	1200	6" high		315	.025		.72	.58		1.30	1.64	
	1450	1/8" thick, standard colors, 2-1/2" high R096-600		315	.025		.46	.58		1.04	1.35	
	1500	4" high		315	.025		.47	.58		1.05	1.36	
	1600	Corners, 2-1/2" high		315	.025	Ea.	.70	.58		1.28	1.62	
	1630	4" high		315	.025		.82	.58		1.40	1.75	
	1660	6" high		315	.025		.90	.58		1.48	1.84	
	1700	Conductive flooring, rubber tile, 1/8" thick		315	.025	S.F.	2.45	.58		3.03	3.54	
	1800	Homogeneous vinyl tile, 1/8" thick		315	.025		2.70	.58		3.28	3.82	
	2200	Cork tile, standard finish, 1/8" thick		315	.025		1.80	.58		2.38	2.83	

Historical and City Cost Indexes

Historical Cost Indexes

The table below lists both the Means City Cost Index based on Jan. 1, 1975 = 100 as well as the computed value of an index based on Jan. 1, 1992 costs. Since the Jan. 1, 1992 figure is estimated, space is left to write in the actual index figures as they become available through either the quarterly "Means Construction Cost Indexes" or as printed in the "Engineering News-Record." To compute the actual index based on Jan. 1, 1992 = 100, divide the Quarterly City Cost Index for a particular year by the actual Jan. 1, 1992 Quarterly City Cost Index. Space has been left to advance the index figures as the year progresses.

Year	Quarterly City Cost Index Jan. 1, 1975 = 100		Current Index Based on Jan. 1, 1992 = 100		Year	Quarterly City Cost Index Jan. 1, 1975 = 100	Current Index Based on Jan. 1, 1992 = 100		Year	Quarterly City Cost Index Jan. 1, 1975 = 100	Current Index Based on Jan. 1, 1992 = 100	
	Est.	Actual	Est.	Actual		Actual	Est.	Actual		Actual	Est.	Actual
Oct. 1992					July 1977	113.3	50.4		July 1959	44.2	19.7	
July 1992					1976	107.3	47.7		1958	43.0	19.1	
April 1992					1975	102.6	45.6		1957	42.2	18.8	
Jan. 1992	224.8		100.0	100.0	1974	94.7	42.1		1956	40.4	18.0	
July 1991		221.6	98.6		1973	86.3	38.4		1955	38.1	16.9	
1990		215.9	96.0		1972	79.7	35.5		1954	36.7	16.3	
1989		210.9	93.8		1971	73.5	32.7		1953	36.2	16.1	
1988		205.7	91.5		1970	65.8	29.3		1952	35.3	15.7	
1987		200.7	89.3		1969	61.6	27.4		1951	34.4	15.3	
1986		192.8	85.8		1968	56.9	25.3		1950	31.4	14.0	
1985		189.1	84.1		1967	53.9	24.0		1949	30.4	13.5	
1984		187.6	83.5		1966	51.9	23.1		1948	30.4	13.5	
1983		183.5	81.6		1965	49.7	22.1		1947	27.6	12.3	
1982		174.3	77.5		1964	48.6	21.6		1946	23.2	10.3	
1981		160.2	71.3		1963	47.3	21.0		1945	20.2	9.0	
1980		144.0	64.1		1962	46.2	20.6		1944	19.3	8.6	
1979		132.3	58.9		1961	45.4	20.2		1943	18.6	8.3	
1978		122.4	54.4		1960	45.0	20.0		1942	18.0	8.0	

City Costs Indexes

Tabulated on the following pages are average construction cost indexes for 162 major U.S. and Canadian cities. Index figures for both material and installation are based on the 30 major city average of 100 and represent the cost relationship as of July 1, 1991. The index for each division is computed from representative material and labor quantities for that division. The weighted average for each city is a weighted total of the components listed above it, but does not include relative productivity between trades or cities.

The material index for the weighted average includes about 100 basic construction materials with appropriate quantities of each material to represent typical "average" building construction projects.

The installation index for the weighted average includes the contribution of about 24 construction trades with their representative man-days in proportion to the material items installed. Also included in the installation costs are the representative equipment costs for those items requiring equipment.

Since each division of the book contains many different items, any particular item multiplied by the particular city index may give incorrect results. However, when all the book costs for a particular division are summarized and then factored, the result should be very close to the actual costs for that particular division for that city.

If a project has a preponderance of materials from any particular division (say structural steel), then the weighted average index should be adjusted in proportion to the value of the factor for that division.

Adjustments to Costs

Time Adjustment using the Historical Cost Indexes:

$$\frac{\text{Index for Year A}}{\text{Index for Year B}} \times \text{Cost in Year B} = \text{Cost in Year A}$$

Location Adjustment using the City Cost Indexes:

$$\frac{\text{Index for City A}}{\text{Index for City B}} \times \text{Cost in City B} = \text{Cost in City A}$$

Adjustment from the National Average:

$$\text{National Average Cost} \times \frac{\text{Index for City A}}{100} = \text{Cost in City A}$$

Note: The City Cost Indexes for Canada can be used to convert U.S. National averages to local costs in Canadian dollars.

CITY COST INDEXES

EXHIBIT 13

DIVISION		CALIFORNIA									COLORADO						CONNECTICUT		
		SANTA BARBARA			STOCKTON			VALLEJO			COLO SPRINGS			DENVER			BRIDGEPORT		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	125.3	112.6	119.6	121.1	116.0	118.8	106.9	116.3	111.1	98.6	91.3	95.3	105.7	98.5	102.5	121.2	96.4	110.1
3.1	FORMWORK	115.2	127.4	124.7	107.0	120.8	117.8	113.8	132.8	128.6	103.7	74.8	81.2	94.8	79.4	82.8	122.8	82.8	91.6
3.2	REINFORCING	99.3	128.0	111.2	83.3	128.0	101.8	99.3	128.0	111.2	96.0	81.4	90.0	107.3	81.4	96.6	112.7	106.1	110.0
3.3	CAST IN PLACE CONC.	125.5	121.9	123.3	102.9	108.4	106.2	102.9	108.0	106.0	113.8	94.5	101.9	122.9	91.5	103.6	102.8	98.4	100.1
3	CONCRETE	117.6	124.6	122.1	99.3	115.0	109.4	104.2	119.5	114.0	107.8	85.6	93.6	113.8	85.8	95.9	109.0	93.0	98.7
4	MASONRY	118.3	122.2	121.3	112.2	117.0	115.9	109.7	133.2	127.7	105.9	79.6	85.7	103.2	79.7	85.2	106.2	92.0	95.3
5	METALS	96.1	124.7	106.4	91.5	122.9	102.8	88.8	123.1	101.1	91.4	85.0	89.1	95.8	84.2	91.6	91.8	102.4	95.6
6	WOOD & PLASTICS	108.7	123.7	117.1	86.1	116.1	103.0	99.1	130.8	116.9	86.3	75.5	80.2	91.3	81.0	85.5	107.0	79.8	91.7
7	MOISTURE PROTECTION	89.9	107.5	95.6	89.4	113.7	97.2	87.7	123.7	99.3	85.5	76.2	82.5	116.2	77.2	103.7	100.1	109.9	103.2
8	DOORS, WINDOWS, GLASS	103.9	124.9	114.9	95.2	118.1	107.2	99.1	130.0	115.2	98.3	79.0	88.2	90.8	79.1	84.7	102.1	93.1	97.4
9.2	LATH & PLASTER	104.1	110.4	108.9	100.0	114.0	110.6	100.0	119.8	115.0	101.8	87.6	91.0	87.9	90.9	90.1	105.9	89.5	93.5
9.2	DRYWALL	122.8	121.9	122.4	107.2	115.4	111.1	107.9	127.0	116.9	93.2	79.1	86.6	88.4	85.9	87.2	112.9	78.3	96.6
9.5	ACOUSTICAL WORK	87.5	123.9	107.4	85.6	116.7	102.6	88.5	131.9	112.2	94.6	74.7	83.7	96.4	80.8	87.9	105.9	79.6	91.5
9.6	FLOORING	101.8	121.2	107.1	84.9	108.6	91.4	84.3	137.2	98.7	108.0	75.3	99.1	99.5	95.5	98.4	85.1	92.1	87.0
9.9	PAINTING	118.9	117.2	117.6	102.9	109.0	107.7	105.8	116.4	114.2	117.4	72.7	82.1	104.1	85.3	89.3	121.3	78.6	87.6
9	FINISHES	114.6	119.7	117.3	100.0	112.7	106.8	100.7	124.1	113.2	99.3	76.8	87.3	93.1	86.2	89.4	107.0	80.2	92.6
10-14	TOTAL DIV. 10-14	100.0	124.0	107.0	100.0	144.9	113.1	100.0	149.3	114.4	100.0	90.5	97.2	100.0	92.0	97.6	100.0	111.7	103.4
15	MECHANICAL	98.7	125.8	112.3	97.0	133.4	115.2	95.9	137.2	116.5	97.7	83.1	90.4	97.1	82.5	89.8	103.5	93.0	98.3
16	ELECTRICAL	98.8	113.3	108.8	101.2	113.1	109.5	110.8	118.9	116.4	98.8	76.0	83.0	96.2	77.5	83.3	103.7	87.0	92.1
1-16	WEIGHTED AVERAGE	105.3	121.6	114.1	99.2	120.2	110.5	99.4	127.4	114.5	98.5	81.8	89.6	101.0	83.4	91.5	104.1	92.6	97.9

DIVISION		CONNECTICUT												DELAWARE			D.C.		
		HARTFORD			NEW HAVEN			STAMFORD			WATERBURY			WILMINGTON			WASHINGTON		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	100.2	96.6	98.6	116.9	94.6	106.9	124.9	98.0	112.9	109.1	95.7	103.1	115.2	100.3	108.5	89.8	93.6	91.5
3.1	FORMWORK	111.8	85.5	91.3	110.9	84.4	90.3	112.2	80.4	87.5	102.0	84.3	88.2	105.2	106.4	106.2	106.6	85.2	89.9
3.2	REINFORCING	115.2	106.1	111.4	112.7	106.1	110.0	130.7	106.1	120.5	115.2	106.1	111.4	112.7	96.6	106.0	108.6	84.1	98.4
3.3	CAST IN PLACE CONC.	98.3	98.4	98.4	95.1	97.9	96.8	117.7	98.8	106.1	114.9	98.5	104.8	99.0	112.4	107.2	102.6	90.1	94.9
3	CONCRETE	104.8	94.0	97.9	102.2	93.3	96.5	119.5	92.2	102.0	112.4	93.6	100.3	103.3	108.6	106.7	104.7	87.6	93.8
4	MASONRY	99.5	92.2	93.9	122.6	92.1	99.2	122.6	129.7	128.0	109.6	92.1	96.2	101.6	89.1	92.0	92.7	91.3	91.7
5	METALS	92.5	102.4	96.1	85.2	102.5	91.4	85.7	102.5	91.7	88.1	102.5	93.2	85.7	101.7	91.4	103.0	90.9	98.7
6	WOOD & PLASTICS	114.6	83.2	96.9	115.3	82.3	96.7	111.3	77.1	92.1	107.2	82.0	93.0	103.7	108.5	106.4	105.4	86.0	94.5
7	MOISTURE PROTECTION	101.1	93.1	98.6	88.2	107.2	94.3	88.0	109.8	95.0	88.8	92.8	90.1	89.1	118.3	98.5	106.6	93.0	102.2
8	DOORS, WINDOWS, GLASS	92.4	95.0	93.8	98.8	93.9	96.2	94.9	91.7	93.2	88.8	93.9	91.5	86.8	102.7	95.1	99.7	90.6	95.0
9.2	LATH & PLASTER	113.6	91.9	97.1	121.4	85.8	94.4	98.6	92.6	94.1	113.7	91.7	97.0	94.1	93.2	93.4	98.6	100.4	100.0
9.2	DRYWALL	108.1	82.6	96.1	112.9	78.1	96.5	117.9	78.1	99.1	113.3	81.7	98.4	102.5	109.1	105.6	121.1	86.1	104.6
9.5	ACOUSTICAL WORK	105.9	83.0	93.4	105.9	81.3	92.5	105.1	76.4	89.4	86.6	81.3	83.7	90.8	108.8	100.6	107.0	85.9	95.5
9.6	FLOORING	94.5	92.7	94.0	97.2	92.4	95.9	96.0	124.9	103.9	102.0	92.4	99.4	85.2	97.5	88.6	94.5	101.2	96.3
9.9	PAINTING	107.2	94.7	97.3	121.2	94.1	99.8	121.2	107.9	110.7	114.4	74.7	83.0	100.6	92.2	94.0	98.2	103.1	102.1
9	FINISHES	104.9	88.1	95.9	110.0	85.4	96.8	112.0	92.4	101.5	108.8	80.6	93.7	97.4	101.5	99.6	111.2	93.9	101.9
10-14	TOTAL DIV. 10-14	100.0	112.4	103.6	100.0	112.0	103.5	100.0	112.3	103.6	100.0	111.0	103.2	100.0	99.9	99.9	100.0	92.5	97.8
15	MECHANICAL	101.4	90.2	95.8	101.9	92.5	97.2	101.4	99.6	100.5	100.4	88.1	94.3	100.1	93.2	96.7	101.7	89.9	95.8
16	ELECTRICAL	100.1	88.5	92.1	93.8	86.6	88.8	95.5	114.5	108.7	92.4	72.6	78.6	106.3	115.0	112.4	97.3	95.2	95.9
1-16	WEIGHTED AVERAGE	100.7	93.0	96.5	101.4	93.0	96.9	104.3	103.6	104.0	100.8	89.6	94.8	98.9	102.0	100.6	101.7	91.0	96.0

DIVISION		FLORIDA															GEORGIA		
		FT LAUDERDALE			JACKSONVILLE			MIAMI			ORLANDO			TAMPA			ATLANTA		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	108.4	84.9	97.8	118.0	81.8	101.8	97.1	81.4	90.1	97.1	87.4	92.8	109.9	89.1	100.6	103.8	92.1	98.5
3.1	FORMWORK	107.4	65.9	75.1	104.5	67.9	76.0	109.0	65.6	75.3	103.9	68.6	76.4	99.9	71.7	77.9	85.5	74.3	76.8
3.2	REINFORCING	100.1	73.0	88.9	87.3	65.7	78.3	100.1	73.0	88.9	100.1	67.6	86.6	100.1	77.4	90.7	85.2	77.6	82.1
3.3	CAST IN PLACE CONC.	91.4	93.1	92.5	96.9	89.6	92.4	88.6	97.9	94.3	94.3	92.9	93.4	99.1	108.3	104.7	88.4	94.8	92.3
3	CONCRETE	96.6	80.6	86.3	96.3	79.0	85.2	95.2	83.0	87.4	97.5	81.1	87.0	99.5	91.1	94.1	87.1	85.2	85.9
4	MASONRY	99.0	83.3	86.9	90.6	58.4	65.9	92.9	78.6	81.9	93.7	73.7	78.4	96.9	73.9	79.3	89.5	76.5	79.5
5	METALS	87.0	79.2	84.2	94.8	74.8	87.6	86.6	82.0	85.0	86.6	75.8	82.7	97.9	88.3	94.5	110.1	83.3	100.5
6	WOOD & PLASTICS	107.2	69.4	85.9	103.0	70.4	84.7	107.9	68.7	85.8	102.9	68.9	83.7	102.4	74.8	86.9	89.4	77.4	82.7
7	MOISTURE PROTECTION	88.1	73.4	83.4	87.4	69.9	81.8	86.4	75.6	82.9	87.5	68.7	81.5	104.4	61.4	90.6	98.0	72.2	89.7
8	DOORS, WINDOWS, GLASS	86.6	68.4	77.1	89.7	65.8	77.2	93.2	69.8	81.0	88.4	65.3	76.3	96.5	63.1	79.0	92.4	75.0	83.3
9.2	LATH & PLASTER	100.7	81.7	86.3	102.8	66.9	75.6	103.9	78.5	84.7	102.1	72.1	79.3	100.7	64.5	73.3	112.0	77.1	85.5
9.2	DRYWALL	103.1	67.8	86.5	107.2	69.6	89.5	102.9	67.8	86.3	103.1	64.9	85.1	96.8	74.1	86.1	115.8	75.4	96.7
9.5	ACOUSTICAL WORK	91.0	67.6	78.2	91.0	69.4	79.2	100.1	67.6	82.3	91.0	67.8	78.3	92.8	73.9	82.5	91.9	76.5	83.5
9.6	FLOORING	104.1	82.7	98.3	104.1	61.0	92.3	105.5	78.6	98.2	102.9	74.3	95.1	100.2	74.8	93.3	101.2	81.3	95.8
9.9	PAINTING	113.1	65.7	75.7	102.7	64.3	72.4	111.7	66.7	76.2	100.1	70.7	76.9	108.6	62.2	71.9	95.1	80.6	83.7
9	FINISHES	103.4	69.0	84.9	104.6	67.0	84.5	104.2	68.8	85.2	101.8	68.3	83.8	98.5	69.5	83.0	108.4	77.8	92.0
10-14	TOTAL DIV. 10-14	100.0	84.9	95.5	100.0	74.8	92.6	100.0	84.5	95.4	100.0	80.4	94.2	100.0	81.0	94.4	100.0	78.5	93.7
15	MECHANICAL	100.6	77.2	88.9	99.8	75.6	87.7	97.5	84.1	90.8	96.8	74.0	85.4	97.2	77.1	87.1	102.6	80.4	91.5
16	ELECTRICAL	99.1	77.4	84.1	100.3	66.8	77.0	100.7	79.3	85.8	93.5	67.9	75.7	93.5	73.4	79.6	95.5	84.5	87.9
1-16	WEIGHTED AVERAGE	97.7	78.1	87.1	98.6	71.3	83.9	96.2	79.5	87.2	95.5	74.4	84.1	99.2	78.4	88.0	99.1	81.1	89.4

DIVISION		VIRGINIA												WASHINGTON					
		NEWPORT NEWS			NORFOLK			RICHMOND			ROANOKE			SEATTLE			SPOKANE		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	120.9	83.1	103.9	111.0	81.5	97.8	82.8	86.0	84.3	100.4	83.4	92.8	101.3	99.4	100.4	108.1	99.5	104.2
3.1	FORMWORK	102.6	62.2	71.1	107.0	62.1	72.0	99.4	66.8	74.1	105.2	55.5	66.5	82.8	100.1	96.3	106.4	93.0	96.0
3.2	REINFORCING	100.9	66.6	86.7	100.9	66.6	86.7	96.9	72.7	86.9	105.8	73.5	92.4	108.6	106.1	107.5	112.9	106.1	110.1
3.3	CAST IN PLACE CONC.	115.4	85.0	96.7	113.2	87.3	97.3	109.5	87.5	95.9	111.6	86.4	96.1	97.3	109.9	105.1	108.2	97.9	101.9
3	CONCRETE	109.6	74.4	87.0	109.2	75.5	87.6	104.7	78.0	87.6	109.0	73.1	86.0	96.9	105.7	102.6	108.9	96.7	101.1
4	MASONRY	104.0	63.0	72.5	103.5	63.0	72.4	100.9	79.1	84.2	102.4	57.7	68.1	125.5	106.9	111.2	115.5	88.0	94.4
5	METALS	86.7	72.9	81.7	86.6	73.4	81.9	96.0	77.2	89.3	96.7	78.3	90.1	105.9	106.9	106.2	102.9	102.4	102.7
6	WOOD & PLASTICS	103.6	65.1	82.0	103.3	65.1	81.8	103.0	70.7	84.8	102.4	56.8	76.7	76.9	97.8	88.7	102.2	91.6	96.3
7	MOISTURE PROTECTION	85.5	48.1	73.5	86.8	48.1	74.4	108.5	48.5	89.2	85.9	47.9	73.7	111.7	107.3	110.3	96.1	95.9	96.0
8	DOORS, WINDOWS, GLASS	90.5	63.6	76.4	89.5	63.6	76.0	90.0	64.6	76.7	94.6	57.5	75.2	94.4	96.3	95.4	100.3	91.7	95.8
9.2	LATH & PLASTER	113.6	64.1	76.1	98.2	64.4	72.6	105.4	65.0	74.8	107.3	53.2	66.3	99.4	105.7	104.1	115.4	89.2	95.6
9.2	DRYWALL	87.3	62.9	75.8	87.4	62.9	75.8	97.8	67.6	83.6	91.8	55.3	74.6	81.0	98.6	89.3	96.6	92.0	94.4
9.5	ACOUSTICAL WORK	97.4	63.8	79.0	94.6	63.8	77.8	104.4	69.8	85.4	96.7	55.1	74.0	99.2	97.5	98.3	105.0	91.7	97.8
9.6	FLOORING	98.7	60.6	88.3	94.5	60.6	85.3	88.0	75.6	84.6	103.3	54.0	89.9	90.1	105.0	94.2	106.2	91.4	102.1
9.9	PAINTING	91.0	56.0	63.4	101.7	59.2	68.1	96.7	53.9	62.9	90.8	51.0	59.4	83.7	98.1	95.0	100.9	91.0	93.1
9	FINISHES	91.6	60.5	74.9	91.3	61.6	75.4	96.2	63.5	78.7	94.9	53.6	72.8	85.1	99.2	92.7	100.2	91.4	95.5
10-14	TOTAL DIV. 10-14	100.0	73.3	92.1	100.0	73.5	92.2	100.0	74.1	92.4	100.0	72.5	91.9	100.0	107.6	102.2	100.0	99.9	99.9
15	MECHANICAL	102.7	61.8	82.2	102.5	63.6	83.0	101.5	71.6	86.6	103.1	68.0	85.6	99.7	106.0	102.8	103.0	100.3	101.7
16	ELECTRICAL	106.1	55.4	71.0	106.1	55.4	71.0	103.2	65.4	77.0	102.4	56.4	70.5	106.5	94.7	98.3	104.1	96.1	98.6
1-16	WEIGHTED AVERAGE	100.3	65.5	81.5	99.5	66.1	81.5	99.5	72.4	84.9	100.2	64.7	81.1	100.5	103.2	102.0	103.5	95.7	99.3

DIVISION		WASHINGTON			WEST VIRGINIA						WISCONSIN						WYOMING		
		TACOMA			CHARLESTON			HUNTINGTON			MADISON			MILWAUKEE			CHEYENNE		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	104.8	97.6	101.6	119.2	100.0	110.6	124.3	102.6	114.6	83.3	97.4	89.6	75.1	101.7	87.0	109.7	88.5	100.2
3.1	FORMWORK	113.4	99.9	102.9	118.1	93.9	99.2	99.2	98.9	99.0	109.2	84.6	90.0	105.4	103.0	103.5	110.8	67.4	77.0
3.2	REINFORCING	100.6	106.1	102.9	120.8	90.8	108.4	116.3	106.4	112.2	106.2	84.7	97.3	104.5	106.9	105.5	103.2	70.1	89.5
3.3	CAST IN PLACE CONC.	100.5	101.5	101.1	117.7	97.5	105.3	114.3	97.3	103.8	100.0	101.8	101.1	80.4	96.3	90.2	98.2	90.3	93.3
3	CONCRETE	103.1	101.3	101.9	118.5	95.5	103.7	111.7	98.8	103.4	103.2	93.5	97.0	90.8	99.8	96.6	101.9	79.5	87.5
4	MASONRY	123.1	92.5	99.6	90.7	93.8	93.1	102.6	85.1	89.2	101.5	77.5	83.1	103.8	103.2	103.3	112.0	61.8	73.5
5	METALS	99.1	103.6	100.7	111.6	93.5	105.1	102.3	102.9	102.5	96.6	90.2	94.3	95.5	103.5	98.3	87.3	77.8	83.9
6	WOOD & PLASTICS	102.2	97.6	99.6	118.0	95.4	105.3	103.8	99.7	101.5	100.0	85.0	91.6	95.4	100.7	98.4	96.7	68.2	80.6
7	MOISTURE PROTECTION	110.2	105.8	108.8	89.9	96.9	92.1	89.3	97.0	91.8	87.4	80.4	85.2	103.2	98.1	101.6	89.0	65.9	81.6
8	DOORS, WINDOWS, GLASS	103.2	96.3	99.6	106.7	88.7	97.3	112.4	94.2	102.8	97.7	82.2	89.6	95.2	101.1	98.3	108.4	70.5	88.5
9.2	LATH & PLASTER	108.1	104.9	105.6	118.7	90.0	96.9	116.0	90.2	96.5	105.3	78.3	84.8	103.2	100.3	101.0	107.8	89.3	93.8
9.2	DRYWALL	100.1	98.6	99.4	100.6	92.1	96.6	98.0	95.7	96.9	109.2	84.7	97.7	95.7	101.4	98.4	95.6	76.5	86.6
9.5	ACOUSTICAL WORK	105.0	97.5	100.9	108.8	94.3	100.9	110.5	100.3	104.9	108.5	84.5	95.4	100.1	101.1	100.6	95.5	67.1	80.0
9.6	FLOORING	98.1	84.8	94.4	85.4	95.7	88.2	81.3	88.0	83.1	96.6	77.1	91.3	102.6	94.5	100.4	93.2	63.7	85.2
9.9	PAINTING	109.8	98.1	100.5	124.0	80.5	89.7	114.6	81.8	88.7	98.9	82.7	86.1	103.7	98.1	99.2	100.3	88.1	90.7
9	FINISHES	101.2	97.7	99.4	100.8	88.5	94.2	97.5	90.4	93.7	105.2	83.1	93.4	98.6	99.6	99.2	95.8	79.6	87.1
10-14	TOTAL DIV. 10-14	100.0	107.5	102.2	100.0	93.6	98.1	100.0	91.3	97.4	100.0	87.3	96.2	100.0	92.1	97.7	100.0	80.8	94.3
15	MECHANICAL	101.6	99.7	100.7	101.7	87.1	94.4	104.1	90.1	97.1	101.7	86.0	93.8	100.3	92.2	96.3	102.8	67.0	84.9
16	ELECTRICAL	104.1	102.9	103.3	95.5	92.3	93.3	98.5	85.0	89.1	88.9	86.8	87.5	93.6	98.6	97.0	98.6	71.6	79.9
1-16	WEIGHTED AVERAGE	103.5	99.6	101.4	104.5	92.3	97.9	104.1	92.4	97.8	98.3	86.6	92.0	96.3	98.7	97.6	100.1	72.9	85.5

DIVISION		CANADA																	
		EDMONTON			MONTREAL			QUEBEC			TORONTO			VANCOUVER			WINNIPEG		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	107.4	102.6	105.2	96.3	99.7	97.8	101.4	77.1	90.5	117.1	111.4	114.5	116.3	108.0	112.6	109.2	103.3	106.5
3.1	FORMWORK	121.0	105.8	109.2	121.3	113.0	114.8	114.3	113.1	113.3	119.3	139.8	135.3	109.8	120.9	118.5	108.3	100.7	102.4
3.2	REINFORCING	119.7	101.8	112.3	119.4	102.9	112.6	117.7	102.9	111.6	80.1	121.3	97.2	100.1	112.0	105.0	117.8	81.0	106.7
3.3	CAST IN PLACE CONC.	119.1	99.6	107.1	109.0	102.8	105.2	145.5	78.6	104.4	164.1	111.5	131.7	117.1	107.4	111.1	108.5	112.5	111.0
3	CONCRETE	119.6	102.2	108.5	113.8	106.8	109.3	133.1	94.3	108.3	136.3	123.5	128.1	111.8	113.1	112.7	110.6	105.9	107.6
4	MASONRY	112.8	96.5	100.3	117.7	113.6	114.5	108.7	113.6	112.4	123.3	134.8	132.1	125.6	115.6	117.9	128.6	95.6	103.3
5	METALS	102.0	100.9	101.6	88.9	104.0	94.3	86.6	96.6	90.2	103.5	117.9	108.7	104.6	108.4	106.0	108.3	103.9	106.7
6	WOOD & PLASTICS	93.5	104.1	99.5	109.9	113.2	111.8	106.9	113.2	110.4	104.7	136.6	122.7	93.3	116.5	106.4	94.7	101.4	98.5
7	MOISTURE PROTECTION	98.9	100.7	99.5	93.1	109.9	98.5	92.4	118.7	100.8	97.7	136.2	110.1	106.6	122.3	111.6	103.7	94.8	100.8
8	DOORS, WINDOWS, GLASS	100.7	101.2	101.0	101.3	94.0	97.5	102.1	105.5	103.8	95.9	131.8	114.7	107.8	116.0	112.1	111.5	91.8	101.1
9.2	LATH & PLASTER	109.1	95.0	98.4	98.9	110.3	107.5	94.9	110.3	106.6	100.2	101.4	101.1	111.2	114.0	113.3	111.7	98.1	101.4
9.2	DRYWALL	108.7	100.6	104.9	111.8	109.3	110.7	114.6	109.3	112.1	107.6	116.1	111.6	112.6	112.2	112.4	105.9	99.7	103.0
9.5	ACOUSTICAL WORK	80.0	104.4	93.3	101.5	113.6	108.1	101.5	113.6	108.1	101.5	138.3	121.6	83.1	117.1	101.7	100.6	100.9	100.7
9.6	FLOORING	99.6	96.9	98.9	92.2	115.8	98.6	88.9	115.8	96.2	95.7	129.4	104.9	99.9	116.3	104.4	109.4	95.9	105.7
9.9	PAINTING	112.4	108.0	108.9	124.2	102.8	107.3	134.3	114.4	118.5	117.7	136.3	132.4	121.2	123.4	122.9	115.8	87.7	93.6
9	FINISHES	104.8	102.8	103.8	107.7	108.0	107.8	109.6	111.9	110.8	105.4	124.9	115.9	108.3	116.8	112.9	107.4	95.3	100.9
10-14	TOTAL DIV. 10-14	100.0	102.6	100.7	100.0	100.2	100.0	100.0	107.3	102.1	100.0	100.6	100.1	100.0	112.7	103.7	100.0	96.2	98.9
15	MECHANICAL	99.3	97.2	98.3	101.0	95.9	98.5	100.2	100.1	100.1	103.3	123.6	113.5	97.9	106.9	102.4	98.7	101.8	100.3
16	ELECTRICAL	108.3	99.9	102.5	104.2	94.5	97.5	106.0	105.0	105.3	104.5	123.0	117.3	100.7	110.1	107.2	111.4	105.5	107.3
1-16	WEIGHTED AVERAGE	104.7	100.1	102.3	102.6	103.1	102.9	105.0	102.8	103.8	108.9	124.4	117.3	105.6	112.4	109.2	105.9	100.1	102.9

CITY COST INDEXES

EXHIBIT 13

DIVISION		OHIO															OKLAHOMA		
		COLUMBUS			DAYTON			LORAIN			TOLEDO			YOUNGSTOWN			OKLAHOMA CITY		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	89.4	105.1	96.4	91.1	98.4	94.4	104.8	99.1	102.2	124.3	97.8	112.4	97.2	99.5	98.3	122.8	85.2	106.0
3.1	FORMWORK	105.3	95.0	97.3	119.1	98.2	102.9	110.7	95.5	98.8	116.7	102.8	105.9	108.8	97.7	100.2	116.2	66.4	77.4
3.2	REINFORCING	115.5	98.4	108.4	98.2	94.9	96.8	98.2	105.9	101.4	98.2	92.9	96.0	98.2	97.8	98.0	94.2	61.3	80.6
3.3	CAST IN PLACE CONC.	96.4	97.0	96.7	105.9	99.3	101.8	95.4	97.7	96.8	92.8	98.8	96.5	82.4	99.9	93.2	100.5	89.3	93.6
3	CONCRETE	102.4	96.3	98.5	106.8	98.5	101.5	99.1	97.6	98.1	98.8	99.9	99.5	91.2	98.9	96.1	102.2	77.8	86.6
4	MASONRY	90.1	97.8	96.0	86.2	96.0	93.7	101.5	94.3	96.0	109.5	89.7	94.3	96.0	93.9	94.4	99.9	78.3	83.3
5	METALS	101.6	97.7	100.2	101.0	95.9	99.1	98.8	103.8	100.6	98.8	93.8	97.0	98.3	97.9	98.2	94.2	71.3	86.0
6	WOOD & PLASTICS	107.3	94.2	99.9	108.9	98.4	103.0	99.5	94.6	96.8	119.3	105.2	111.4	106.8	96.2	100.8	114.9	69.4	89.3
7	MOISTURE PROTECTION	98.7	95.3	97.6	100.9	94.4	98.8	97.6	108.2	101.0	91.6	97.2	93.4	101.1	97.3	99.9	94.3	67.8	85.8
8	DOORS, WINDOWS, GLASS	97.2	91.7	94.3	107.8	88.3	97.6	96.3	102.3	99.5	100.4	95.1	97.6	97.8	95.2	96.4	103.0	66.9	84.1
9.2	LATH & PLASTER	91.5	92.5	92.3	110.8	98.1	101.2	110.4	90.0	95.0	115.0	104.7	107.2	115.5	95.1	100.0	99.5	74.1	80.2
9.2	DRYWALL	105.6	94.6	100.4	112.8	95.1	104.4	108.1	94.7	101.8	109.9	105.0	107.6	96.2	96.3	96.3	108.4	68.5	89.6
9.5	ACOUSTICAL WORK	101.9	94.4	97.8	86.8	98.1	93.0	91.7	94.4	93.2	115.0	104.8	109.4	95.5	96.0	95.8	86.8	68.3	76.7
9.6	FLOORING	95.8	86.8	93.3	113.6	90.6	107.3	118.5	96.2	112.4	99.7	88.7	96.7	88.2	92.6	89.4	107.1	75.0	98.4
9.9	PAINTING	105.7	96.6	98.5	84.3	94.8	92.6	103.3	119.0	115.7	115.1	88.2	93.8	74.5	96.9	92.2	105.7	73.6	80.3
9	FINISHES	102.8	94.6	98.4	107.8	95.1	101.0	108.6	102.8	105.5	108.7	98.0	103.0	92.5	96.1	94.5	105.9	71.0	87.2
10-14	TOTAL DIV. 10-14	100.0	96.0	98.8	100.0	93.2	98.0	100.0	106.6	101.9	100.0	103.4	101.0	100.0	74.7	92.6	100.0	78.3	93.6
15	MECHANICAL	102.0	95.9	98.9	98.7	89.1	93.9	99.0	84.4	91.7	99.0	92.8	95.9	99.7	88.7	94.2	94.3	73.8	84.1
16	ELECTRICAL	92.5	92.3	92.3	98.2	91.1	93.3	97.2	84.6	88.5	99.2	91.6	93.9	97.2	88.1	90.9	102.8	76.2	84.4
1-16	WEIGHTED AVERAGE	99.4	95.9	97.5	100.8	94.1	97.2	100.1	94.8	97.3	102.0	95.5	98.5	97.3	93.2	95.1	100.7	75.3	87.0

DIVISION		OKLAHOMA			OREGON						PENNSYLVANIA								
		TULSA			EUGENE			PORTLAND			ALLENTOWN			ERIE			HARRISBURG		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	90.4	90.7	90.5	96.5	105.9	100.7	110.4	102.4	106.8	126.5	100.4	114.8	120.4	95.6	109.3	97.5	97.3	97.4
3.1	FORMWORK	125.5	67.9	80.7	121.1	97.7	102.9	122.9	98.9	104.3	110.8	110.6	110.6	90.6	95.7	94.6	114.0	89.3	94.8
3.2	REINFORCING	91.4	61.3	78.9	101.2	106.1	103.2	101.2	106.1	103.2	114.7	137.4	124.1	117.6	84.9	104.0	114.7	104.7	110.5
3.3	CAST IN PLACE CONC.	88.3	94.0	91.8	100.6	125.1	115.7	116.7	99.2	106.0	103.1	100.7	101.6	83.4	97.6	92.2	104.3	103.1	103.6
3	CONCRETE	96.4	80.8	86.4	104.9	112.7	109.9	114.5	99.7	105.0	107.2	107.8	107.6	92.5	95.8	94.6	108.6	97.8	101.7
4	MASONRY	95.8	68.1	74.5	114.6	89.0	95.0	126.6	94.0	101.6	86.0	105.6	101.0	105.4	98.2	99.9	82.7	90.9	89.0
5	METALS	105.0	72.7	93.4	103.4	112.4	106.6	106.9	103.6	105.7	104.7	112.4	107.5	100.9	88.5	96.4	96.6	104.0	99.3
6	WOOD & PLASTICS	116.7	71.3	91.1	92.2	95.8	94.2	89.0	97.3	93.7	104.3	111.9	108.6	89.3	96.7	93.5	110.2	90.4	99.1
7	MOISTURE PROTECTION	96.6	68.1	87.5	86.6	85.4	86.2	86.5	87.7	86.9	96.8	127.1	106.5	97.4	94.5	96.5	79.3	90.8	83.0
8	DOORS, WINDOWS, GLASS	100.6	66.4	82.7	101.8	99.2	100.4	107.5	99.9	103.5	102.5	102.2	102.3	92.3	89.2	90.7	104.0	90.0	96.7
9.2	LATH & PLASTER	99.7	71.2	78.1	113.1	83.2	90.4	117.8	89.4	96.3	99.4	96.0	96.8	110.3	85.2	91.3	96.5	91.6	92.8
9.2	DRYWALL	111.6	70.5	92.2	112.3	88.7	101.2	110.5	90.0	100.8	106.9	99.0	103.2	94.2	93.6	93.9	107.2	90.1	99.2
9.5	ACOUSTICAL WORK	86.8	70.3	77.8	110.5	95.7	102.4	110.5	97.2	103.2	100.6	112.2	106.9	100.2	96.5	98.2	98.8	89.9	93.9
9.6	FLOORING	111.0	78.0	102.0	123.1	91.7	114.6	102.7	94.8	100.6	97.1	103.5	98.8	102.7	91.8	99.7	96.9	90.5	95.2
9.9	PAINTING	79.1	73.3	74.5	119.7	76.8	85.8	97.5	76.8	81.2	104.5	94.6	96.7	88.7	76.0	78.7	91.5	80.3	82.7
9	FINISHES	105.8	72.0	87.7	115.4	85.1	99.1	107.6	86.4	96.2	103.8	98.7	101.1	96.3	87.2	91.4	102.4	86.9	94.1
10-14	TOTAL DIV. 10-14	100.0	78.0	93.5	100.0	103.3	100.9	100.0	104.1	101.2	100.0	101.1	100.3	100.0	93.5	98.1	100.0	93.4	98.0
15	MECHANICAL	96.8	80.1	88.4	98.7	88.4	93.5	98.1	90.9	94.5	100.4	105.8	103.1	99.8	85.4	92.6	101.1	97.4	99.2
16	ELECTRICAL	100.3	71.8	80.6	102.6	81.3	87.9	102.6	97.2	98.9	98.5	94.4	95.6	90.3	88.9	89.4	92.9	85.9	88.0
1-16	WEIGHTED AVERAGE	99.1	75.5	86.4	101.9	95.7	98.5	104.4	95.8	99.8	102.7	104.5	103.6	98.7	91.7	94.9	98.8	93.5	95.9

DIVISION		PENNSYLVANIA												RHODE ISLAND			SOUTH CAROLINA		
		PHILADELPHIA			PITTSBURGH			READING			SCRANTON			PROVIDENCE			CHARLESTON		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	103.1	109.2	105.9	129.0	100.4	116.2	86.9	97.6	91.7	102.7	105.7	104.0	83.5	102.3	91.9	122.0	84.1	105.0
3.1	FORMWORK	93.2	121.4	115.2	103.3	100.0	100.7	111.2	90.0	94.7	107.7	97.2	99.5	116.4	111.8	112.8	104.5	54.0	65.3
3.2	REINFORCING	82.6	118.6	97.5	82.4	102.4	90.7	114.7	105.6	110.9	114.7	108.6	112.2	117.7	114.6	116.4	95.9	61.3	81.6
3.3	CAST IN PLACE CONC.	92.5	105.7	100.6	111.0	96.4	102.0	98.0	97.3	97.6	92.4	124.2	112.0	87.5	104.2	97.8	100.7	87.9	92.8
3	CONCRETE	90.4	113.0	104.9	103.0	98.3	100.0	104.4	95.2	98.5	100.4	112.2	108.0	100.1	108.1	105.2	100.4	72.2	82.4
4	MASONRY	90.8	116.9	110.8	100.2	102.2	101.7	90.3	92.7	92.2	105.4	99.1	100.6	101.1	91.3	93.6	92.2	48.4	58.6
5	METALS	103.2	123.4	110.4	100.8	100.2	100.6	96.3	102.3	98.4	98.2	113.6	103.8	111.5	106.5	109.7	98.8	71.2	88.9
6	WOOD & PLASTICS	92.1	121.0	108.3	111.0	100.5	105.1	100.3	89.8	94.4	101.8	94.5	97.7	91.5	105.1	99.1	99.0	55.2	74.4
7	MOISTURE PROTECTION	102.7	134.1	112.8	96.4	103.3	98.6	88.1	121.0	98.6	98.7	96.1	97.9	106.2	102.0	104.8	91.1	55.9	79.8
8	DOORS, WINDOWS, GLASS	94.1	125.7	110.7	101.0	104.3	102.7	103.7	89.0	96.0	93.0	88.2	90.5	110.2	99.1	104.4	100.9	53.9	76.3
9.2	LATH & PLASTER	97.4	123.7	117.3	106.4	99.2	100.9	95.0	83.7	86.4	100.9	86.5	90.0	106.2	92.4	95.8	93.9	52.9	62.8
9.2	DRYWALL	110.7	122.3	116.2	113.4	100.9	107.5	109.2	81.1	96.0	104.4	86.9	96.2	96.1	99.3	97.6	108.0	54.1	82.6
9.5	ACOUSTICAL WORK	93.0	122.1	108.9	103.1	100.6	101.7	98.8	89.3	93.6	99.6	94.1	96.6	103.8	105.2	104.6	95.0	53.7	72.4
9.6	FLOORING	96.9	120.6	103.3	112.8	97.7	108.7	103.0	88.4	99.0	100.3	81.3	95.1	88.6	92.8	89.8	89.0	49.0	78.1
9.9	PAINTING	121.7	120.7	120.9	82.6	103.9	99.4	89.9	95.0	93.9	109.4	84.6	89.8	105.4	92.8	95.5	112.0	58.7	70.0
9	FINISHES	107.1	121.7	114.9	109.0	101.6	105.0	104.7	87.2	95.3	103.6	86.3	94.3	96.3	96.7	96.5	102.9	55.2	77.4
10-14	TOTAL DIV. 10-14	100.0	115.2	104.4	100.0	99.0	99.7	100.0	97.6	99.3	100.0	95.8	98.7	100.0	107.2	102.1	100.0	72.6	91.9
15	MECHANICAL	96.3	120.7	108.5	98.5	94.2	96.3	99.4	105.8	102.6	99.1	92.6	95.9	99.9	91.3	95.6	98.4	57.6	78.0
16	ELECTRICAL	98.1	125.9	117.3	95.2	95.0	95.0	94.4	90.2	91.5	98.3	88.8	91.7	99.3	88.8	92.0	98.5	52.2	66.4
1-16	WEIGHTED AVERAGE	98.1	119.3	109.5	102.5	98.7	100.4	98.3	96.2	97.2	99.9	98.2	99.0	100.6	98.0	99.2	100.1	60.7	78.9

DIVISION		*NEW JERSEY						NEW MEXICO			NEW YORK								
		PATERSON			TRENTON			ALBUQUERQUE			ALBANY			BINGHAMTON			BUFFALO		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	116.2	105.9	111.6	107.0	105.7	106.4	108.6	91.6	101.0	103.3	102.0	102.7	92.6	85.7	89.5	99.6	98.1	98.9
3.1	FORMWORK	109.6	107.4	107.9	124.5	104.1	108.6	126.0	71.9	83.9	117.6	98.3	102.6	112.2	78.1	85.7	122.1	118.9	119.6
3.2	REINFORCING	108.8	139.7	121.6	109.2	104.8	107.4	117.7	72.1	98.9	80.1	94.8	86.2	80.1	86.1	82.6	96.2	98.4	97.1
3.3	CAST IN PLACE CONC.	102.2	103.5	103.0	89.1	101.4	96.7	101.9	100.1	100.7	77.7	101.5	92.3	91.1	96.9	94.7	108.7	99.7	103.2
3	CONCRETE	105.2	108.3	107.1	100.7	102.7	102.0	110.2	86.5	95.0	86.2	99.7	94.8	92.8	88.6	90.1	108.6	107.1	107.7
4	MASONRY	109.9	140.0	133.0	105.2	95.4	97.7	102.9	70.9	78.4	87.7	98.2	95.8	100.4	88.0	90.9	99.3	115.1	111.4
5	METALS	96.1	126.1	106.9	98.1	104.9	100.5	107.4	82.8	98.6	97.1	98.0	97.4	99.2	89.1	95.5	104.3	98.6	102.3
6	WOOD & PLASTICS	117.6	103.4	109.6	120.2	104.3	111.3	100.4	73.6	85.3	96.9	96.8	96.9	103.8	75.2	87.7	112.4	122.0	117.8
7	MOISTURE PROTECTION	114.3	106.3	111.8	102.8	122.7	109.2	97.5	63.5	86.6	105.8	100.1	103.9	97.5	82.6	92.7	100.8	107.7	103.0
8	DOORS, WINDOWS, GLASS	98.7	117.6	108.6	104.8	106.9	105.9	99.5	69.8	84.0	104.1	91.3	97.4	99.4	73.1	85.6	96.2	108.6	102.6
9.2	LATH & PLASTER	99.6	103.8	102.8	115.3	100.6	104.1	119.0	71.3	82.9	106.1	101.9	102.9	109.1	80.1	87.1	110.9	107.5	108.3
9.2	DRYWALL	113.0	102.0	107.8	109.4	101.6	105.7	85.4	72.8	79.5	106.1	97.0	101.8	113.5	74.6	95.2	123.3	123.5	123.4
9.5	ACOUSTICAL WORK	100.6	103.5	102.2	97.0	103.0	100.3	92.1	72.6	81.5	111.2	96.7	103.3	110.6	74.4	90.8	115.3	123.2	119.6
9.6	FLOORING	90.7	137.7	103.5	101.0	98.3	100.3	103.9	65.5	93.5	86.1	88.9	86.8	99.4	87.8	96.2	104.1	112.7	106.4
9.9	PAINTING	100.0	107.5	105.9	96.4	107.5	105.1	110.1	66.8	75.9	116.9	92.0	97.3	103.4	81.5	86.2	112.4	111.8	111.9
9	FINISHES	105.5	106.6	106.1	105.3	103.5	104.3	93.4	70.1	80.9	103.3	95.0	98.8	109.0	78.2	92.5	117.0	117.7	117.4
10-14	TOTAL DIV. 10-14	100.0	102.6	100.7	100.0	117.2	105.0	100.0	81.8	94.6	100.0	95.2	98.5	100.0	91.2	97.4	100.0	102.1	100.6
15	MECHANICAL	99.9	97.7	98.8	99.8	106.2	103.0	100.4	84.8	92.6	96.1	94.1	95.1	100.1	73.0	86.6	97.4	94.1	95.8
16	ELECTRICAL	96.6	114.5	109.0	94.7	130.9	119.8	94.9	78.9	83.8	92.3	98.9	96.9	92.1	73.8	79.4	99.0	100.0	99.7
1-16	WEIGHTED AVERAGE	103.4	112.3	108.2	101.6	107.7	104.9	101.7	79.4	89.7	96.9	97.2	97.1	98.7	81.5	89.5	102.6	105.4	104.1

DIVISION		NEW YORK															NORTH CAROLINA		
		NEW YORK			ROCHESTER			SYRACUSE			UTICA			YONKERS			CHARLOTTE		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	118.0	127.6	122.3	108.0	95.1	102.2	96.9	97.4	97.1	116.5	93.5	106.2	123.4	123.4	123.4	115.4	82.9	100.9
3.1	FORMWORK	111.0	165.4	153.3	108.2	100.5	102.2	110.6	97.2	100.2	113.6	71.4	80.8	115.8	156.5	147.5	109.8	57.4	69.1
3.2	REINFORCING	100.6	188.8	137.2	106.4	96.7	102.4	106.4	102.5	104.8	106.4	89.6	99.5	80.1	137.8	104.0	87.7	61.4	76.8
3.3	CAST IN PLACE CONC.	152.3	116.4	130.2	126.7	97.4	108.7	103.0	79.6	88.6	84.0	94.9	90.7	116.4	114.6	115.3	110.7	93.3	100.0
3	CONCRETE	132.5	142.1	138.6	118.5	98.6	105.7	105.3	88.5	94.6	95.0	85.2	88.7	108.1	133.1	124.1	105.4	76.4	86.8
4	MASONRY	105.2	153.9	142.6	102.1	102.9	102.7	102.1	99.2	99.9	100.0	94.6	95.9	122.5	150.5	144.0	90.1	46.3	56.5
5	METALS	104.6	158.5	123.9	102.0	96.1	99.9	103.1	94.4	100.0	103.8	93.9	100.3	97.5	158.1	119.2	100.2	75.6	91.4
6	WOOD & PLASTICS	111.5	163.9	141.0	98.3	100.3	99.5	107.2	95.6	100.7	112.5	70.1	88.6	103.5	153.0	131.4	105.0	59.8	79.6
7	MOISTURE PROTECTION	110.2	165.5	127.9	97.4	104.9	99.8	96.6	105.6	99.5	97.6	97.0	97.4	105.6	156.8	122.0	88.7	43.6	74.3
8	DOORS, WINDOWS, GLASS	98.1	164.7	133.0	97.0	95.3	96.1	97.9	92.4	95.0	103.7	73.3	87.8	105.1	159.5	133.6	96.0	56.7	75.5
9.2	LATH & PLASTER	87.8	143.0	129.6	107.7	93.4	96.9	106.2	99.1	100.8	109.4	76.9	84.7	93.6	134.6	124.7	100.0	50.2	62.2
9.2	DRYWALL	119.2	163.5	140.0	94.2	94.9	94.5	108.8	95.7	102.6	110.5	69.3	91.0	97.4	140.1	117.5	88.2	58.6	74.2
9.5	ACOUSTICAL WORK	102.6	166.5	137.5	115.7	100.5	107.4	98.7	95.5	96.9	115.7	69.1	90.2	115.7	154.8	137.1	92.1	58.4	73.7
9.6	FLOORING	98.7	142.8	110.7	93.6	96.2	94.3	86.3	92.9	88.1	87.8	88.0	87.9	102.2	118.4	106.6	90.6	45.2	78.2
9.9	PAINTING	118.2	146.6	140.6	98.2	116.9	112.9	103.2	92.8	95.0	108.6	86.3	91.0	107.6	142.3	135.0	96.8	58.7	66.8
9	FINISHES	112.6	155.2	135.4	96.5	102.9	99.9	102.4	94.7	98.3	105.7	76.9	90.2	100.9	140.2	122.0	90.2	57.1	72.5
10-14	TOTAL DIV. 10-14	100.0	116.9	104.9	100.0	103.3	100.9	100.0	97.6	99.3	100.0	93.3	98.0	100.0	118.5	105.4	100.0	72.7	91.9
15	MECHANICAL	99.4	159.6	129.4	97.4	100.1	98.7	100.8	94.4	97.6	99.3	82.8	91.1	96.7	138.8	117.7	97.2	61.2	79.2
16	ELECTRICAL	95.6	154.1	136.1	98.3	96.2	96.8	98.6	94.3	95.6	95.7	73.5	80.3	104.1	140.3	129.2	98.0	56.2	69.1
1-16	WEIGHTED AVERAGE	107.9	151.0	131.1	102.0	99.6	100.7	101.0	94.4	97.4	101.0	84.4	92.0	103.9	140.7	123.7	98.6	62.6	79.2

DIVISION		NORTH CAROLINA						OHIO											
		GREENSBORO			RALEIGH			AKRON			CANTON			CINCINNATI			CLEVELAND		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	90.5	87.3	89.0	99.3	90.6	95.4	117.1	98.2	108.6	105.1	96.2	101.1	92.6	101.6	96.6	122.0	105.6	114.7
3.1	FORMWORK	100.1	57.5	66.9	104.6	57.4	67.9	111.7	104.8	106.3	110.6	94.1	97.8	100.1	97.8	98.3	120.4	115.9	116.9
3.2	REINFORCING	82.2	63.6	74.5	93.8	63.6	81.3	98.2	105.9	101.4	98.2	87.3	93.7	105.7	100.0	103.3	84.8	105.9	93.5
3.3	CAST IN PLACE CONC.	99.4	91.1	94.3	107.2	95.9	100.2	89.6	99.7	95.8	89.6	99.2	95.5	87.4	97.6	93.7	93.7	110.4	103.9
3	CONCRETE	95.7	75.4	82.7	103.7	77.9	87.2	96.0	102.3	100.0	95.7	96.2	96.0	94.1	97.9	96.5	97.0	112.1	106.7
4	MASONRY	102.8	46.3	59.4	89.3	46.3	56.3	93.5	97.6	96.7	107.6	93.3	96.6	74.9	94.3	89.8	96.4	112.7	108.9
5	METALS	91.3	76.2	85.9	91.2	77.8	86.4	98.9	101.8	100.0	98.9	90.6	95.9	98.6	98.2	98.4	104.8	105.9	105.2
6	WOOD & PLASTICS	91.9	59.8	73.8	95.1	59.8	75.2	104.8	106.3	105.6	103.5	94.6	98.5	109.2	95.7	101.6	142.1	114.4	126.6
7	MOISTURE PROTECTION	86.8	43.6	72.9	87.2	43.6	73.2	99.0	100.9	99.6	99.0	98.9	99.0	96.0	101.6	97.8	108.5	117.8	111.5
8	DOORS, WINDOWS, GLASS	91.1	58.2	73.9	85.5	58.2	71.2	101.0	108.1	104.7	88.7	84.0	86.2	96.9	92.6	94.6	94.2	111.4	103.2
9.2	LATH & PLASTER	97.8	60.7	69.7	106.5	54.7	67.2	115.9	102.4	105.7	112.2	86.1	92.4	102.9	96.6	98.1	104.8	114.2	112.0
9.2	DRYWALL	86.0	58.6	73.1	95.7	58.6	78.2	113.1	106.8	110.1	111.0	91.8	101.9	98.1	95.2	96.7	101.2	115.1	107.7
9.5	ACOUSTICAL WORK	97.6	58.4	76.2	108.8	58.4	81.2	82.6	106.5	95.7	101.5	94.4	97.6	96.8	95.7	96.2	98.3	114.8	107.3
9.6	FLOORING	90.0	45.2	77.8	102.0	45.2	86.5	82.3	96.2	86.1	114.1	88.3	107.1	91.1	93.2	91.6	85.1	113.1	92.7
9.9	PAINTING	91.0	58.7	65.5	90.4	58.7	65.4	107.7	108.7	108.5	101.4	92.1	94.0	103.0	89.8	92.6	104.5	119.0	115.9
9	FINISHES	88.6	57.8	72.1	97.8	57.4	76.2	103.4	106.4	105.0	109.9	91.5	100.1	97.1	93.3	95.0	97.9	116.2	107.7
10-14	TOTAL DIV. 10-14	100.0	72.9	92.0	100.0	71.4	91.6	100.0	103.6	101.0	100.0	99.3	99.7	100.0	93.5	98.1	100.0	109.7	102.8
15	MECHANICAL	95.7	61.4	78.6	97.0	61.4	79.2	99.1	92.6	95.8	99.2	80.3	89.8	99.4	90.7	95.0	101.3	103.0	102.1
16	ELECTRICAL	97.5	59.9	71.5	99.4	59.9	72.1	94.4	90.4	91.7	93.3	82.7	86.0	99.9	88.7	92.1	96.2	101.9	100.2
1-16	WEIGHTED AVERAGE	94.4	63.3	77.6	96.4	63.9	78.9	99.9	98.9	99.4	99.6	90.0	94.4	96.6	94.2	95.3	102.0	109.1	105.8

DIVISION		MICHIGAN									MINNESOTA						MISSISSIPPI		
		KALAMAZOO			LANSING			SAGINAW			DULUTH			MINNEAPOLIS			JACKSON		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	96.3	91.9	94.3	115.5	92.0	105.0	114.1	93.2	104.7	123.7	89.8	108.5	119.8	104.0	112.7	101.4	79.7	91.7
3.1	FORMWORK	115.7	73.6	83.0	116.8	94.1	99.1	106.5	79.4	85.4	121.0	88.6	95.8	90.9	102.7	100.0	102.7	59.1	68.8
3.2	REINFORCING	117.7	75.9	100.4	117.7	114.8	116.5	109.2	114.8	111.5	105.3	89.4	98.7	97.2	100.6	98.6	103.9	59.4	85.4
3.3	CAST IN PLACE CONC.	98.0	93.9	95.5	95.0	83.8	88.1	91.2	95.1	93.6	95.7	97.0	96.5	98.7	97.3	97.8	96.9	86.8	90.6
3	CONCRETE	106.0	84.3	92.1	104.4	90.6	95.6	98.3	90.7	93.4	102.9	93.0	96.6	96.8	99.7	98.6	99.6	73.5	82.9
4	MASONRY	97.8	71.9	78.0	106.7	75.4	82.6	98.4	71.1	77.5	110.0	84.4	90.3	100.5	100.3	100.4	101.8	58.4	68.5
5	METALS	101.4	83.2	94.9	110.3	105.8	108.7	100.1	109.6	103.5	105.3	92.8	100.8	95.9	98.4	96.8	85.8	69.2	79.9
6	WOOD & PLASTICS	96.8	71.1	82.3	114.4	97.3	104.8	107.2	76.0	89.7	100.8	89.9	94.7	99.8	101.0	100.5	93.1	62.1	75.7
7	MOISTURE PROTECTION	89.4	83.4	87.4	110.9	79.2	100.7	93.3	82.1	89.7	94.6	85.7	91.7	90.4	106.2	95.5	83.4	57.9	75.2
8	DOORS, WINDOWS, GLASS	95.1	69.3	81.6	109.1	92.1	100.2	98.6	79.6	88.7	94.6	84.1	89.1	105.0	100.7	102.8	98.3	58.8	77.6
9.2	LATH & PLASTER	89.0	71.4	75.7	90.2	80.0	82.4	99.8	77.9	83.2	105.8	81.2	87.1	90.1	105.4	101.7	97.0	58.3	67.7
9.2	DRYWALL	107.9	71.2	90.6	116.4	86.9	102.5	94.3	73.7	84.6	107.2	84.0	96.3	99.6	102.4	100.9	115.0	59.7	89.0
9.5	ACOUSTICAL WORK	99.5	70.9	83.9	99.5	97.2	98.3	104.4	75.2	88.5	96.0	89.5	92.4	97.9	101.4	99.8	88.2	60.2	72.9
9.6	FLOORING	97.2	66.2	88.8	102.5	75.0	95.0	101.4	68.0	92.3	93.4	83.8	90.8	92.3	99.0	94.1	98.9	69.7	88.2
9.9	PAINTING	110.2	73.0	80.9	111.8	95.5	98.9	121.2	69.1	80.1	119.8	94.2	99.6	108.1	104.9	105.6	114.9	52.3	65.5
9	FINISHES	104.7	71.5	86.9	110.9	89.4	99.4	99.6	72.1	84.9	104.6	87.8	95.6	98.5	103.1	101.0	108.9	57.1	81.2
10-14	TOTAL DIV. 10-14	100.0	91.4	97.4	100.0	100.3	100.1	100.0	93.8	98.1	100.0	88.7	96.7	100.0	97.9	99.3	100.0	70.4	91.3
15	MECHANICAL	98.0	89.9	93.9	99.6	81.0	90.3	99.6	89.0	94.3	98.9	84.3	91.6	101.0	96.5	98.8	99.7	57.8	78.7
16	ELECTRICAL	94.1	75.2	81.0	100.5	81.8	87.5	99.3	89.1	92.2	97.9	83.7	88.1	93.7	103.5	100.5	95.5	60.0	70.9
1-16	WEIGHTED AVERAGE	99.1	80.7	89.2	105.4	86.5	95.2	99.9	85.5	92.2	102.2	87.4	94.2	99.7	100.3	100.0	97.9	63.6	79.5

DIVISION		MISSOURI						MONTANA						NEBRASKA					
		KANSAS CITY			ST LOUIS			BILLINGS			GREAT FALLS			LINCOLN			OMAHA		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	91.3	102.9	96.5	83.3	96.6	89.3	99.5	95.1	97.5	93.9	94.2	94.0	103.9	86.5	96.1	113.8	93.2	104.5
3.1	FORMWORK	100.1	92.5	94.2	94.6	108.2	105.2	104.6	73.4	80.3	125.1	73.9	85.3	116.8	59.0	71.8	103.1	69.3	76.8
3.2	REINFORCING	77.9	91.2	83.4	82.4	100.9	90.0	112.5	74.3	96.7	112.7	74.3	96.8	107.4	64.8	89.8	96.7	64.8	83.5
3.3	CAST IN PLACE CONC.	95.1	95.3	95.2	81.7	101.0	93.6	103.2	93.2	97.1	115.0	92.7	101.2	104.6	90.7	96.1	93.6	92.3	92.8
3	CONCRETE	92.2	93.8	93.3	84.4	103.8	96.8	105.6	83.7	91.6	116.5	83.7	95.5	107.7	75.9	87.3	96.2	80.8	86.4
4	MASONRY	101.3	91.8	94.0	94.6	104.5	102.2	109.0	80.5	87.1	120.0	84.2	92.5	100.7	51.6	63.0	105.8	69.2	77.7
5	METALS	104.4	91.5	99.8	101.1	97.7	99.9	95.5	81.8	90.6	88.7	81.8	86.3	85.6	73.6	81.3	108.5	73.7	96.0
6	WOOD & PLASTICS	110.4	91.8	99.9	85.2	106.7	97.3	90.3	71.9	79.9	98.9	72.4	84.0	103.7	56.6	77.2	101.2	69.5	83.3
7	MOISTURE PROTECTION	102.2	99.1	101.2	93.5	104.4	97.0	100.0	71.4	90.8	102.2	70.6	92.0	88.6	59.8	79.3	105.7	68.4	93.7
8	DOORS, WINDOWS, GLASS	93.2	94.7	93.9	101.3	113.9	107.9	89.8	67.1	77.9	101.3	67.8	83.7	98.6	64.0	80.5	111.6	69.9	89.7
9.2	LATH & PLASTER	106.0	90.3	94.1	112.9	104.6	106.6	104.4	69.0	77.6	109.5	70.0	79.5	96.6	65.2	72.8	91.2	73.3	77.7
9.2	DRYWALL	97.5	91.4	94.7	95.0	107.3	100.8	103.7	69.6	87.6	106.1	70.2	89.2	90.1	62.2	76.9	91.8	70.1	81.6
9.5	ACOUSTICAL WORK	106.8	91.2	98.3	101.0	107.0	104.3	100.1	70.9	84.1	100.8	71.4	84.7	88.8	55.2	70.4	93.9	68.4	80.0
9.6	FLOORING	95.8	96.6	96.0	102.4	104.2	102.9	97.9	69.6	90.2	105.5	80.4	98.7	110.2	55.6	95.3	103.8	67.2	93.8
9.9	PAINTING	74.6	93.0	89.2	99.5	108.1	106.3	120.9	69.2	80.1	115.8	70.8	80.3	101.2	64.0	71.8	89.0	64.0	69.3
9	FINISHES	95.6	92.2	93.8	98.0	107.1	102.9	104.0	69.5	85.5	106.7	71.2	87.7	95.7	61.9	77.6	94.3	67.9	80.1
10-14	TOTAL DIV. 10-14	100.0	96.3	98.9	100.0	103.1	100.9	100.0	84.3	95.4	100.0	84.8	95.5	100.0	78.2	93.6	100.0	80.5	94.2
15	MECHANICAL	102.5	93.8	98.2	97.7	109.7	103.7	99.1	88.3	93.7	98.7	82.7	90.7	99.7	57.5	78.7	100.0	69.8	84.9
16	ELECTRICAL	104.4	98.2	100.1	103.1	114.9	111.3	98.8	81.5	86.8	98.3	80.8	86.2	96.5	70.4	78.4	92.3	72.8	78.8
1-16	WEIGHTED AVERAGE	99.2	94.5	96.7	95.5	106.7	101.5	100.1	81.4	90.1	102.4	81.0	90.9	98.5	66.0	81.0	101.4	73.9	86.6

DIVISION		NEVADA						NEW HAMPSHIRE						NEW JERSEY					
		LAS VEGAS			RENO			MANCHESTER			NASHUA			JERSEY CITY			NEWARK		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	90.3	105.8	97.2	90.3	103.6	96.3	91.7	87.2	89.7	98.6	91.6	95.5	113.0	104.7	109.3	107.1	106.7	107.0
3.1	FORMWORK	112.8	105.5	107.1	109.5	98.6	101.0	113.4	74.2	82.9	112.2	74.8	83.1	114.1	107.2	108.8	124.0	132.4	130.5
3.2	REINFORCING	118.4	120.0	119.0	77.3	121.0	95.4	117.7	80.0	102.1	117.7	80.0	102.1	109.2	139.7	121.8	109.2	139.7	121.8
3.3	CAST IN PLACE CONC.	98.8	107.1	103.9	109.3	105.1	106.7	93.1	84.0	87.5	100.4	94.6	96.8	98.9	103.8	101.9	105.6	97.1	100.4
3	CONCRETE	106.0	107.6	107.0	102.1	103.9	103.3	102.7	79.7	88.0	106.7	85.5	93.1	104.2	108.3	106.9	110.1	114.8	113.1
4	MASONRY	108.6	91.5	95.5	123.6	91.6	99.0	103.1	74.1	80.8	107.2	74.1	81.8	106.8	133.0	126.9	110.5	97.6	100.6
5	METALS	110.8	115.6	112.5	97.8	115.8	104.3	100.6	81.1	93.6	88.0	84.8	86.8	100.9	126.1	109.9	98.3	124.6	107.7
6	WOOD & PLASTICS	88.5	103.7	97.0	88.1	97.1	93.1	105.1	72.8	86.9	110.8	74.3	90.3	111.7	103.2	107.0	109.5	136.1	124.4
7	MOISTURE PROTECTION	88.9	107.2	94.8	102.8	104.0	103.2	96.6	108.5	100.4	102.2	108.5	104.2	117.9	110.7	115.6	105.1	131.5	113.6
8	DOORS, WINDOWS, GLASS	94.5	105.1	100.0	99.7	104.1	102.0	101.8	76.1	88.4	96.5	76.1	85.8	98.8	125.3	112.6	100.7	140.3	121.4
9.2	LATH & PLASTER	86.8	103.4	99.4	101.3	102.3	102.1	110.5	74.7	83.4	110.4	74.6	83.2	98.6	106.0	104.2	99.6	97.4	97.9
9.2	DRYWALL	92.6	104.1	98.0	99.6	106.9	103.0	113.5	70.1	93.1	114.7	70.1	93.7	108.1	101.9	105.2	109.8	122.1	115.6
9.5	ACOUSTICAL WORK	110.0	103.8	106.6	101.3	97.0	98.9	106.3	71.9	87.5	106.3	71.9	87.5	100.6	103.4	102.1	100.6	137.3	120.7
9.6	FLOORING	118.5	94.9	112.1	98.6	94.1	97.3	83.7	75.2	81.4	88.5	75.2	84.9	105.3	131.5	112.4	98.7	104.9	100.4
9.9	PAINTING	105.5	108.0	107.5	114.8	94.8	99.0	126.8	60.4	74.4	105.7	60.4	69.9	92.7	107.5	104.3	89.6	107.5	103.7
9	FINISHES	100.9	104.7	103.0	101.1	100.7	100.9	107.7	67.6	86.2	107.2	67.5	86.0	105.0	106.3	105.7	104.3	115.6	110.4
10-14	TOTAL DIV. 10-14	100.0	100.9	100.2	100.0	131.4	109.2	100.0	87.1	96.2	100.0	87.1	96.2	100.0	102.1	100.6	100.0	101.9	100.5
15	MECHANICAL	100.1	100.8	100.4	102.7	100.8	101.7	97.2	81.6	89.5	98.7	81.7	90.2	99.9	99.1	99.5	97.3	121.6	109.4
16	ELECTRICAL	103.2	101.6	102.1	108.5	102.9	104.6	101.9	71.9	81.1	97.9	71.9	79.9	96.6	106.6	103.5	97.4	132.8	121.9
1-16	WEIGHTED AVERAGE	100.7	102.7	101.8	101.9	102.8	102.4	100.3	78.4	88.5	100.5	80.0	89.5	103.5	111.0	107.5	102.4	117.7	110.6

DIVISION		KANSAS			KENTUCKY						LOUISIANA								
		WICHITA			LEXINGTON			LOUISVILLE			BATON ROUGE			NEW ORLEANS			SHREVEPORT		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	114.3	90.8	103.7	92.3	88.4	90.6	106.8	91.2	99.8	98.5	76.2	88.5	101.9	83.9	93.8	106.4	77.6	93.5
3.1	FORMWORK	102.2	61.6	70.6	107.7	69.3	77.8	100.7	76.8	82.1	122.9	66.3	78.8	93.8	74.5	78.8	102.7	59.9	69.4
3.2	REINFORCING	87.6	94.7	90.6	101.3	88.5	96.0	117.7	88.5	105.6	100.4	60.5	83.9	94.1	71.7	84.8	100.4	59.4	83.4
3.3	CAST IN PLACE CONC.	94.4	99.0	97.3	83.7	91.2	88.3	77.8	101.8	92.6	97.2	85.1	89.7	90.5	87.5	88.7	86.3	87.8	87.3
3	CONCRETE	94.4	84.0	87.7	92.4	82.3	86.0	91.4	90.8	91.0	103.0	75.5	85.4	92.0	81.0	84.9	92.8	74.3	80.9
4	MASONRY	96.7	66.3	73.3	89.3	73.3	77.0	92.1	72.3	76.9	105.5	82.4	87.7	103.1	66.3	74.9	114.5	60.1	72.8
5	METALS	98.0	96.1	97.4	83.6	89.6	85.7	79.9	92.4	84.4	104.8	68.5	91.8	94.8	76.0	88.1	92.3	69.7	84.2
6	WOOD & PLASTICS	94.2	62.6	76.4	105.6	69.0	85.0	102.4	78.0	88.7	104.4	68.6	84.2	95.9	76.8	85.1	87.6	63.1	73.8
7	MOISTURE PROTECTION	96.9	62.3	85.8	84.8	68.8	79.7	84.9	77.0	82.3	111.0	67.2	96.9	111.1	68.8	97.5	87.0	60.4	78.5
8	DOORS, WINDOWS, GLASS	93.1	70.4	81.3	103.1	70.6	86.1	99.2	76.5	87.3	89.4	61.8	75.0	97.8	76.9	86.9	102.7	58.6	79.6
9.2	LATH & PLASTER	94.5	64.2	71.5	87.8	75.9	78.8	95.7	79.3	83.2	88.1	72.8	76.5	89.5	74.2	77.9	103.2	66.3	75.2
9.2	DRYWALL	90.5	62.7	77.4	92.0	71.9	82.5	90.3	77.5	84.3	100.3	67.7	84.9	88.4	75.6	82.4	91.0	62.1	77.4
9.5	ACOUSTICAL WORK	85.8	61.4	72.5	85.1	67.9	75.7	89.9	77.3	83.0	80.0	67.5	73.2	105.6	75.8	89.3	100.4	61.0	78.9
9.6	FLOORING	97.9	66.9	89.4	104.2	66.1	93.8	113.1	69.9	101.3	94.7	81.9	91.2	97.1	66.4	88.7	98.6	61.4	88.4
9.9	PAINTING	104.6	64.9	73.3	120.4	63.5	75.5	110.6	67.4	76.5	115.4	62.5	73.6	112.2	66.9	76.4	107.1	53.4	64.7
9	FINISHES	93.4	63.7	77.5	97.0	68.5	81.8	97.5	73.6	84.7	98.7	67.2	81.9	94.2	71.9	82.3	95.4	59.2	76.0
10-14	TOTAL DIV. 10-14	100.0	76.4	93.0	100.0	85.5	95.7	100.0	85.9	95.8	100.0	66.2	90.1	100.0	80.3	94.2	100.0	72.8	92.0
15	MECHANICAL	97.0	69.2	83.1	100.3	73.7	87.0	101.0	85.5	93.2	96.9	67.7	82.3	99.0	72.5	85.8	96.1	64.5	80.3
16	ELECTRICAL	103.2	68.8	79.3	103.1	73.7	82.7	101.0	73.5	81.9	98.0	76.9	83.4	98.0	77.5	83.8	95.4	71.0	78.5
1-16	WEIGHTED AVERAGE	97.9	73.6	84.8	95.6	76.5	85.3	95.9	81.8	88.3	100.3	72.6	85.4	98.4	75.2	85.9	96.9	67.0	80.8

DIVISION		MAINE						MARYLAND			MASSACHUSETTS								
		LEWISTON			PORTLAND			BALTIMORE			BOSTON			LAWRENCE			LOWELL		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	98.0	94.2	96.3	101.0	104.7	102.7	100.4	87.9	94.8	108.6	105.3	107.1	107.3	102.2	105.0	102.8	100.2	101.7
3.1	FORMWORK	107.5	80.2	86.2	107.5	80.2	86.2	111.7	88.9	93.9	105.6	128.4	123.4	119.4	113.9	115.1	111.7	114.1	113.6
3.2	REINFORCING	117.7	99.0	110.0	117.7	99.0	110.0	104.3	100.4	102.7	117.7	120.0	118.6	98.2	105.9	101.4	116.2	114.8	115.6
3.3	CAST IN PLACE CONC.	92.7	91.8	92.2	92.7	92.3	92.4	123.4	93.2	104.8	115.2	121.3	118.9	111.5	107.3	108.9	108.3	107.4	107.7
3	CONCRETE	101.3	87.9	92.7	101.3	88.1	92.9	116.8	92.1	101.0	113.8	124.0	120.3	110.1	109.8	109.9	110.7	110.7	110.7
4	MASONRY	94.1	62.1	69.6	94.3	62.1	69.6	85.5	98.4	95.4	110.4	134.8	129.1	105.7	121.1	117.5	110.2	133.7	128.3
5	METALS	94.0	98.4	95.6	107.2	98.4	104.1	97.3	97.5	97.4	110.8	119.6	113.9	96.1	105.9	99.6	93.6	111.2	99.9
6	WOOD & PLASTICS	108.7	80.2	92.7	105.2	80.2	91.1	102.0	90.3	95.4	105.0	129.3	118.7	112.7	111.5	112.1	110.5	111.5	111.1
7	MOISTURE PROTECTION	88.3	60.4	79.3	86.8	60.4	78.3	92.3	84.3	89.7	107.0	134.4	115.8	98.8	131.8	109.4	99.4	131.8	109.8
8	DOORS, WINDOWS, GLASS	107.1	73.0	89.3	95.1	73.0	83.6	96.9	98.6	97.8	105.3	127.7	117.0	107.0	105.5	106.2	101.5	107.1	104.4
9.2	LATH & PLASTER	107.4	76.3	83.8	108.2	76.6	84.3	114.6	90.8	96.6	129.6	117.7	120.5	99.2	116.9	112.6	97.0	106.0	103.8
9.2	DRYWALL	106.1	86.6	96.9	106.1	86.6	96.9	111.9	90.0	101.6	123.3	118.0	120.8	105.7	107.4	106.5	106.7	107.4	107.0
9.5	ACOUSTICAL WORK	94.8	80.3	86.9	94.8	80.3	86.9	100.6	89.8	94.7	87.6	130.4	111.0	105.9	112.7	109.6	105.9	112.7	109.6
9.6	FLOORING	104.2	65.8	93.8	102.0	65.8	92.1	103.4	99.1	102.2	118.6	136.4	123.4	97.4	133.1	107.1	103.4	133.1	111.5
9.9	PAINTING	98.2	47.7	58.4	102.2	47.7	59.2	94.6	88.6	89.8	115.2	145.1	138.8	101.1	132.9	126.2	96.6	129.9	122.9
9	FINISHES	104.0	70.7	86.1	103.9	70.7	86.1	107.3	90.2	98.1	118.7	129.6	124.6	103.2	119.0	111.7	104.6	117.3	111.4
10-14	TOTAL DIV. 10-14	100.0	82.1	94.7	100.0	82.1	94.7	100.0	92.5	97.8	100.0	123.5	106.9	100.0	121.5	106.3	100.0	122.4	106.5
15	MECHANICAL	96.8	90.1	93.5	96.8	90.1	93.4	100.0	93.5	96.8	103.8	126.3	115.0	98.9	109.2	104.1	98.6	99.2	98.9
16	ELECTRICAL	94.4	68.2	76.2	97.8	68.2	77.3	101.2	98.1	99.0	99.4	137.2	125.6	101.1	85.8	90.5	101.1	85.7	90.4
1-16	WEIGHTED AVERAGE	98.3	79.2	88.0	99.0	79.7	88.6	101.5	94.0	97.5	107.4	127.7	118.4	102.5	109.6	106.3	102.1	109.9	106.3

DIVISION		MASSACHUSETTS						MICHIGAN											
		SPRINGFIELD			WORCESTER			ANN ARBOR			DETROIT			FLINT			GRAND RAPIDS		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
2	SITE WORK	96.0	102.3	98.8	105.4	103.5	104.6	98.5	102.7	100.4	92.3	105.4	98.2	97.8	96.2	97.1	81.6	87.3	84.2
3.1	FORMWORK	114.4	108.1	109.5	115.0	114.1	114.3	110.6	116.3	115.0	96.3	117.1	112.5	113.3	110.8	111.3	121.1	77.4	87.1
3.2	REINFORCING	98.2	109.5	102.9	98.2	114.8	105.1	109.2	114.8	111.5	88.0	114.8	99.1	109.2	114.8	111.5	117.7	75.9	100.4
3.3	CAST IN PLACE CONC.	99.4	105.6	103.2	106.2	103.4	104.5	88.8	104.8	98.7	110.8	113.6	112.5	103.7	94.6	98.1	96.1	93.1	94.3
3	CONCRETE	102.1	107.0	105.2	106.2	108.6	107.7	97.7	110.2	105.7	102.8	115.1	110.7	106.8	102.8	104.2	106.0	85.4	92.8
4	MASONRY	112.7	103.3	105.5	102.8	133.7	126.6	98.4	117.2	112.9	102.2	116.6	113.3	107.8	105.2	105.8	94.6	67.3	73.6
5	METALS	96.1	107.3	100.1	95.1	111.3	100.9	91.6	113.2	99.4	105.5	116.8	109.6	91.1	109.6	97.7	104.5	83.3	96.9
6	WOOD & PLASTICS	98.3	108.1	103.8	114.5	111.5	112.8	119.4	116.5	117.8	93.6	116.7	106.6	111.6	116.5	114.3	115.7	76.6	93.7
7	MOISTURE PROTECTION	97.8	108.4	101.2	99.7	120.9	106.5	90.7	106.5	95.8	94.9	120.2	103.0	85.2	87.8	86.1	111.4	68.0	97.4
8	DOORS, WINDOWS, GLASS	98.5	100.2	99.4	109.6	116.6	113.3	104.0	102.9	103.4	103.9	112.3	108.3	107.2	99.2	103.0	103.8	69.1	85.6
9.2	LATH & PLASTER	96.1	85.7	88.2	93.5	101.1	99.3	87.0	120.1	112.1	97.0	116.1	111.5	90.1	76.9	80.1	91.2	73.8	78.0
9.2	DRYWALL	105.1	96.0	100.8	106.7	106.1	106.4	87.7	117.3	101.6	89.6	117.3	102.7	111.9	98.7	105.7	114.9	74.1	95.7
9.5	ACOUSTICAL WORK	116.1	108.2	111.7	108.9	112.7	111.0	80.0	117.1	100.3	99.6	117.1	109.1	97.2	117.1	108.1	105.1	75.8	89.1
9.6	FLOORING	96.6	106.0	99.1	115.1	104.0	112.1	89.1	119.5	97.4	111.5	111.2	111.4	89.3	98.4	91.8	101.4	65.5	91.6
9.9	PAINTING	105.3	101.8	102.5	112.5	106.7	107.9	106.9	105.1	105.4	118.3	112.3	113.5	92.3	79.7	82.4	104.2	62.4	71.2
9	FINISHES	103.9	99.1	101.3	109.0	106.4	107.6	89.4	113.4	102.3	98.4	115.1	107.3	103.2	92.4	97.4	109.5	69.6	88.1
10-14	TOTAL DIV. 10-14	100.0	103.2	100.9	100.0	108.4	102.4	100.0	104.7	101.4	100.0	107.0	102.0	100.0	95.9	98.8	100.0	84.8	95.5
15	MECHANICAL	97.8	98.8	98.3	101.1	84.5	92.8	99.6	100.6	100.1	103.5	109.5	106.5	99.0	98.9	98.9	98.2	74.7	86.4
16	ELECTRICAL	95.4	93.2	93.9	97.2	103.9	101.8	99.3	100.4	100.1	100.6	111.1	107.9	99.3	95.2	96.5	97.9	57.9	70.2
1-16	WEIGHTED AVERAGE	99.7	101.8	100.8	102.6	107.8	105.4	97.5	107.7	103.0	100.9	113.1	107.5	100.0	99.8	99.9	101.5	74.3	86.8

Sample Derivation of Market Rent and Operating Expenses from Black's Guide

BLACK'S OFFICE LEASING GUIDE 92

Northern New Jersey Office Market

1990S BRING IMPORTANT CHANGES IN CORPORATE REAL ESTATE PLANNING AND DEVELOPMENT. AS A RESULT, MORE CORPORATIONS ARE TURNING TO DKM FOR GUIDANCE IN EVERYTHING FROM DEVELOPMENT MANAGEMENT AND FINANCING THROUGH FACILITY MANAGEMENT. WITH THE HELP OF BROKERS LIKE PHILIP SMITH OF CB COMMERCIAL, WE HAVE ACHIEVED NEW HEIGHTS IN A REAL ESTATE MARKET THAT UIRES HARD WORK AND CATION.

DKM PROPERTIES CORP

DOWNTOWN NEW BRUNSWICK

Project Economic Analysis

	LOW	MEDIUM	HIGH
INCOME (Rent with no concessions)	$16.00	$21.00	$26.00
VACANCY ALLOWANCE	1.60	2.10	2.60
EFFECTIVE RENT	$14.40	$18.90	$23.40
EXPENSES (All paid by landlord - gross leases):			
Real Estate Taxes	1.75	2.25	2.25
Janitorial Service	.60	.85	.85
Insurance	.18	.25	.25
Water and Sewer	.05	.15	.15
Electricity	.90	1.10	1.10
Gas	.85	1.00	1.00
Elevator	.04	.07	.07
Scavenger	.03	.05	.05
Snow Removal	.03	.03	.03
Landscaping Maintenance	.12	.18	.18
Supplies	.05	.08	.08
Painting, Decorating and Repairs	.25	.40	.40
Management	.43	.60	.60
TOTAL	$5.28	$7.01	$7.01
NET OPERATING INCOME	$9.12	$11.89	$16.39
RETURN ON COST (Cost = $130.00 Average)	7.02%	9.15%	12.61%

AVERAGE 9.59%

The Whole Story

Advertiser listings in the Office Directory section are printed in boldface and cross-referenced to corresponding ads. Turn to the ads for more information about location, features and amenities.

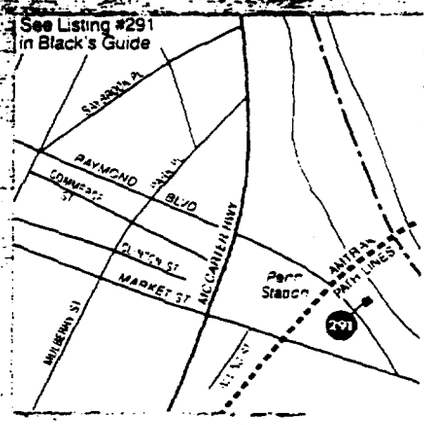
Building Name		Map Information Year Built Parking Ratio/1000	Contact Leasing Agency Phone	Stories Floor Size Total Size	Development Stage Rent Add Ons	Min Available Largest Available Sq. Ft.
Military Park Building 50 Park Place Newark NJ		Page 41 ,#158 Office Completed 1925	Judith Devino Gabesons Realty Co. 201-642-7060	21 Floors 12,000 per fl. 193,000 total	Relet To Be Determined	500 2,000 2,000
PSE&G Building 80 Park Plaza Newark NJ		Page 41 ,#170 Office Completed 1980	Leon Casper Cushman & Wakefield 212-841-7513	25 Floors 28,500 per fl. 1,100,000 total	To Be Determined	No Space Available
Three Penn Plaza East Raymond Boulevard Newark NJ	**See Ad Below**	**Page 41 ,#291 Office Completed 1992 1.5/1000**	**Ron Schrader Sitar Company 908-283-9000**	**16 Floors 45,000 per fl. 778,000 total**	**New $25.50 + Electric**	**45,000 45,000 135,000**
Penn Plaza East I Raymond Boulevard Newark NJ		Page 41 ,#617 Office Completed 1991 1.0/1000	Brian Berman Hartz Mountain Ind., Inc. 201-617-5035	12 Floors 33,300 per fl. 400,000 total	New Relet $18.00 + Electric	4,000 6,518 13,018
One Newark Center Raymond Boulevard & MacCarter Newark NJ		Page 41 ,#521 Office Completed 1.0/1000	James S. Servidea Beliemead Dev. Corp. 201-740-1110	22 Floors 26,074 per fl. 536,000 total	New $18.00 + Everything	6,416 26,074 179,153
The Legal Center One Riverfront Plaza Newark NJ	**See Ad Across**	**Page 41 ,#180 Office Completed 1989 1.0/1000**	**Art Cella Port Authority of NY/NJ 212-435-8374**	**20 Floors 22,500 per fl. 415,000 total**	**New Relet $26.00-27.00 Full Service**	**1,000 22,500 103,250**
1180 Raymond Boulevard 1180 Raymond Boulevard Newark NJ		Page 41 ,#145 Office Completed	Steven Krieger U.S. Realty & Investment 201-622-5959	12 Floors 11,000 per fl. 125,000 total	Relet To Be Determined	11,000 121,000 121,000
The Newark Center 1100 Raymond Boulevard Newark NJ		Page 41 ,#621 Office Completed 1948	J. Birmingham Cushman & Wakefield of NJ 201-935-4000	5 Floors 82,560 per fl. 384,470 total	Relet $18.00 + Electric	64,640 83,260 384,470
Raymond Commerce Building 1180 Raymond Boulevard Newark NJ		Page 41 ,#171 Office Completed	L. Topelsohn/A. Hassinger Helmsley-Spear, Inc. 201-643-6822	37 Floors 11,500 per fl. 348,000 total	Relet $12.00-15.00 + Electric	2,000 11,500 46,000
Hemisphere Center Route 1 & International Way Newark NJ		Page 35 ,#426 Office Completed 1975 3.0/1000	Paul E. Goldman The Hemisphere Group 908-494-6677	6 Floors 40,000 per fl. 240,000 total	Relet $20.50 + Electric	2,000 30,000 45,000
One Washington Park One Washington Park Newark NJ		Page 41 ,#146 Office Completed 1983	Robert Colletti Geyer Development Group 201-623-8383	17 Floors 22,500 per fl. 420,000 total	Relet $17.25-25.00 + Electric	500 2,500 3,000

THREE PENN PLAZA EAST

Raymond Boulevard at Penn Station
Newark, NJ

SITAR

Ron Schrader
Sitar Company
(908) 283-9000
Exclusive Broker



- 90,000 SF of Class A office space
- Top two floors available in mid-1992
- Special features include raised flooring, [illegible] elevators, manned 24 hour security, on-site [illegible] parking, use of a corporate cafeteria
- Building will contain a day care center and fitness facility
- Directly connected to Newark's Penn station which is serviced by Amtrak, PATH, and New Jersey Transit providing mass transportation to the entire Northeast
- Newark Airport is only minutes away
- Convenient to major highways, including Routes 280, 1 and 9, 78, 22, the GSP and the NJTP