

Basement/Miscellaneous

0101 Basement, Unfinished

The basement models can be used as a substructure for any of the other models. Construction type is selected based on the type of exterior wall (of the basement), and the type of structural floor (for the first floor). The unfinished basement includes minimal electrical costs. The unfinished basement includes no ceiling, wall, or floor finishes, no interior partitions, heating, cooling, or plumbing (except for floor drains).

0102 Basement, Partially Finished

The basement models can be used as a substructure for any of the other models. Construction type is selected based on the type of exterior wall (of the basement), and the type of structural floor (for the first floor). The partially finished basement includes a combination of some unfinished areas with some moderately finished areas. The interior finishes for the finished areas include suspended acoustic tile ceilings, painted drywall partition walls, and carpeting for the flooring. Included are moderate heating and electrical costs, and a few plumbing fixtures. Items not included are furniture, appliances, and moveable partitions.

0103 Basement, Finished

The basement models can be used as a substructure for any of the other models. Construction type is selected based on the type of exterior wall (of the basement), and the type of structural floor (for the first floor). The finished basement includes costs for a fully functioning floor. Interior finishes include suspended acoustic tile ceilings, painted drywall partition walls, and carpet and vinyl tile flooring. Included are normal plumbing, heating, cooling, and electrical costs. Items not included are furniture, appliances, and moveable partitions.

0104 Basement Underground Parking

Construction type is selected based on the type of exterior wall (of the basement), and the type of structural floor (for the first floor). This basement model includes no ceiling, wall, or floor finishes; no interior partitions, heating, cooling, or plumbing (except for floor drains); and minimal electrical costs. Costs include provisions for entering and exiting the parking area. Costs for any modifications made outside of the building (i.e. ramps) are not included.

0105 Parking On First Level

This is an above ground parking area that is beneath some other building such as an apartment or office. The exterior walls are mostly open (70%). Construction type is selected based on the type of exterior wall and the type of structural floor (for the second floor). Costs include provisions for entering and exiting the parking area. This model also includes minimal electrical costs. The costs do not include ceiling, wall, or floor finishes, no interior partitions, heating, cooling, or plumbing (except for floor drains). Costs are not included for any modifications made outside of the building (i.e. ramps).

Lodging

1100 Apartment, Low-Rise (1 To 4 Stories)

Low-rise apartments typically have one common exterior entrance, with individual apartment entrances located along interior hallways. This model represents apartment buildings of four stories or less, containing more than four dwelling units. Each apartment includes its own kitchen and bathroom, as well as bedroom(s) and living area. Costs include space for the dwelling units, hallways, laundry room, and storage areas. Also included are costs for kitchen and bathroom cabinets, closets with poles and shelving, an intercom system, telephone wiring, and television wiring. The interior finishes for this model include painted drywall for the ceilings and partition walls, and carpet and sheet vinyl flooring. Items not included are window treatments, appliances, balconies, and decks.

1110 Apartment, Low-Rise, Older

Low-rise apartments typically have few or one common exterior entrance, a lobby area, and individual apartment entrances located along interior hallways. This model represents older apartment buildings of four stories or less, containing more than four dwelling units. Each apartment includes its own kitchen and bathroom as well as bedroom(s) and living area. Costs include space for the dwelling units and hallway areas. The interior finishes for this model include plaster on lath for the ceilings and partition walls, and hardwood and vinyl tile flooring. Also included are costs for kitchen and bathroom cabinets, closets with poles and shelving, and lobby mailboxes. Compared to the newer apartment models (Model 1100 - Apartments, Low-Rise or Model 1200 - Apartments, High-Rise) older apartments typically have higher quality finishes, but do not include the same number of building services (laundry or storage areas). Items not included are window treatments, appliances, balconies, and decks.

1200 Apartment, High-Rise (Over 4 Stories)

High rise apartments typically have one exterior entrance, a central lobby area, and individual apartment entrances that are located along interior hallways. This model represents apartment buildings that are five or more stories in height. Each apartment includes its own kitchen and bathroom, as well as bedroom(s) and living area. Costs include space for the dwelling units, hallways, laundry room, and storage areas. Also included are costs for kitchen and bathroom cabinets, closets with poles and shelving, intercom system, security system, telephone and TV wiring. The interior finishes for this model include painted drywall for the ceilings and partition walls, and carpet, marble, sheet vinyl, and ceramic tile flooring. Items not included are window treatments, appliances, balconies, and decks.

1221 Apartment, High-Rise (Over 4 Stories), Shell

This model represents the shell only for Model 1200 - Apartment, High-Rise. The shell consists of the foundation, structural framing, stairs, roof, exterior wall finish, load bearing walls, and sub-grade plumbing. Items not included are balconies, swimming pools, decks, non-supporting walls, floor finish, ceilings, interior wall finishes, electrical, HVAC, or above grade plumbing.

1222 Apartment, High-Rise (Over 4 Stories), Interior Space

The interior space consists of non-supporting walls, floor finish, ceilings, interior wall finishes, electrical, HVAC, and above grade plumbing. Kitchen and bath cabinets, an intercom system, telephone wiring, and a security system are also included. Items not included are balconies, swimming pools, decks, foundation, structural framing, roof, exterior wall finish, load bearing walls, and sub-grade plumbing.

1225 Luxury Apartment, High-Rise (Over 4 Stories)

High-rise apartments typically have one exterior entrance, a central lobby area, and individual apartment entrances that are located along interior hallways. This model represents apartment buildings that are five or more stories in height. Similar to Model 1200 - Apartment, High-Rise, luxury apartments feature a higher level of finish in the living areas, lobby, and hallways. Often, the residence rooms are larger and have a higher ceiling height than ordinary apartments. The exterior finish is typically of an ornate quality. Each apartment includes its own kitchen and bathroom, as well as bedroom(s) and living area. Costs include space for the dwelling units, hallways, laundry room, and storage areas. Also included are costs for stairs, kitchen and bathroom cabinets, closets with poles and shelving, intercom system, security system, lobby mailboxes, telephone and cable wiring. The interior finishes for this model include painted drywall and plaster walls and ceilings, hardwood, carpet, ceramic tile, and vinyl tile floor covering. Items not included are window treatments, appliances, balconies, swimming pools, and decks.

1300 Condominium

Condominiums are similar to apartments Model 1100 - Apartments, Low-Rise, in their function and design. The condominium model differs slightly from the apartment models in that the condominium has higher quality finishes, and a higher plumbing density (more fixtures per unit). To complete a valuation for the shell only of the condominium, use Model 1331 - Condominium, Shell instead of this Model. Likewise, to complete a valuation for the interior space only of a condominium, use Model 1332 - Condominium, Interior Space. Like apartments, costs include space for the dwelling units, hallways, stairs, and storage areas. Costs are intended for buildings with more than four dwelling units. Each condominium unit contains its own kitchen, bathroom(s), bedrooms, and living space. The interior finishes for this model include painted drywall for the ceilings and partition walls, and carpet, ceramic tile, and vinyl tile flooring. Items not included are swimming pools, window treatments, appliances, furniture, and balconies. The base costs for condominiums include items such as interior partitions, plumbing fixtures, and other finishes that may be considered real property of the homeowner.

1331 Condominium, Shell

This model represents the shell only for Model 1300 - Condominium. The shell consists of the foundation, structural framing, stairs, roof, exterior wall finish, load bearing walls, and sub-grade plumbing. Items not included are balconies, swimming pools, decks, nonsupporting walls, floor finish, ceilings, interior wall finishes, electrical, HVAC, or above grade plumbing.

1332 Condominium, Interior Space

This model represents only the interior space for Model 1300 - Condominium. The interior space consists of non-supporting walls, floor finish, ceilings, interior wall finishes, electrical, HVAC, above grade plumbing, kitchen and bath cabinets, an intercom system, telephone wiring, and a security system. Items not included are balconies, swimming pools, decks, foundation, structural framing, roof, exterior wall finish, load bearing walls, and sub-grade plumbing.

1340 Deluxe Condominium

Condominiums are similar to apartments Model 1100 - Apartments, Low Rise in their function and design. The deluxe condominium Model differs from the apartment and condominium models in that the design is more complex, and the finishes, inside and out, are high quality. Deluxe condos also have larger window areas, and higher quality mechanical systems. NOTE: To complete a valuation for the shell only of the condominium, use Model 1331 - Condominium, Shell instead of this model. Likewise, to complete a valuation for the interior space only of a condominium, use Model 1332 - Condominium, Interior Space. Costs include space for the dwelling units, stairs, hallways, and storage areas. Costs are intended for buildings with more than four dwelling units. Each condominium unit contains its own kitchen, bathroom(s), bedrooms, and living space. The interior finishes for this model include thin coat plaster on drywall for the ceilings and partition walls, and carpet, ceramic tile, and hardwood flooring. Also included are high quality kitchen and bath cabinets, telephone wiring, and a security system. Items not included are swimming pools, window treatments, appliances, furniture, and balconies. The base costs for condominiums include items such as interior partitions, plumbing fixtures, and other finishes that may be considered real property of the homeowner.

1350 Row House

This building is a series of attached individual dwelling units located side by side. Row house units are completely self-contained with their own kitchen, bath, individual entrance, and separate utilities. Individual units are separated from one another by a common wall. This model represents row houses containing more than four dwelling units. For buildings with four units or less, use MS/B's Residential products. Costs include space for typical living units (kitchen, bath, bedrooms, and living rooms). Included are costs for kitchen and bathroom cabinets, closets with poles and shelving, telephone and cable wiring. The interior finishes for this model include painted drywall for the ceilings and partition walls, and carpet, sheet vinyl, and ceramic tile flooring. Items not included are window treatments, appliances, balconies, and decks.

1440 Dormitory

A multi-story building designed for housing students. Dormitories are commonly found on college campuses, at boarding schools, and at military installations. They typically have a central entrance and lobby area with several secondary entrances. Costs include space for student rooms, hallways, study rooms, lounge areas, laundry rooms, and service areas. Student rooms do not include kitchens or bathrooms. Kitchens and bathrooms are centrally located. The interior finishes for this Model include painted drywall for the ceilings, and carpet, ceramic tile, and vinyl tile flooring. Depending upon the building construction type, partitions are either painted concrete block or painted drywall and studs. Costs also include telephone wiring and stairs. Items not included are swimming pools, window treatments, appliances, furniture, and balconies.

1445 Fraternity House

Fraternity Houses are common to college communities. They typically have individual sleeping quarters, shared bathrooms, a family style kitchen, dining area, and a lounge area. Costs include space for student rooms, hallways, study rooms, lounge areas, laundry rooms, and service areas. Student rooms do not include kitchens or bathrooms. Kitchens and bathrooms are centrally located. The interior finishes for this model include painted drywall or plaster ceilings and walls, vinyl tile, carpet, and hardwood floors. Costs also include telephone wiring. Items not included are kitchen equipment, swimming pools, recreational equipment, window treatments, appliances, furniture, and balconies.

1450 Convent Or Rectory

This building is similar in some respects to Model 1440 - Dormitory. It provides living and working spaces for people who work for religious organizations. Costs include space for central kitchen and dining facilities, bedrooms, lounge areas, study rooms, offices, and a small chapel. The interior finishes for this model include painted plaster walls and ceilings, vinyl tile, carpet, and hardwood flooring. Items not included are window treatments, appliances, furniture, and balconies.

1455 Mansion

A mansion is the highest quality single-family residence. It is distinguished from standard homes by the size of the building, complexity of the design, and the level of luxurious, high quality finishes. The finishes for this model include plaster on lath for the ceilings; plaster on lath and vinyl wall covering for the partition walls; and carpet, hardwood, marble, terrazzo, and ceramic tile flooring. Other finishes include built-in cabinets, built-in shelves, and custom woodwork. Also included are kitchen and bathroom cabinets, telephone wiring, and a security system. Objects that may be classified as works of art, even though they are built-in, are not included (i.e. stained glass). Other items not included are swimming pools, window treatments, appliances, furniture, and balconies.

1460 Bed And Breakfast

A Bed and Breakfast generally has five or less guest rooms. The manager or owner lives on the premise and the only meal that is prepared for the guests is breakfast. Bed and Breakfasts rarely are built as a bed and breakfast, rather they are usually converted old farm houses, barns, mansions or other buildings with historic interests. Costs include space for guestrooms, hallways, lounge areas, laundry rooms, and service areas. Guestrooms do not include kitchens or bathrooms. Kitchens and bathrooms are centrally located. The interior finishes for this model include painted drywall or plaster ceilings and walls, vinyl tile, carpet, and hardwood floors. Costs also include telephone wiring. Items not included are elevators, kitchen equipment, swimming pools, recreational equipment, window treatments, appliances, furniture, and exterior balconies.

1500 Hotel, Full Service

A large, multi-story building containing a lobby area, guest rooms, and a bar/restaurant. Costs include space for guestrooms, offices, reception areas, common areas (meeting, service, and recreation rooms), and small shops. Guestrooms include bathrooms, but not kitchens. Also included are costs for bathroom cabinets, a security system, telephone wiring, and television wiring. The interior finishes for this model include painted drywall for the ceilings and partition walls, and carpet, ceramic tile (baths), and terrazzo flooring. Items not included are bar, counters, and bar equipment, swimming pools, recreational equipment, window treatments, kitchen equipment, furniture, and balconies.

1550 Hotel, Limited Service

A large, multi-story building containing a lobby area, guest rooms, and a bar/restaurant. Basic services such as laundry and recreational areas are also provided. Costs include space for guestrooms, offices, reception areas, and common areas (laundry and recreation rooms). Guestrooms include bathrooms, but not kitchens. Also included are costs for bathroom cabinets, a security system, telephone and cable television wiring. Items not included are bar, counters, bar equipment, swimming pools, recreational equipment, window treatments, kitchen equipment, furniture, and balconies.

1560 Hotel, Older

A large, multi-story building containing a lobby area, guest rooms, and a bar/restaurant. Costs include space for guestrooms, offices, reception areas, common areas (meeting and service rooms), and small shops. Guestrooms include bathrooms, but not kitchens. Compared to Model 1500 - Hotel, Full Service, older hotels have higher quality, and more ornate, finishes. The interior finishes for this model include plaster on lath for the ceilings and partition walls, and carpet, ceramic tile, marble, and hardwood flooring. Included are costs for bathroom cabinets, a security system, telephone and cable wiring. Items not included are swimming pools, window treatments, kitchen equipment, furniture, and balconies.

1570 Lodge

Lodges are common to rural communities. They typically have individual sleeping quarters, shared bathrooms, large dining area, and a lounge area. Costs include space for guestrooms, hallways, lounge areas, laundry rooms, and service areas. Guestrooms do not include kitchens or bathrooms. Kitchens and bathrooms are centrally located. The interior finishes for this model include painted drywall or plaster ceilings and walls, vinyl tile, carpet, and hardwood floors. Costs also include telephone wiring. Items not included are kitchen equipment, swimming pools, recreational equipment, window treatments, appliances, furniture, and exterior balconies.

1600 Motel

Usually two stories or less in height, this building contains guestrooms, a small lobby or check-in area, and an office area. Guestrooms often are accessed from outside the building rather than interior hallways. Costs include space for guestrooms, service areas, meeting rooms, a small shop, and a restaurant or coffee shop. Compared to the Model 1500 - Hotel, Full Service, motels generally have smaller guestrooms with lower quality finishes and offer fewer services. The interior finishes for this model include painted drywall for the ceilings, painted drywall and painted block for the partition walls, and carpet and sheet vinyl flooring. Also included are costs for bathroom cabinets, cable television, and telephone wiring. Items not included are swimming pools, window treatments, appliances, furniture, and balconies.

1610 Motel, Double Row

Usually two stories or less in height, this building contains guestrooms that are found back to back, a small lobby or check-in area, and an office area. Guestrooms often are accessed from outside the building and lack kitchenettes. Costs include space for guestrooms, and service areas. Compared to the Model 1500 - Hotel, Full Service, motels generally have smaller guestrooms with lower quality finishes and offer fewer services. The interior finishes for this model include carpet and sheet vinyl flooring, and painted drywall ceilings and walls. Also included are costs for bathroom cabinets, cable television, and telephone wiring. Items not included are swimming pools, window treatments, appliances, furniture, and balconies.

1620 Motel, Single Row

Usually two stories or less in height, this building contains guestrooms that are found side by side, a small lobby or check-in area, and an office area. Guestrooms often are accessed from outside the building and lack kitchenettes. Costs include space for guestrooms, and service areas. Compared to the Model 1500 - Hotel, Full Service, motels generally have smaller guestrooms with lower quality finishes and offer fewer services. The interior finishes for this model include carpet and sheet vinyl flooring, and painted drywall ceilings and walls. Also included are costs for bathroom cabinets, cable television, and telephone wiring. Items not included are swimming pools, window treatments, appliances, furniture, and balconies.

BVS Commercial Occupancy Descriptions

1630 Motel, Extended Stay

Usually two stories or less in height, this building contains guestrooms, a guest laundry area, a small lobby or check-in area, and an office area. Guestrooms often are accessed from outside the building and have kitchenettes. Costs include space for guestrooms, and service areas. Compared to the Model 1500 - Hotel, Full Service, motels generally have smaller guestrooms with lower quality finishes and offer fewer services. The interior finishes for this model include carpet and vinyl flooring, and painted drywall ceilings and walls. Also included are costs for bathroom cabinets, kitchenette, cable television, and telephone wiring. Items not included are swimming pools, window treatments, appliances, furniture, and balconies.

1640 Rooming House

A rooming house provides minimum living quarters for transient occupancy. They feature individual sleeping quarters, shared bathrooms, a family style kitchen, and dining area. Costs include space for living and service areas. Kitchens and bathrooms are centrally located. The interior finishes for this Model include carpeting, sheet vinyl, and some hardwood flooring, and painted drywall ceilings and walls. Costs also include telephone wiring. Items not included are kitchen equipment, swimming pools, recreational equipment, window treatments, appliances, furniture, and balconies. Guestrooms do not include kitchens or bathrooms.

1645 Office/Apartment (Motel)

This structure can be used in conjunction with a motel or independently as seen in mobile home parks, real estate developments, or mini-warehouses. Typically 600 to 1,000 square feet in size. It provides living quarters and a basic office or lobby. Costs include space for living and office areas. The living area includes sleeping quarters, kitchen, dining space, bathrooms, and other spaces typical to a home. The office area is simple and typically a single room. The interior finishes for this model include carpet and vinyl flooring, and painted drywall ceilings and walls. The office will have suspended ceiling panels. Costs also include telephone and cable television wiring. Items not included are kitchen equipment, swimming pools, recreational equipment, window treatments, appliances, furniture, and balconies.

Offices

2100 Office, Low-Rise (1 To 4 Stories)

Office buildings are commonly subdivided into smaller tenant units, but can also be occupied by a single tenant. This model is intended for office buildings of four stories or less in height. To complete a valuation for the shell only of a low-rise office, use Model 2121 - Office, Low-Rise, Shell instead of this model. Likewise, to complete a valuation for the interior space only of a low-rise office, use Model 2122 - Office, Low-Rise, Interior Space. Costs include space for lobby and reception areas, private offices, work areas, conference rooms, a lounge, a resource center or library, restrooms, and storage areas. The interior finishes for this model primarily include carpeted floors with some vinyl and ceramic tile. The walls are painted drywall with some ceramic wall tiling. Ceilings consist of acoustic suspended tiles. Also included are costs for built-in cabinetry, telephone wiring, a public address system, and a security system. Items not included are window treatments, movable partitions, furniture, and canopies.

2121 Office, Low-Rise (1 To 4 Stories), Shell

This model represents the shell only for Model 2100 - Office, Low-Rise. The shell consists of the foundation, sub-grade plumbing, structural framing, roof, exterior wall finish, load bearing walls, and structural floors for 2, 3, and 4 story buildings. Items not included are balconies, swimming pools, decks, non-supporting walls, floor finish, ceilings, interior wall finishes, electrical, HVAC, or above grade plumbing.

2122 Office, Low-Rise (1 To 4 Stories), Interior Space

This model represents only the interior space for Model 2100 - Office, Low-Rise. The interior space consists of non-supporting walls, floor finish, ceilings, interior wall finishes, electrical, HVAC, and above grade plumbing. Items not included are balconies, swimming pools, decks, foundation, structural framing, roof, exterior wall finish, load bearing walls, and sub-grade plumbing.

2124 Office, Low Rise, Older

Office buildings are commonly subdivided into smaller tenant units, but can also be occupied by a single tenant. This model is intended for older office buildings of four stories or less in height. The older low rise office is distinguished from Model 2100 - Office, Low- Rise, by its age, type of finishes, lower partition and plumbing densities (less partitions, and less plumbing fixtures), and higher percentage of window openings. Costs include space for lobby and reception areas, private offices, work areas, conference rooms, lounge, resource center or library, restrooms, and storage areas. The interior finishes for this model includes carpeting, linoleum, and ceramic tile flooring. A mixture of painted drywall ceilings and suspended acoustical tiles. The partition wall finishes are painted plaster and lath with some ceramic wall tiling. Also included are costs for telephone wiring. Items not included are window treatments, movable partitions, furniture, and canopies.

2200 Office, Mid-Rise (5 To 12 Stories)

Mid-rise office buildings are commonly subdivided into smaller tenant units, but can also be occupied by a single tenant. This Model is intended for office buildings of 5 to 12 stories in height. Mid-rise buildings are commonly constructed as construction types D, E, or F (steel frame or reinforced concrete). Costs include space for a large lobby and reception area, private offices, work areas, conference rooms, a lounge, a resource center or library, restrooms, and storage areas. The interior finishes for this model include acoustic tile and plaster ceilings, painted drywall, ceramic tile, marble partition walls, and carpet, vinyl tile, ceramic tile, and terrazzo flooring. Also included are costs for built-in cabinetry, telephone wiring, and a security system. Items not included are passenger and freight elevators, window treatments, movable partitions, furniture, and canopies.

2300 Office, High-Rise (12 Or More Stories)

High-rise office buildings are commonly subdivided into smaller tenant units, but can also be occupied by a single tenant. This Model is intended for office buildings of 12 or more stories in height. High rise buildings are commonly constructed as construction types D, E, or F (steel frame or reinforced concrete). Costs include space for a large lobby and reception area, private offices, work areas, conference rooms, a lounge, restrooms, and storage areas. The interior finishes for this Model include acoustic tile and plaster ceilings, painted drywall, ceramic tile, marble partition walls, and carpet, vinyl tile, ceramic tile, and terrazzo flooring. Also included are costs for built-in cabinetry, telephone wiring, and a security system. Items not included are passenger and freight elevators, window treatments, movable partitions, furniture, and canopies.

2500 Bank Or Savings And Loan

This building typically has a large central open area surrounded by smaller rooms and offices. Costs include space for a lobby area, a teller and transaction area, offices, restrooms, and vault space. The interior finishes for this model includes carpeting, ceramic, vinyl tile, and terrazzo floor coverings. The partition walls are made of either concrete block or wood/metal studs. The partition finishes include paneling, ceramic tile, marble, drywall, paint, and vinyl wall coverings. The ceilings are either suspended acoustic tiles or painted drywall. Also included are a master clock system, telephone wiring, and a security system. Items not included are vaults, vault doors, safes, teller stations, window treatments, movable partitions, and canopies.

2510 Bank (Mini Or Branch)

These buildings are small walk- or drive-up facilities, typically between 500 and 2,000 square feet in size. Exteriors have some ornamentation at all quality levels with the better qualities using stone, ornamental concrete, brick and/or solar glass. The interiors in the larger facilities for walk-in trade have plaster or drywall with special detailing in some areas, and may have some office and storage area. The office area may be open and located in the same general area as the banking services. Costs include space for a lobby area, a teller and transaction area, offices, restrooms, and vault space. The partition walls are made of either concrete block or wood/metal studs. The partition finishes include paneling, ceramic tile, marble, drywall, paint, and vinyl wall coverings. The ceilings are either suspended acoustic tiles or painted drywall. Also included are a master clock system, telephone wiring, and a security system. Items not included are vaults, vault doors, safes, teller stations, window treatments, movable partitions, and canopies.

2600 City Hall Or Courthouse

This building serves as the central government building for municipalities of all sizes. Large communities generally have more ornate buildings with higher quality finishes. Costs include space for a lobby area, administrative offices, courtrooms, meeting rooms, a lounge, a cafeteria, restrooms, and record storage areas. The interior finishes for this model includes carpeting, ceramic and vinyl tile, and terrazzo floor coverings. The partition walls are made of either concrete block or wood/metal studs. The partition finishes include paneling, ceramic tile, marble, drywall, paint, and vinyl wall coverings. The ceilings are either suspended acoustic tiles or painted drywall. Also included are a public address system, telephone wiring, and a security system. Items not included are window treatments, movable partitions, furniture, and canopies.

2605 Government Community Service Building

This building serves as the town hall, meeting area, and public safety facility for rural communities. Typically these structures are utilitarian in scope. Costs include space for a lobby area, administrative offices, meeting rooms, restrooms, and storage areas. The interior finishes for this model includes carpeting, vinyl tiles, and terrazzo flooring. Ceilings are suspended acoustic tiles. The interior walls are a combination of painted drywall with ceramic wall tiles. Also included are a public address system, telephone wiring, and a security system. Items not included are window treatments, movable partitions, furniture, and canopies.

BVS Commercial Occupancy Descriptions

2650 Radio Or Tv Broadcasting Center

Typically a one-story building designed for taping and broadcasting radio and television shows. Costs include space for a lobby area, control rooms, studios, offices, meeting rooms, lounge, library, restrooms, storage, and workshop areas. The interior finishes for this model includes vinyl tiles, ceramic tile, carpeting, terrazzo, and raised flooring. Ceilings are suspended acoustic tiles. Partition walls are constructed either of concrete block or wood/steel studs and the walls are finished with painted drywall, wood paneling, and acoustic tiles. Also included is telephone and operational wiring. Items not included are radio or TV broadcasting equipment, window treatments, and movable partitions.

2655 Mechanical Penthouse

Mechanical penthouses shelter the building's elevator and other mechanical equipment that is generally located on the roof. Costs include space for general storage for mechanical equipment, and maintenance. The model includes minimal heating and plumbing. This Model does not include ceiling finishes, painted drywall partition walls, and no floor finishes. This model does not include cooling.

Mercantile

3100 Store Or Shop, General

Typically small in size, this building may carry a varied product line (hardware), or a single product line (camera shop). Costs include space for a general sales and display area, a stockroom, small office, restroom, and work shop. The interior finishes for this model includes acoustic tile for the ceilings, painted drywall partition walls, and vinyl tile and ceramic tile flooring. Also included is telephone wiring and a security system. Items not included are movable partitions, display cases, shelving, and canopies.

3102 Store Or Shop, Older

Typically small in size, this building may carry a varied product line (hardware), or a single product line (camera shop). This model is distinguished from Model 3100 - Store or Shop, General, by its age, higher quality of finishes, and higher partition densities (more partitions). Costs include space for a general sales and display area, a stockroom, a small office, a restroom, and a workshop. The interior finishes for this model include plaster on lath for the ceilings and partition walls, and asphalt tile flooring. Items not included are movable partitions, display cases, shelving, and canopies.

3105 Barber Shop

The barbershop is often small in size and boasts an open floor plan. This building typically has basic levels of finish. Costs include space for barber/stylist chairs, a small display area, a stockroom, small office, and restrooms. The interior finishes for this model includes asphalt tile flooring, suspended ceiling, and painted drywall partitions. Also included is telephone wiring and a security system. Items not included are chairs, mirrors, movable partitions, display cases, air conditioning, shelving, and canopies.

3110 Florist Shop

A florist shop is often small in size and has an open floor plan. This building typically has basic levels of finish. Costs include space for coolers, display area, sales area, cutting and arrangement area, a stockroom, small office, and restrooms. The interior finishes for this Model includes asphalt tile flooring, suspended ceiling, and painted drywall partitions. Also included is telephone wiring and a security system. Items not included are walk-in coolers, movable partitions, display cases, shelving, air conditioning, and canopies.

3120 Bookstore

Often found with an open floor plan. This building typically has basic levels of finish. Costs include space for a display area, a sales area, a stockroom, small office, and restrooms. The interior finishes for this model includes suspended ceilings, ceramic tile and carpeted floor areas, and vinyl wallcovering and painted drywall partition walls. Also included are telephone wiring and a security system. Items not included are movable partitions, display cases, shelving, and canopies.

3125 Drugstore

Often found with an open floor plan. This building typically has basic levels of finish. Costs include space for a display area, a sales area, a pharmacist's work area, a stockroom, small office, and restrooms. The interior finishes for this model includes vinyl composition tile and ceramic tile flooring, suspended acoustic ceilings, and painted drywall partitions. Also included are telephone wiring and a security system. Items not included are movable partitions, display cases, coolers, shelving, and canopies.

3200 Department Store

This store displays and sells multiple lines of products that are organized into different groups or departments. Costs include space for merchandising and display areas, stock rooms, snack bar, restrooms, and offices. The interior finishes for this model includes suspended acoustic ceilings, carpet, vinyl tile, and terrazzo flooring. Partition walls are painted drywall with some vinyl covering. Also included are telephone wiring, a public address system, and security system. Items not included are movable partitions, display cases, shelving, and canopies.

3215 Department Store, Discount

This store displays and sells multiple lines of products that are organized into different groups or departments. Interior construction contains minimal partitioning between departments. Compared to Model 3200 - Department Store, the discount department store has generally lower quality finishes, lower quality lighting, and less interior partitions. Costs include space for merchandising and display areas, central checkout area, stock rooms, a snack bar, restroom, and offices. The interior finishes for this model include suspended acoustic tile ceilings, painted drywall partition walls, and carpet, vinyl tile, and ceramic tile flooring. Also included is telephone wiring, a public address system, and security system. Items not included are movable partitions, display cases, shelving, and canopies. Costs for stairs or escalators are not included, as this is usually a single-story building.

3300 Shopping Center, Strip Type

This building is typically a long, narrow, single-story structure that is subdivided into several different stores or shops. Each store has its own front and rear service entrance and circulation between the stores is accomplished outside of the building. Often, strip malls feature a large name anchor store. See Model 3200 - Department Store, Model 3215 - Discount Department Store, or Model 3505 - Supermarket to address the most common anchor store occupancies. Costs include space for merchandising and display areas, stock rooms, restrooms, and small offices. The interior finish for this model include suspended acoustic tile ceilings, painted drywall partition walls, and vinyl tile flooring. Also included is telephone wiring, and security systems. Items not included are movable partitions, display cases, shelving, and canopies. Costs associated with a covered walkway are not included and must be added.

3310 Shopping Center, Mall Type

This building is typically a large, sprawling, multi-story structure that is subdivided into many different stores and shops. Circulation space between stores is enclosed within the structure. Often, shopping malls feature one or more large name anchor stores. See Model 3200 - Department Store to address the most common anchor store occupancy. NOTE: To complete a valuation for the shell only of a mall type shopping center, use Model 3311 - Shopping Center, Mall Type - Shell instead of this model. Likewise, to complete a valuation for the interior space only of a mall type shopping center, use Model 3312 - Shopping Center, Mall Type - Interior Space. Costs include merchandising and display areas, stock rooms, small offices, restrooms, and circulation or common areas between stores. The interior finishes of this Model includes vinyl tile, terrazzo, and carpeted flooring, painted drywall and suspended ceilings, and wood or metal studs with painted drywall partitions. Also included is a public address system, telephone wiring, and security system. Costs do not include any fountains, stages, or points of interest that may be found in the common areas. Also not included are movable partitions, display cases, shelving, and canopies.

3311 Shopping Center, Mall Type, Shell

This model represents the shell only for Model 3300 - Shopping Center, Mall Type. The shell consists of the foundation, structural framing, stairs, roof, exterior wall finish, load bearing walls, and sub-grade plumbing. Items not included are balconies, swimming pools, decks, non-supporting walls, floor finish, ceilings, interior wall finishes, electrical, HVAC, or above grade plumbing.

3312 Shopping Center, Mall Type, Interior Space

This model represents only the interior space for Model 3300 - Shopping Center, Mall Type. The interior space consists of non-supporting walls, floor finish, ceilings, interior wall finishes, electrical, HVAC, above grade plumbing, kitchen and bath cabinets, an intercom system, telephone wiring, and a security system. Items not included are balconies, swimming pools, decks, foundation, structural framing, roof, exterior wall finish, load bearing walls, and sub-grade plumbing.

3400 Store With Offices Above

Similar to Model 3100 - Store or Shop, General on the first floor, with offices on the floors above. This model is also appropriate for mixed occupancies where the first level is not a store, but is still mercantile in nature (restaurant, bakery, supermarket, bar, etc.). This model is intended for buildings of three stories or less in height. Included are spaces for offices, hallways, restrooms, telephone wiring, and a security system. The interior finishes of this model includes vinyl tile, ceramic tile, terrazzo, and carpeted flooring, painted drywall and suspended ceilings, and wood or metal studs with painted drywall partitions. The first level is assumed to be similar to Model 3100 - Store or Shop, General. Items not included are window treatments, movable partitions, display cases, shelving, and canopies.

3401 Store With Apartments Above

Similar to Model 3100 - Store or Shop, General on the first floor, with apartments on the floors above. This model is also appropriate for mixed occupancies where the first level is not a store, but is still mercantile in nature (restaurant, bakery, supermarket, bar, etc.). This model is intended for buildings of three stories or less in height. Included are spaces for hallways, apartments with kitchens, bedrooms, living space, restrooms, telephone wiring, and a security system. The interior finishes of this model includes vinyl tile and carpeted flooring, painted drywall and suspended ceilings, and wood or metal studs with painted drywall partitions. The first level is assumed to be similar to Model 3100 - Store or Shop, General. Items not included are furniture, window treatments, movable partitions, display cases, shelving, and canopies.

3500 Convenience Food Store

This food store is typically a small, single-story structure, carrying a limited selection of items. Costs include space for retail areas, storage areas, a restroom, and a small office. Also included is telephone wiring, and a security system. The interior finishes for this include suspended acoustic tile ceilings, painted drywall partition walls, and vinyl tile flooring. Items not included are walk-in coolers and freezers, display cases, shelving, and canopies.

3505 Supermarket

This model is much larger than Model 3500 - Convenience Food Store, supermarkets are single-story structures that carry a wide selection of food items. Interior construction contains minimal partitioning as the majority of space is designed for product display. Costs include space for general merchandising and display areas, a checkout area, meat processing and packaging, a bakery, a delicatessen, storage, an employee locker room, restrooms, and office areas. Also included is a public address system, telephone wiring, and a security system. The interior finishes for this model include suspended acoustic tile ceilings, painted drywall partition walls, and vinyl tile flooring. Items not included are walk-in coolers and freezers, display cases, shelving, and canopies.

3510 Warehouse Food Store

Generally much larger than Model 3500 - Convenience Food Store, warehouse food stores are single-story structures that carry a wide selection of food items. Interior construction contains minimal partitioning as the majority of space is designed for warehouse style product display. Costs include space for an open floor plan utilizing racks for general merchandising and display areas, a checkout area, partitions for storage, an employee locker room, restrooms, and office areas. The interior finishes for this Model include painted drywall partitions, concrete with sealer and vinyl tile flooring. The ceilings are open to the rafters with some suspended ceiling over offices, restrooms, and other designated areas. Also included is a public address system, telephone wiring, and a security system. Items not included are walk-in coolers and freezers, display cases, shelving, and canopies.

3600 Furniture Warehouse/Showroom

A single-story structure containing minimal partitioning. The majority of space is designed for product storage and display. Costs include space for general merchandising and display areas, storage, a restroom, and office areas. The interior finishes for this model includes carpet, vinyl tile, and concrete with sealer flooring, painted drywall partition walls, and unfinished ceilings with painted rafters. Also included is a public address system, telephone wiring, and a security system. Areas of this model are not finished to the same quality as other mercantile models. Items not included are movable partitions, display cases, shelving, and canopies.

3700 Home Improvement Center

This building is usually a large, single-story structure that carries a wide variety of building products. Interior construction contains minimal partitioning as the majority of space is designed for product display. Costs include space for general merchandising and display areas, storage, check out, a loading dock/shipping and receiving area, restrooms, and office areas. Also included is a public address system, telephone wiring, and a security system. The interior finishes for this Model includes unfinished ceilings, painted drywall partition walls, and unfinished concrete and vinyl tile flooring. Items not included are movable partitions, display cases, shelving, racks, cages, and canopies.

Restaurant/Recreation

4100 Fast Food Without Seating

A small, one-story building, in which the majority of floor space is used for food preparation. Food is received in a small waiting area or through a drive-up window. Costs include space for food preparation, storage, a small office, a restroom, and a small waiting area. The interior finishes for this model includes painted drywall ceilings, painted drywall and ceramic tile partition walls, and vinyl tile flooring. Items not included are kitchen equipment and appliances, walk-in freezers and coolers, and canopies.

4110 Fast Food With Seating

Somewhat larger than Model 4100 - Fast Food without Seating, but still a relatively small building, this model includes a customer seating area that is approximately half of the building area. Costs include space for food preparation and serving, customer seating, storage, restrooms, and a small office. The interior finishes for this model includes carpeting, vinyl tile, and some quarry tile flooring. The ceiling is a mixture of suspended ceiling tiles and painted drywall, and the walls are painted drywall, vinyl wallcovering, and ceramic tile. Also included is a security system and a public address system. Items not included are kitchen equipment and appliances, walk-in freezers and coolers, customer seating, and canopies.

4115 Dining

This model covers all non-fast food restaurants from cafeteria style to formal dining. Since the model represents average quality design and finish, quality adjustments should be made where appropriate. Costs include space for kitchen facilities, dining areas, banquet rooms, a lounge or bar, restrooms, and office areas. The interior finishes for this model include vinyl covered gypsum and suspended acoustic tile ceilings, painted drywall, vinyl wallcovering for the partition walls, carpet, and quarry tile flooring. Also included are a security system and a public address system. Items not included are counters or bars, kitchen equipment and appliances, walk-in freezers and coolers, and canopies.

4120 Cafeteria

This model features a large, open dining area. Other than the actual preparation of the food, all other functions are self-serve. Costs include space for reception and checkout, kitchen facilities, dining areas, restrooms, and office areas. The interior finishes for this Model includes vinyl tile, carpeting and brick flooring, suspended ceiling, and painted drywall or drywall with vinyl wallcovered interior partitions. Also included are a security system and a public address system. Items not included are counters or bars, kitchen equipment and appliances, walk-in freezers and coolers, and canopies.

4125 Bar Or Lounge

This building can vary greatly in size, shape, and number of stories. Costs include space for serving, seating areas, dance floor, billiard or games area, an office, restrooms, and a storage area. The interior finishes for this Model includes carpet, vinyl tile, hardwood flooring and ceramic tile flooring, painted drywall and ceramic tile partitions, and painted drywall ceilings. Also included is a security system. Items not included are counters or bars, kitchen equipment and appliances, walkin freezers and coolers, sound and stage lighting system, and canopies.

4200 Bowling Center

Typically a large, single-story building, in which approximately half of the total floor area is bowling lanes. Costs include space for the lane area (but not the actual lanes), control area, a bar or lounge, a game room, a locker area, restrooms, and a pro-shop. The interior finishes for this model include suspended acoustic tile ceilings, painted drywall partition walls, and unfinished concrete (unfinished area for the lanes), carpet, and vinyl tile flooring. Also included is a public address system, and a security system. Items not included are the bowling lanes, ball returns, lockers, seating, counters or bars, and kitchen equipment.

4205 Cinema

This building can vary from a single screen or stage to the more common suburban multiplex. Costs include space for a lobby, an auditorium area, a stage, concessions, a projection room, restrooms, and an office. The interior finishes for this model include vinyl tile, carpeting and ceramic tile flooring. The partition walls are concrete block and metal/wood studs with drywall, paint and acoustical tile finishes. The ceiling is suspended ceiling tiles. Also included is a security system. Items not included are seating, projection equipment, projection screens, food service equipment, movable partitions, and canopies.

4206 Theater, Live Stage

This building is designed to host live performances. Costs include space for a lobby, an auditorium area, a stage, concessions, dressing rooms, restrooms, and an office. The interior finishes for this model includes vinyl tile and carpeted flooring, concrete block and metal/wood stud partition walls, drywall, paint and acoustical tile wall finishes, and suspended ceiling tiles. Also included is a security system. Items not included are seating, stage equipment, stage lighting, curtains, food service equipment, movable partitions, and canopies.

4210 Clubhouse/Recreation Building

This is typically a one-story building that can provide a variety of uses such as locker room facilities for different sports, recreational activities for children and/or senior citizens, or clubhouse facilities for a condominium association. Costs include space for a lobby, meeting area, and general entertainment areas, a kitchen, an exercise room, a locker room, restrooms, and an office. The interior finishes for this model include suspended acoustic tile and vinyl covered gypsum ceilings, painted drywall and vinyl wallcovered partition walls, and carpet, vinyl tile and ceramic tile flooring. Also included is a security system. Items not included are kitchen equipment, window treatments, lockers, and canopies.

4215 Country Club

This is typically a one-story building that can provide a variety of uses such as locker room facilities, recreational activities, entertainment, or clubhouse facilities for a private organization. Costs include space for a lobby, meeting area, and general entertainment areas, a kitchen, an exercise room, a locker room, restrooms, space for a pro shop, and an office. The interior finishes for this model includes carpet, epoxy floor covering, hardwood, vinyl tile and quarry tile flooring, glass block, poured concrete and metal/wood stud partition walls, drywall, paint, paneling, quarry tile and vinyl wallcoverings, and wood paneling and painted drywall ceilings. Also included is a security system. Items not included are kitchen equipment, bar, walk-in coolers, movable partitions, window treatments, lockers, and canopies.

4220 Community Center

These buildings are complete municipal multi-sport recreational complexes, distinguished by large gymnasium-auditorium-type structures. These multi-purpose buildings will include gym-basketball, handball-racquetball, bowling and other sport courts, rinks, varied swimming-natatorium facilities, running tracks, as well as exercise, craft, game and other social multi-purpose exercise rooms. The number of varied amenities and support facilities (locker room, sauna, snack bars, etc.) will vary with the quality level. The interior finishes for this model include suspended acoustic tile and vinyl covered gypsum ceilings, painted drywall and vinyl wallcovered partition walls, and carpet, vinyl tile, ceramic tile, and synthetic gym flooring. Items not included are recreational equipment, furniture, movable partitions, and kitchen appliances.

4225 Senior Clubhouse Center

These buildings are municipal type clubhouses for senior citizens. These buildings generally have light kitchen facilities, a large multi-purpose general use room with stage, and multiple restrooms. Costs include space for a lobby, meeting area, and general entertainment areas, a kitchen, restrooms, and an office. The interior finishes for this Model include suspended acoustic tile and vinyl covered gypsum ceilings, painted drywall and vinyl wall covered partition walls, and carpet, vinyl tile, ceramic tile and hardwood flooring. Items not included are recreational equipment, furniture, movable partitions, and kitchen appliances.

4230 Indoor Tennis Club

This building is typically a shell-type structure with minimal interior partitioning. Story heights can range from 20 ft. to 30 ft. or more, with higher quality buildings having generally higher story heights. Costs include space for court areas, lounge facilities, locker and shower areas, a pro-shop, a snack bar, restrooms, and offices. The interior finishes for this model include unfinished ceilings (court areas) and painted drywall ceilings, painted drywall and ceramic tile partitions walls, carpet, and ceramic tile flooring. Also included is a security a system and public address system. Items not included are kitchen appliances, sports equipment, lockers, and canopies.

4232 City Club

These are private hotels that have dining, gymnasium and library facilities. Average quality city clubs are similar to large YMCA or YWCA buildings. Costs include space for guestrooms, offices, reception areas, common areas (meeting, service, and recreation rooms), and small shops. Guestrooms include bathrooms but not kitchens. Also included are costs for bathroom cabinets, a security system, telephone wiring, and television wiring. The interior finishes for this model include painted drywall for the ceilings and partition walls, and carpet, vinyl composition tile flooring, ceramic tile (baths), and hardwood flooring. Items not included in the costs are swimming pools, kitchen equipment, and exercise equipment.

4235 Health And Racquetball Club

This building is typically a shell type structure with minimal interior partitioning. Story heights can range from 20 ft. to 30 ft. or more, with higher quality buildings generally having higher story heights. Costs include space for racquetball courts, workout rooms, a jogging track, locker rooms, shower facilities, a snack bar, restrooms, and offices. The interior finishes for this model includes carpet, ceramic tile, and floor space with no finishes. The ceiling is a mixture of vinyl covered gypsum, suspended ceilings and some space open to the rafters. The partition walls are either concrete block or wood/steel studs with drywall and paint finishes. Also included is a public address system and a security system. Items not included are lockers, racquetball court flooring, indoor pools, exercise equipment, and canopies.

4240 Health Club

Health clubs are designed as physical fitness facilities with varied exercise and conditioning areas. Costs include space for workout rooms, a jogging track, locker rooms, shower facilities, a snack bar, restrooms, and offices. The interior finishes for this model includes carpet, ceramic tile, hardwood gym flooring, vinyl composition tile and asphalt tile flooring. The ceiling is a mixture of vinyl covered gypsum, and suspended ceilings. The partition walls are either concrete block or wood/steel studs with drywall and paint finishes. Also included are a public address system and a security system. Items not included are kitchen equipment, steam generating equipment, lockers, sports courts, spas, exercise equipment or swimming pools.

4242 Fitness Center

This building is typically a large shell-type structure. Story heights can range from 20 ft. to 30 ft. or more, with higher quality buildings having generally higher story heights. Fitness centers are a multi-sport complex housing various courts, tracks, natatorium facilities, and exercise stations. Costs include space for basketball, tennis, volleyball, and racquetball courts, workout rooms, a jogging track, pool room, locker and shower facilities, a snack bar, restrooms, and offices. The interior finishes for this model include hardwood gym flooring, ceramic tile and terrazzo flooring, painted ceiling joists, and vinyl covered gypsum partitions walls with painted concrete block. Also included is a security a system and public address system. Items not included are lockers, indoor pools, exercise equipment, and canopies.

4245 Indoor Ice Or Roller Rink

Similar in many respects to Model 4230 - Indoor Tennis Club, this building is a large, single-story structure with minimal interior partitions. Costs include space for skating and spectator areas, lounge facilities, locker room facilities, a snack bar, restrooms, and offices. The interior finishes for this model include painted drywall ceilings, painted drywall partition walls, and carpet, unfinished concrete (rink area), ceramic tile, and vinyl tile flooring. Also included is a public address system and a security system. Items not included are refrigeration equipment, the ice surface, lockers, and canopies.

4300 Park Restroom Building

This building is very small and generally built of wood frame or concrete block construction. Costs include space for the restrooms and a small service area. The interior finishes for this model include painted drywall ceilings; epoxy coated drywall and painted block partition walls, and unfinished concrete flooring. Also included is minimal interior lighting, heating, and miscellaneous items such as mirrors and soap dishes. Items not included are trash receptacles, lockers, and cooling.

BVS Commercial Occupancy Descriptions

4305 Dressing And Shower Facility

This building is similar to Model 4300 - Park Restroom Building in size and construction. This model includes space for shower stalls and a general dressing area. The interior finishes for this model includes unfinished ceilings, epoxy-coated drywall and painted block partition walls, and unfinished concrete flooring. Also included are built-in benches, storage racks, minimal interior lighting, and heating. Items not included are trash receptacles, lockers, and cooling.

4310 Enclosed Park Pavilion

Similar to Model 4315 - Open Park Pavilion, except it is enclosed on all sides and includes doors and windows. The interior finishes for this model includes unfinished ceilings, painted block partition walls, and unfinished concrete flooring. Also included is minimal electric service and lighting. Items not included are heating, cooling, and plumbing.

4315 Open Park Pavilion

This building provides only basic shelter from the weather. It includes a roof structure supported by posts, which is built over a concrete slab. It is open on all four sides. The interior finishes for this model includes unfinished ceilings, painted block partition walls, and unfinished concrete flooring. Also included is minimal electric service and lighting. Items not included are heating, cooling, and plumbing.

4320 Concession Stand

This small, one-story building is usually made of wood frame or concrete block construction. Costs include space for food preparation and display/sales area. The interior finishes for this model include suspended vinyl covered gypsum tile ceilings, painted drywall partition walls, and unfinished concrete flooring. This Model includes heating, lighting, and electrical service. This model does not include cooling or plumbing.

4325 Concession Stand With Press Box

Similar to Model 4320 - Concession Stand, except the second-story is a press box. Costs include space for food preparation and display area on the first floor, and a media press box on the second floor. The interior finishes for this model include suspended vinyl covered gypsum tile ceilings, painted drywall partition walls, and vinyl tile and unfinished concrete flooring. This model includes heating, lighting, and electrical service. This model does not include cooling, or plumbing.

Professional Services

5100 Medical Clinic

This building is designed for examination (medical doctors or dentists) and treatment for outpatient care. Costs include space for reception and waiting areas, examination and treatment rooms, offices, restrooms, and record storage areas. The interior finishes for this model include suspended acoustic tile and vinyl covered gypsum tile ceilings, vinyl wall covering, painted drywall partition walls, and carpet, sheet vinyl, ceramic tile, and vinyl tile flooring. Also included are built-in cabinets and shelving, telephone wiring, and a public address system. Items not included are medical and x-ray equipment, furniture, window treatments, reception desk, and canopies.

5110 Hospital

Large and often multi-story, this building is designed for emergency, surgical, and longterm patient care. Costs include space for reception and waiting areas, patient care facilities, administrative offices, laboratory and pharmaceutical units, a central kitchen, a laundry, conference rooms, a library, restrooms, and record storage areas. The interior finishes for this model include vinyl tile, carpet, terrazzo, and ceramic tile flooring, suspended acoustic tile, vinyl covered gypsum plaster on lathe, and painted ceilings, concrete block and metal or wood studs partition walls, and painted or vinyl covered walls. Also included are built-in cabinets and shelving, telephone wiring, a public address system, a nurses call system, a master clock system, medical gas systems, and an emergency generator. Items not included are medical and x-ray equipment, clean rooms, furniture, window treatments, and canopies.

5120 Outpatient Surgical Center

This building is designed for outpatient or same-day surgery. A surgical center houses clinical surgery, chemical, and radiation treatment facilities. Costs include space for reception and waiting areas, patient care facilities, administrative offices, laboratory and pharmaceutical units, conference rooms, a library, restrooms, and record storage areas. The interior finishes for this model include carpet, vinyl tile, sheet vinyl and ceramic tile flooring, suspended tiles and vinyl covered gypsum ceilings, drywall with ceramic wall tile, vinyl wall covering, or painted partition walls. Also included are built-in cabinets and shelving, telephone wiring, a public address system, a master clock system, medical gas systems, and an emergency generator. Items not included are examination lighting, medical and x-ray equipment, kitchen equipment, clean rooms, furniture, window treatments, and canopies.

5125 Dispensary

This building is designed for urgent care or emergency first aid and medical treatment. Dispensaries lack most surgical capabilities. Costs include space for reception and waiting areas, patient care facilities, administrative offices, laboratory and pharmaceutical units, conference rooms, a library, restrooms, and record storage areas. The interior finishes for this model includes carpet, sheet vinyl, vinyl tile and ceramic tile flooring, suspended acoustic tile and vinyl covered gypsum ceiling, and vinyl wall covering or painted partition walls. Also included are built-in cabinets and shelving, telephone wiring, a public address system, a master clock system, and an emergency generator. Items not included are examination lighting, medical and x-ray equipment, kitchen equipment, clean rooms, furniture, window treatments, and canopies.

5130 Dental Office/Clinic

This building is designed for dental services with examination and outpatient treatment. Costs include space for reception and waiting areas, patient care facilities, administrative offices, restrooms, and record storage areas. The interior finishes for this model includes suspended acoustic tile and painted ceilings, painted partition walls, and ceramic tile and vinyl flooring. Also included are built-in cabinets and shelving, telephone wiring, a public address system, and a master clock system. Items not included are examination lighting, medical and x-ray equipment, clean rooms, furniture, window treatments, and canopies.

5200 Nursing Home / Convalescent Center

This building is designed for the care of ill, senile, or infirm persons, who reside on the premises, but are not in need of hospital care. This model can be used for various nursing home types (assisted, unassisted, and independent) as these differences are due to different levels of services provided - not different types of structures. Costs include space for reception and waiting areas, patient rooms, examination and treatment rooms, activity rooms, a central kitchen, a laundry, administrative offices, restrooms, and record storage areas. The interior finishes for this Model includes suspended acoustic tile and painted drywall ceilings, vinyl wall covering, painted drywall partition walls, and carpet, ceramic tile, and vinyl tile flooring. Also included are built-in cabinets and shelving, telephone wiring, a public address system, a nurses call system, a master clock system, and an emergency generator. Items not included are medical equipment, furniture, window treatments, and canopies.

5210 Home For The Elderly

This building is designed for the congregated housing of the elderly. Typically they feature one or two room suites with limited individual or common kitchen and dining areas. Costs include space for living areas, kitchen, dining, therapy room, lounge, and activity rooms. The interior finishes for this model includes painted drywall ceilings and partition walls, and carpet, sheet vinyl, and ceramic tile flooring. Also included are built-in cabinets, shelving, cable television and telephone wiring. Items not included are therapy or kitchen equipment, furniture, window treatments, and canopies.

5215 Multiple Residence, Senior Citizen

This is a low-rise apartment like complex that caters to senior citizens. Typically it features individual living quarters with individual kitchen and dining areas. Often, shared laundry, lounge, and recreation areas are provided. Costs include space for living areas with kitchen and dining, lounge, and recreation rooms. The interior finishes for this Model includes painted drywall ceilings and partition walls, and carpet, sheet vinyl, and ceramic tile flooring. Also included are built-in cabinets, shelving, cable television and telephone wiring. Items not included are appliances, furniture, window treatments, swimming pools, recreation and exercise equipment, and canopies.

5220 Multiple Residence, Assisted Living

This is a low-rise apartment like complex designed to house the elderly. Typically it features individual studios with limited individual kitchen and dining areas. Shared laundry, a lounge, and recreation areas are provided. Costs include space for living areas with kitchen and dining, lounge, and recreation rooms. The interior finishes for this Model includes painted drywall ceilings and partition walls, and carpet, sheet vinyl and ceramic tile flooring. Also included are built-in cabinets, shelving, cable television and telephone wiring. Items not included are appliances, furniture, window treatments, recreation and exercise equipment, and canopies.

5225 Group Care Home

This building is designed to house the physically or mentally handicapped, substance abusers, battered, homeless, or other special needs groups. Typically these structures are residential or family style. Costs include space for living areas, kitchen, dining, therapy room, lounge, and activity rooms. The interior finishes for this model includes plaster and painted ceilings, painted plaster partition walls, and carpet, ceramic tile and vinyl tile flooring. Also included are built-in cabinets, shelving, cable television and telephone wiring. Items not included are therapy equipment, kitchen equipment, furniture, window treatments, and canopies.

BVS Commercial Occupancy Descriptions

5230 Funeral Home

Also known as a mortuary, this building is usually a one-story structure that is designed for preparation of the deceased and visitation services. Reception and visitation areas often have high quality finishes. Costs include space for reception and waiting areas, a social hall or chapel area, preparation rooms, an office, a sales/display area, restrooms, and storage facilities. The interior finishes for this Model includes drywall, thin coat gypsum plaster and painted ceilings, vinyl covered drywall partition walls, and carpet and terrazzo flooring. Also included are built-in cabinets and shelving. Items not included are embalming equipment, furniture, window treatments, and canopies.

5300 Veterinary Clinic

This building is designed for the examination, treatment (including surgical procedures), and boarding of animals. Costs include space for a waiting room and reception area, examination and treatment rooms, administrative offices, restrooms, and boarding areas. The interior finishes for this model includes suspended acoustic tile and vinyl covered gypsum tile ceilings, painted drywall partition walls, and vinyl tile flooring. Also included are built-in cabinetry, shelving, and a public address system. Items not included are medical equipment, animal cages, furniture, window treatments, and canopies.

5305 Dog Kennel

This building is designed for raising dogs, grooming dogs, and temporary boarding of dogs. Costs include space for a waiting room and reception area, administrative offices, a food preparation area, a restroom, and boarding areas. The interior finishes for this Model includes suspended acoustic tile and painted drywall ceilings, painted concrete block partition walls, and vinyl tile and concrete flooring. Also included are built-in cabinetry and shelving, and heating and cooling. Items not included are medical equipment, outdoor runs and fencing, animal cages, furniture, window treatments, and canopies.

Public Buildings

6100 Church, Basic

The building design is a simple box-like shape, and the finishes are of modest quality. Costs include space for the auditorium or gathering area, preparation rooms, an office, a kitchen, restrooms, and storage areas. Also included are the altar, seating, pulpit, lectern, built-in cabinetry, and security system. The interior finishes for this model include painted drywall for the ceilings and partition walls, and carpet, vinyl tile, and ceramic tile flooring. Items not included are kitchen appliances, steeples and spires, choir lofts, organs, bell towers, and stained glass windows.

6105 Church, Average

The building design includes some ornamentation and good quality finishes. Compared to Model 6100 - Church, Basic, the design is more complex (not box-like), and the exterior and interior finishes are higher in quality. Costs include space for the auditorium or gathering area, preparation rooms, offices, a kitchen, restrooms, and storage areas. Also included is the altar, seating, pulpit, lectern, built-in cabinetry, public address system, and security system. The interior finishes for this Model include painted drywall and suspended ceiling tiles for the ceilings, painted drywall and vinyl wallcovering for the partition walls, and carpet, vinyl tile, quarry tile, and ceramic tile flooring. Items not included are kitchen appliances, steeples and spires, choir lofts, organs, bell towers, and stained glass windows.

6110 Church, Elaborate

The building design is complex, with much ornamentation, and finishes are of luxurious quality, inside and out. Compared to Model 6105 - Church, Average, the design is more complex, and the finishes are higher in quality. Costs include space for the auditorium, preparation rooms, offices, a choir loft or balcony, a kitchen, restrooms, and storage areas. Also included is the altar, seating, pulpit, lectern, built-in cabinetry, public address system, and security system. The interior finishes for this model include plaster on lath, painted ceilings, concrete block and wood or steel stud construction, plaster and lath, and vinyl wallcovering for partition walls, and marble, carpet, and ceramic tile flooring. Items not included are kitchen appliances, steeples and spires, organs, bell towers, and stained glass windows.

6115 Church, Traditional

The building design includes some ornamentation and the quality of finishes are better than that of the average church. Costs include space for the auditorium or gathering area, preparation rooms, offices, a kitchen, restrooms, and storage areas. Also included are the altar, seating, a pulpit, a lectern, built-in cabinetry, a public address system, and a security system. The interior finishes for this Model include suspended acoustic tile and painted plaster on lath ceilings, painted plaster on drywall partition walls, and carpet, vinyl, and ceramic tile flooring. Items not included are kitchen appliances, steeples and spires, choir lofts, organs, bell towers, and stained glass windows.

6120 Church, Contemporary

The design is complex (not box-like), and the exterior and interior finishes are average quality. Costs include space for the auditorium or gathering area, preparation rooms, offices, a kitchen, restrooms, and storage areas. Also included are the altar, seating, a pulpit, a lectern, built-in cabinetry, a public address system, and a security system. The interior finishes for this model include suspended acoustic tile ceilings, textured drywall partition walls, and carpet, hardwood, and asphalt tile flooring. Items not included are kitchen appliances, steeples and spires, choir lofts, organs, bell towers, and stained glass windows.

6125 Church, Contemporary, High

The building design includes some ornamentation, and the finishes are good quality. Compared to Model 6120 - Church, Contemporary, the design is even more complex, and the exterior and interior finishes are higher quality. Costs include space for the auditorium or gathering area, preparation rooms, offices, a kitchen, restrooms, and storage areas. Also included is the altar, seating, a pulpit, a lectern, built-in cabinetry, a public address system, and a security system. The interior finishes for this model include suspended acoustic tile ceilings, textured drywall partition walls, and carpet, hardwood, and vinyl flooring. Items not included are kitchen appliances, steeples and spires, choir lofts, organs, bell towers, and stained glass windows.

6130 Church, Contemporary, Mansard

The building is similar in design and quality to Model 6120 - Church, Contemporary Model 652 Church, Contemporary, except that the design includes a mansard roof structure. Costs include space for the auditorium or gathering area, preparation rooms, offices, a kitchen, restrooms, and storage areas. Also included are the altar, seating, a pulpit, a lectern, built-in cabinetry, a public address system, and a security system. The interior finishes for this model include suspended acoustic tile ceilings, textured drywall partition walls, and carpet, hardwood, and asphalt tile flooring. Items not included are kitchen appliances, steeples and spires, choir lofts, organs, bell towers, and stained glass windows.

6135 Church, Modern A-Frame

The building design includes a steeply pitched, A-frame style roof, and finishes of modest quality. Costs include space for the auditorium or gathering area, preparation rooms, offices, a kitchen, restrooms, and storage areas. Also included are the altar, seating, a pulpit, a lectern, built-in cabinetry, a public address system, and a security system. The interior finishes for this model includes painted drywall ceilings, textured drywall partition walls, and carpet, vinyl, and ceramic flooring. Items not included are kitchen appliances, steeples and spires, choir lofts, organs, bell towers, and stained glass windows.

6140 Church, Auditorium Type

The design is simple and open, with exterior and interior finishes of average quality. Costs include space for the auditorium or gathering area, preparation rooms, offices, a kitchen, restrooms, and storage areas. Also included are the altar, seating, a pulpit, a lectern, builtin cabinetry, a public address system, and a security system. The interior finishes for this include painted drywall ceilings, painted drywall partition walls, and carpet, hardwood, and vinyl flooring. Items not included are kitchen appliances, steeples and spires, choir lofts, organs, bell towers, and stained glass.

6142 Church, Narthex

These structures are greeting rooms that usually lie between the church sanctuary and the main door or the fellowship facilities. Costs include a large open space used for fellowship and gathering before entering the sanctuary. Included in the cost is an allowance for small rooms that can be used for an office, storage, or cloakroom, and an allowance for restroom facilities. The interior finishes for this occupancy include painted drywall ceilings and walls, and floor coverings consisting of carpet and vinyl composition tile. Speakers from the public address system and the security system have also been extended into the narthex. Items not included are towers, steeple and spires, bells, and stained glass windows. All these items can be added to the value of the building with the help of the equipment section.

6145 Church With Sunday School

The building design includes ornamentation and good quality finishes. Compared to Model 6100 - Church, Basic, the design is more complex (not box like), and the exterior and interior finishes are higher in quality. This building also includes some educational classroom space. Costs include space for the auditorium or gathering area, preparation rooms, offices, a kitchen, restrooms, classrooms, and storage areas. Also included is the altar, seating, pulpit, lectern, built-in cabinetry, public address system, and security system. The interior finishes for this model include painted drywall and suspended acoustic tile for the ceilings, textured and painted plaster on drywall for the partition walls, and carpet, vinyl tile, and hardwood flooring. Items not included are kitchen appliances, steeples and spires, choir lofts, organs, bell towers, and stained glass windows.

6148 Church, Tower

As the title of this occupancy indicates, this is a tower that is built within the square footage of the church itself. A church tower should be estimated as an additional section of a church and not priced as a separate building. The square footage taken-up by the tower should not be included in the square footage of the church. Since towers vary dramatically in height, it is recommended that number of stories and the story height be entered when using the church occupancy. Costs include stairs and minimal partition walls. The interior finishes for this occupancy consist of painted drywall interior walls and ceiling, and tile floor finishes. This occupancy does not include any plumbing, however, it is heated and cooled. The tower shares the same security system used in the church.

6155 Educational Wing

Usually accompanying a church, this model may be used as a Sunday school, or for other types of religious instruction. It can also be used in conjunction with any other model that has a wing of this nature. Costs include space for classrooms, meeting rooms, a kitchen, restrooms, and an office. The interior finishes for this model include painted drywall and suspended acoustic tile for the ceilings, textured and painted plaster on drywall for the partition walls, and carpet, vinyl tile, and hardwood flooring. Also included are built-in cabinets, shelving, and chalk and tack boards. Items not included are furniture, movable partitions, and kitchen appliances.

6200 Fellowship Hall

Typically, this building would serve as the clubhouse of a fraternal organization. Costs include space for a lobby, an activity hall, meeting rooms, kitchen and dining facilities, restrooms, and an office. Also included are built-in cabinets, a public address system, and security system. The interior finishes for this Model include vinyl covered gypsum and suspended ceilings, painted drywall and vinyl wallcovering for the partition walls, and carpet, vinyl tile, and ceramic tile flooring. Items not included are furniture, movable partitions, and kitchen appliances.

6205 Fraternal Building

Typically this large, multi-purpose building serves as the clubhouse of a fraternal organization or other group. NOTE: If the building is primarily a small auditorium with a few additional rooms, use Model 4210 - Clubhouse/Recreational Building. If the building has sleeping rooms or apartments, use Model 4232 - City Club. Costs include space for a lobby, an activity hall, auditorium, meeting rooms, game room, kitchen and dining facilities, restrooms, and offices. Also included are built-in cabinets, a public address system, and security system. The interior finishes for this model include suspended ceiling tiles, painted drywall and vinyl wallcovering for the partition walls, and carpet, vinyl tile, hardwood, and ceramic tile flooring. Items not included are furniture, recreational equipment, movable partitions, and kitchen appliances.

6300 Elementary School

This primary learning institution is subdivided into small classrooms, a media center, and a library serving as the central workspace for group or individual studies. Costs include space for classrooms, circulation, administrative offices, a cafeteria and food service area, music and art rooms, restrooms, and a library. Included in the costs are built-in items such as wall hooks, individual storage cubicles, cabinets and shelving, chalk and tack boards, a master clock system, and a public address system. The interior finishes for this model include painted drywall for the ceilings, painted drywall on wood or steel studs and painted concrete for the partition walls, and carpet, vinyl tile, ceramic tile, and concrete sealer flooring. Items not included are gymnasiums, auditoriums, indoor pools, kitchen appliances, movable partitions, and furniture. For gymnasiums, auditoriums, and pools, see Model 6330 - Gymnasium, Model 6424 - Auditorium, and Model 6426 - Natatorium.

6310 Junior High School

This building is designed as a learning institution. There is a library, cafeteria, administrative offices, restrooms, and specialty rooms for music, industrial arts, and computers. Costs include space for classrooms, circulation, administrative offices, a cafeteria and food service area, restrooms, and a library. The interior finishes for this Model include painted drywall and suspended tiles for the ceilings, painted drywall on wood or steel studs and painted concrete block for the partition walls, and carpet, vinyl tile, ceramic tile, and hardwood gym flooring. Also included is space for specialized classrooms such as science laboratories, music rooms, and industrial art rooms. Included in the costs are built-in items such as student lockers, cabinets and shelving, chalk and tack boards, a master clock system, a public address system, and an intercom system. Items not included are gymnasiums, auditoriums, indoor pools, kitchen appliances, movable partitions, and furniture. For gymnasiums, auditoriums, and pools, see Model 6330 - Gymnasium, 6424 - Auditorium, and Model 6426 - Natatorium.

6314 High School

This building is subdivided into classrooms, lecture halls, work areas for specialized education and vocational studies, recreational areas for athletic, performing arts, visual arts, dining areas, and an administration area. Costs include space for classrooms, circulation, administrative offices, a cafeteria and food service area, restrooms, and a library. The interior finishes for this model include painted drywall and vinyl covered gypsum for the ceilings, painted drywall on wood or steel studs and painted concrete block for the partition walls, and carpet, vinyl tile, ceramic tile, terrazzo, synthetic gym floor, and concrete sealer flooring. Also included is space for specialized classrooms such as music rooms, science rooms, computer rooms, home economics rooms, and industrial art rooms. Included in the costs are built-in items such as lockers, cabinets and shelving, chalk and tack boards, a master clock system, a security system, and a public address system. Items not included are gymnasiums, auditoriums, indoor pools, kitchen appliances, movable partitions, and furniture. For gymnasiums, auditoriums, and pools, see Model 6330 - Gymnasium, Model 6424 - Auditorium, and Model 6426 - Natatorium.

6318 School, Older

Compared to Model 6310 - School, the older school generally has higher quality finishes, a higher percentage of window openings, and a higher density of plumbing fixtures (more fixtures). Costs include space for classrooms, circulation, administrative offices, a cafeteria and food service area, restrooms, and a library. Also included is space for specialized classrooms such as science laboratories, music rooms, and industrial art rooms. The interior finishes for this model include plaster on lath for the ceilings and partition walls, and vinyl tile, terrazzo, and ceramic tile flooring. Included in the costs are built-in items such as student lockers, cabinets and shelving, chalk and tack boards, a master clock system, and a public address system. Items not included are gymnasiums, auditoriums, indoor pools, kitchen appliances, movable partitions, and furniture. For gymnasiums, auditoriums, and pools, see Model 6330 - Gymnasium, Model 6424 - Auditorium, and Model 6426 - Natatorium.

6321 Fine Arts / Crafts Building (Elementary – High School)

This building is designed primarily for rehearsals and work centers. It has large open areas with large window and door openings. Portions of the building are designated for display and storage. Costs include space for restrooms, large rehearsal and work areas, stages, and offices. The interior finishes for this model include painted drywall ceilings, painted drywall on wood or metal studs and painted concrete block for the partition walls, and carpet, vinyl tile, concrete sealer and ceramic tile flooring. Also included in the costs are built-in items such as wall hooks, individual storage cubicles, cabinets and shelving, chalk and tack boards, a master clock system, and a public address system. Items not included are stage lighting, sound systems, gymnasiums, auditoriums, indoor pools, kitchen appliances, movable partitions, and furniture. For gymnasiums, auditoriums, and pools, see Model 6330 - Gymnasium, 6424 - Auditorium, and Model 6426 - Natatorium.

6322 Classroom (Elementary – High School)

This learning structure is subdivided into teaching units and it is designed primarily for academic work. Costs include space for classrooms, restrooms, and offices. The interior finishes for this model include painted drywall ceilings, painted drywall on wood or metal studs and painted concrete block for the partition walls, and carpet, vinyl tile, concrete sealer and ceramic tile flooring. Also included in the costs are built-in items such as wall hooks, individual storage cubicles, cabinets and shelving, chalk and tack boards, a master clock system, and a public address system. Items not included are gymnasiums, auditoriums, indoor pools, kitchen appliances, movable partitions, and furniture. For gymnasiums, auditoriums, and pools, see Model 6330 - Gymnasium, Model 6424 - Auditorium, and Model 6426 - Natatorium.

6324 Lecture Classroom (Elementary – High School)

This learning structure is subdivided into large classrooms that appear to be very similar to small auditoriums. Costs include space for classrooms, restrooms, and offices. The interior finishes for this model include painted drywall and suspended ceilings, painted drywall partition walls, and carpet, vinyl tile, concrete sealer and ceramic tile flooring. Also included in the costs are built-in items such as wall hooks, individual storage cubicles, cabinets and shelving, chalk and tack boards, a master clock system, and a public address system. Items not included are gymnasiums, auditoriums, indoor pools, kitchen appliances, movable partitions, and furniture. For gymnasiums, auditoriums, and pools, see Model 6330 - Gymnasium, Model 6424 - Auditorium, and Model 6426 - Natatorium.

6325 Library / Media Center (Elementary – High School)

This occupancy refers to structures used to provide books and services to meet the reading and media resource needs of elementary and secondary schools. Variations can be found in the design due primarily to the amount of service programs and the amount of students serviced by the center. Typically, the school libraries can be subdivided into a number of different sections. Each resource center may not have all segments due to its design characteristics and services offered. Commonly, there are control, staff work, reading, and collection areas. Costs include space for reading rooms, circulation, administrative office, and restrooms. The interior finishes for this model include painted drywall ceilings, painted drywall partition walls, and carpeting, vinyl tile, ceramic tile, and hardwood flooring. Also included in the costs are built-in items such as wall hooks, cabinets and shelving, chalk and tack boards, a master clock system, and a public address system. Items not included are movable partitions and furniture

6326 Manual Arts Building (Elementary – High School)

This building has large classrooms and is primarily used for specialized education and vocational training. Costs include space for restrooms, large work areas, storage, and offices. The interior finishes for this model include painted drywall ceilings, painted drywall on wood or metal studs and painted concrete block for the partition walls, and vinyl tile and concrete sealer flooring. Also included in the costs are built-in items such as wall hooks, individual storage cubicles, cabinets and shelving, chalk and tack boards, a master clock system, and a public address system. Items not included are machines and equipment, specialized lighting, gymnasiums, auditoriums, indoor pools, appliances, movable partitions, and furniture. For gymnasiums, auditoriums, and pools, see Model 6330 - Gymnasium, Model 6424 - Auditorium, and Model 6426 - Natatorium.

6327 Multi-Purpose Building (Elementary – High School)

These buildings are designed for large audience and participation groups. They may include combinations of uses within the same building, i.e., gymnasium and auditorium or cafeteria, plus offices and other rooms. They can be designed to accommodate two or more group activities at the same time. Costs include space for reading rooms, circulation, administrative office, and restrooms. The interior finishes for this model include painted drywall ceilings, painted drywall partition walls, and carpeting, vinyl tile, ceramic tile, and hardwood flooring. Also included in the costs are built-in items such as wall hooks, cabinets and shelving, chalk and tack boards, a master clock system, and a public address system. Items not included are fixed seating and cafeteria or kitchen equipment.

6329 Science Classroom (Elementary – High School)

These laboratory classroom buildings include areas for lectures, demonstrations, audiovisual presentations, laboratory work and study. Typically, there is also an area designated for storage of materials and equipment. The laboratories have both AC and DC variable voltage and plumbing in the work areas. Costs include space for classrooms, offices, preparation and storage areas. The interior finishes for this model include painted drywall ceilings, painted drywall partition walls, and carpeting, vinyl tile, ceramic tile, and hardwood flooring. Included in the costs are built-in items such as wall hooks, cabinets and shelving, chalk and tack boards, a master clock system, and a public address system. Items not included are movable partitions, and lab tables and other furniture.

6330 Gymnasium (Elementary – High School)

This model can be used for a separate gym building, or as a section of another building. This building is designed for indoor athletic events such as basketball. Interior partitions are minimal, window openings are minimal (3%), and story heights are 20 feet and up. Costs include space for a small lobby area, gym area, locker room and shower facilities, an office, restrooms, and storage. Also included is a public address system. The interior finishes for this model include painted rafters and vinyl covered gypsum ceilings, painted concrete block partition walls, and hardwood gym, terrazzo, and ceramic tile flooring. Items not included are lockers, bleachers, built-in athletic equipment, mezzanines, and movable partitions.

6340 Vocational School

This occupancy includes the entire school facility that includes a mixture of classrooms, multi-purpose building, administrative offices, etc. The schools may consist of one building or several separate buildings. This occupancy's emphasis is on trade and technical skills with a greater proportion of shops and laboratories. Costs include space for classrooms, lecture halls, conference rooms, work areas, circulation, administrative offices, a cafeteria and food service area, and restrooms. The interior finishes for this model include suspended acoustic tile ceilings, painted drywall partition walls, and carpeting, vinyl tile, ceramic tile, and hardwood flooring. Also included in the costs are built-in items such as cabinets and shelving, chalk and tack boards, a master clock system, a security system, and a public address system. Items not included are gymnasiums, auditoriums, indoor pools, kitchen appliances, movable partitions, and furniture. For gymnasiums, auditoriums, and pools, see Model 6330 - Gymnasium, Model 6424- Auditorium, and Model 6426 - Natatorium.

6345 Technical Trades Building (College)

These technical trade buildings have large rooms used primarily for specialized education and vocational training. The buildings, when divided, have some classroom/lecture stations and work areas. Cost includes all necessary components but not the power wiring or equipment that may be found. The overall division of the building separates the various training specialties, which may include woodworking, graphic arts, electrical, metal, machine, and automotive. The interior finishes include concrete block with some drywall for partition walls, and acoustic tile ceilings. Good lighting and many outlets can also be found. Items not included are furnishings and movable equipment.

6402 Administration Building (University Or Trade School)

These buildings are designed for the administrative office functions for a school plant or board. Costs include space for a lobby area, administrative offices, meeting rooms, restrooms, and storage areas. The interior finishes for this model include carpeting, vinyl tiles, and terrazzo flooring. Ceilings are suspended acoustic tiles. The interior walls are a combination of painted drywall with ceramic wall tiles. Also included are a public address system, telephone wiring, and a security system. Items not included are window treatments, movable partitions, furniture, and canopies.

6404 Classroom (University)

This higher education building can house one or more academic departments and is subdivided into classrooms, lecture halls, work areas, conference rooms, and specialized areas that are associated with each academic department within the building. Costs include space for classrooms, lecture halls, conference rooms, work areas, circulation, administrative offices, a cafeteria and food service area, and restrooms. The interior finishes for this model include painted drywall and suspended ceilings, painted drywall on wood or metal studs and painted concrete block for the partition walls, and carpet, vinyl tile, terrazzo, and ceramic tile flooring. Included in the costs are built-in items such as cabinets and shelving, chalk and tack boards, a master clock system, a security system, and a public address system. Items not included are gymnasiums, auditoriums, indoor pools, kitchen appliances, movable partitions, and furniture. For gymnasiums, auditoriums, and pools, see Model 6330 - Gymnasium, Model 6424- Auditorium, and Model 6426 - Natatorium.

6406 Laboratory (University)

This building provides a location for laboratory experiments, instruction, and classroom discussion to students on a university campus. Rooms are designed for ample workspace and access to equipment and materials. Costs include space for storage shelving, cabinets, work tables, classrooms, restrooms, and offices. The interior finishes for this model include painted drywall and suspended acoustic tile ceilings, painted drywall on wood or metal studs and painted concrete block for the partition walls, and carpet, vinyl tile, and ceramic tile flooring. Also included are basic cabinets and shelving, a security system, a public address system, and a master clock system. Items not included are work area equipment consisting of ventilation, electrical, plumbing, compressed air, and fuel gas. Also not included are specialized laboratory cabinets, shelving, or hazardous material storage.

6408 Lecture Hall (University)

Often found on larger campuses, this structure can be utilized by any number of scholastic departments. Although similar to Model 6404 - University Classroom, the finishes may be considered "upscale", and the rooms are larger with higher ceilings to accommodate terraced seating. Typically, rooms seat in excess of 100 students and often will seat 400 or more. Costs include space for lecture halls, classrooms, conference areas, offices, and restrooms. The interior finishes for this model include painted drywall and acoustic tile ceilings, painted drywall partition walls, and carpet, vinyl tile, and ceramic tile flooring. Included in the costs are built-in items such as chalk and tack boards, a master clock system, a security system, a public address systems, cabinets, and shelving. Items not included are movable partitions and furniture. For gymnasiums, auditoriums, and pools see Model 6330 - Gymnasium, Model 6424 - Auditorium, and Model 6426 - Natatorium.

6410 Library (University)

This building provides books, magazines, and study areas for students and faculty and is located on a university campus. Costs includes space for stack areas, circulation or main desk area, classrooms, administrative offices, conference rooms, restrooms, and work areas. Also included are built-in cabinets and shelving, a security system, a public address system, and a master clock system. The interior finishes for this model include painted drywall and suspended acoustic tile ceilings, painted drywall on wood or metal studs and painted concrete block for the partition walls, and carpet, vinyl tile, and ceramic tile flooring. Items not included are free standing book shelving, anti-theft equipment, and furniture.

6412 Arts And Crafts Building (College)

These buildings are designed primarily as work and rehearsal centers with large, open areas and large window and door openings. Floor finishes such as hardwood, vinyl, terrazzo, carpet and a raised stage area are found in this model. Extensive electrical outlets, lighting and plumbing are typically found. Costs include space for restrooms, large work areas, storage, and offices. Also included in the costs are built-in items such as wall hooks, individual storage cubicles, cabinets and shelving, chalk and tack boards, a master clock system, and a public address system. Items not included are furnishings and movable equipment.

6414 Commons (College)

A commons has a diversity of uses. Although each commons varies depending upon the number of students and the space available, there are some common elements found in these occupancies: Administrative areas, food areas, study/quiet areas, and hobby/game areas. The interior finishes for this model includes vinyl tile, carpeting and brick flooring, suspended ceiling, and painted drywall or drywall with vinyl wallcovered interior partitions. Also included are a security system and a public address system. Items not included are equipment used in these specialty areas (i.e.: kitchen equipment in the food areas or recreational equipment).

6420 Physical Education Building

This building supplements the use of the gymnasium and includes classrooms that serve as instructional areas for athletic activities. There are also large areas that can be utilized for other uses such as intramural sports, demonstrations, exhibitions, and informal recreation. Costs include space for various courts, workout rooms, a jogging track, locker rooms, shower facilities, a vending machine area, restrooms, and offices. The interior finishes for this model includes terrazzo, synthetic gym, vinyl composition, and ceramic tile flooring. The ceiling is a mixture of painted gypsum, and suspended ceilings. The partition walls are either concrete block or wood/steel studs with drywall and paint finishes. Also included are a public address system and a security system. The costs do not include equipment, lockers and furnishings.

6422 Field House

Field houses are large gymnasium-type structures designed for indoor and outdoor sports and practice facilities. The better quality structures will include complete spectator and team facilities commensurate with the quality. Costs include space for courts, workout rooms, a jogging track, locker rooms, shower facilities, a snack bar, restrooms, and offices. The interior finishes for this model include painted open rafters and suspended acoustic tiles for the ceilings, painted drywall, ceramic tile and epoxy wallcovering for the partition walls, and terrazzo, ceramic tile, and synthetic gym flooring. Also included are a public address system and a security system. The costs do not include equipment, lockers and furnishings.

6424 Auditorium

This model can be used for a separate auditorium building, or as a section of another building. It is designed for public speaking events, lectures, and musical engagements. Window openings are minimal (5%), and story heights are commonly 25 feet and up. Costs include space for a small lobby, an auditorium area, a stage, dressing rooms, a workshop, restrooms, and storage area. Also included are a public address system and a security system. The interior finishes for this model include suspended acoustic tile ceilings, painted drywall on wood or metal studs and painted concrete block for the partition walls, and carpet, terrazzo, concrete sealer and ceramic tile flooring. Items not included are seating, a stage curtain, and movable partitions.

6426 Natatorium

This model can be used as a separate pool building, or as a section of another building. It is designed for swimming events, diving events, and lessons. Interior partitions are minimal, window openings are low (15%), and story heights are 20 feet and up. Costs include space for a small lobby, a pool area (but not the pool), locker room and shower facilities, a mechanical room, restrooms, and an office. Also included is a public address system. The interior finishes for this model include painted drywall and roof rafters or beams for the ceilings, painted concrete block for the partition walls, and quarry tile and ceramic tile flooring. Items not included are the pool and mechanical systems, lockers, bleachers, mezzanines, and built-in athletic equipment.

6500 Public Library

This building provides books, magazines, and other materials and services for the community. Libraries are commonly divided into different sections based on the type of service offered. Costs include space for book stack areas, a circulation or main desk area, reading areas, administrative offices, conference rooms, restrooms, and work rooms. Also included are built-in cabinets and shelving, and a security system. The interior finishes for this model include painted drywall and suspended acoustic tile ceilings, painted drywall and mineral fiber acoustic tiles for the partition walls, and carpet, vinyl tile, quarry tile and ceramic tile flooring. Items not included are furniture, free-standing book shelving, and anti-theft equipment.

6505 Fire Station

Designed for the storage of fire fighting equipment. Fire stations typically have a large garage area with living areas above or adjacent to the garage area. Costs include space for the garage area, living quarters, locker room, dressing room, kitchen facilities, offices, restrooms, and training rooms. Also included are built-in cabinetry and a public address system. The interior finishes for this Model include painted roof rafters and vinyl covered gypsum ceilings, painted drywall on wood or metal studs and painted concrete block for the partition walls, and carpet, vinyl tile, concrete sealer and ceramic tile flooring. Items not included are lockers, fire fighting equipment, and furniture.

6506 Fire Station, Volunteer

Designed for the storage of fire fighting equipment. Volunteer fire stations typically have a large garage area with small offices and a classroom. Costs include space for the garage area, locker room, dressing room, offices, restrooms, and a classroom. Also included are built-in cabinetry and a public address system. The interior finishes for this Model include painted drywall ceilings, painted drywall on wood or metal studs and painted concrete block for the partition walls, and vinyl tile and concrete sealer flooring. Items not included are lockers, fire fighting equipment, appliances, and furniture.

6510 Police Station Or Jail

Usually found in every city or town. This building is a place where police officers assemble for orders and where they take arrested persons for detention. Costs include space for a garage area, confinement areas, a day room, a dispatching area, locker room, and dressing room, offices, restrooms, and conference rooms. Also included are the incarceration hardware (jail cells), sallyport, security system, and a public address system. The interior finishes for this model include painted drywall and suspended acoustic tile ceilings, painted concrete block partition walls, and carpet, vinyl tile, concrete sealer and ceramic tile flooring. Items not included are lockers and furniture.

6511 Jail, Correctional Facility

This building is for the detention of people either awaiting trial or for convicted offenders serving sentences for law violations. A complete prison plant is included. For minimum security only, use Model 6510 - Police Station or Jail. Costs include space for confinement areas, basic medical and dental facilities, recreational area, laundry, kitchen, cafeteria, offices, and restrooms. Also included is the incarceration hardware (jail cells), sallyport, security system, and a public address system. The interior finishes for this Model include painted drywall and suspended acoustic tile ceilings, painted concrete block partition walls, and vinyl tile, concrete sealer and ceramic tile flooring. Items not included are kitchen, laundry, recreational equipment, lockers and furniture.

6515 Post Office

Designed for sorting and delivering mail, post offices typically have a small customer service area in the front and a large processing and shipping area in the rear. Costs include space for a lobby and vestibule area, a service counter, mail workroom and sorting areas, locker room facilities, restrooms, and offices. Also included are a security system, built-in cabinets, and a public address system. The interior finishes for this model include painted drywall and suspended acoustic tile ceilings, and carpet, vinyl tile, concrete sealer and ceramic tile flooring. Items not included are lockers, catwalks and mezzanines, mail handling equipment, and any other equipment that is unique to this type of building.

6516 Post Office, Branch

These small buildings, typically fewer than 10,000 square feet, are usually built under lease agreements with the Federal Government Postal Department. The exteriors vary, but generally include some ornamentation even at the low quality levels. A post office commonly has workspace, office, restrooms, directory, loading area and mechanical rooms. The area associated with each of these segments varies due to the overall size of the building and community served. The interior finishes for this model includes epoxy flooring, and floor space with no finishes. The ceiling is a mixture of suspended ceilings and some space open to the rafters. The partition walls are wood/steel studs with drywall and paint finishes. Items not included are material handling equipment, dock levelers, signs, and furnishings.

6517 Post Office, Main Processing Facility

These mail and package sorting centers are usually built under lease agreements with the Federal Government Postal Department, or by commercial package delivery companies. They are designed with large areas to accommodate the processing and shipment of small lots of packages and mail. These buildings have more plumbing and lighting than main post offices in order to service the large personnel load. The interior finishes for this model includes epoxy flooring, carpet, and floor space with no finishes. The ceiling is a mixture of drywall and some space open to the rafters. The partition walls are wood/steel studs or concrete block with drywall and paint finishes. Items not included are sorting, material handling equipment, and dock levelers.

6520 Air Terminal (Small Regional)

This model is a smaller community complex for air travel that is usually rectangular in shape and has a few concourses for passenger arrival and departure. Costs include space for ticketing, baggage claim, baggage handling, waiting areas, gate areas, concourses, restaurants, lounges, small shops, restrooms, and services areas. The interior finishes for this model include suspended acoustic tile and painted drywall ceilings, painted drywall partition walls, and carpet, terrazzo, ceramic tile, and quarry tile flooring. Also included are a public address system and a master clock system. Items not included are lockers, seating, security equipment, baggage handling equipment, and any other equipment that is unique to this type of building.

6522 Air Terminal (Large Commercial)

This model is a large, sprawling complex for air travel that usually includes several different wings (concourses) for passenger arrival and departure. These large passenger or terminal buildings, airport-type facilities with separate baggage, ticket lobby, concession, lounge, and concourse facilities. Costs include space for ticketing, baggage claim, baggage handling, waiting areas, gate areas, concourses, restaurants, lounges, small shops, restrooms, and services areas. The ceiling finishes for this model includes suspended acoustic paneled ceilings. The partition walls will be painted drywall, glass block, and some wood paneling. The floor finishes will be a combination of carpet, terrazzo, ceramic tile, and quarry tile. Also included are a public address system and a master clock system. Items not included are ticket, baggage, boarding, concession or other food service equipment.

6525 Armory

Typically, this building is used by the National Guard for conducting military training or for storing military equipment. Costs include space for offices, classrooms, a drill hall, a kitchen, a locker room, and restrooms. The interior finishes for this model include painted drywall and roof rafters, and suspended acoustic tile ceilings, painted drywall on wood or metal studs and painted concrete block for the partition walls, and vinyl tile, concrete sealer and ceramic tile flooring. Also included are chalk and tack boards, built-in cabinetry, a security system, and a public address system. Items not included are lockers and military equipment.

6530 Atrium

Usually a part of some other structure, the atrium is an all glass enclosure designed to provide the illusion of being outdoors, while still in a climate-controlled environment. The costs include glass curtain exterior walls, a glass roof, and glass exterior doors. There are no costs included for partition walls or plumbing. Heating and cooling system costs are much higher than other structures because of the volatile temperature swings that can occur in an atrium due to solar gain, and lack of insulation. The interior finishes for this model include painted drywall partition walls, and quarry tile flooring. Items not included are landscaping elements, fountains, and seating.

6531 Dining Atrium

These are open-shell extensions for enclosed extra seating or game/play areas usually added to fast food restaurants. The atrium areas can be playroom shells, or be finished greenhouse seating atriums. The interior finishes for this model includes vinyl composition tile flooring. The ceiling is a mixture of drywall and some space open to the rafters. The partition walls are a combination of glass block, wood/steel studs or concrete block with drywall and paint finishes. Items not included are soft modular play systems, restaurant seating, or other furnishings or fixtures.

6540 Day Care Center

This building is designed as a neighborhood center that provides temporary care for children. Costs include space for activity rooms, separated care rooms, kitchen facilities, restrooms, and office areas. Also included are built-in cabinets, a public address system, security system, and master clock system. The interior finishes for this model include vinyl covered gypsum and suspended acoustic tile ceilings, painted drywall partition walls, and carpet, vinyl tile, and ceramic tile flooring. Items not included are furniture, movable partitions, and kitchen appliances.

BVS Commercial Occupancy Descriptions

6550 Museum

These buildings are designed for long-term display of work of art, crafts, natural history, etc. They include exhibit-gallery, collection storage, vault, workshop, sales, lecture/meeting, theater, and food service areas commensurate with the quality. Costs include the basic building display structures and necessary permanent lighting, electrical connections and security. The interior finishes for this model includes vinyl composition tile, terrazzo, ceramic tile and carpet flooring. The ceiling is a mixture of suspended acoustic tile and painted drywall. The partition walls are a combination of wood paneling, marble, ceramic tile, wood/steel studs or concrete block with drywall and paint finishes. Items not included are display cases, food equipment, movable trade fixtures, and chattels or works of art.

6560 Visitor Center

These buildings are travelers' aid or rest stop type structures. Many of these building centers have good orientation, exhibit, meeting, audiovisual theater, and limited retail and food service facilities. The interior finishes for this model includes vinyl composition tile, terrazzo, and carpet flooring. The ceiling is suspended acoustic tile. The partition walls are wood/steel studs or concrete block with drywall paint finishes. Items not included are display or food service equipment.

Services

7100 Service Station

Commonly referred to as a gas station, this building is designed for retail sales of gasoline, and also provides service and some minor repair for automobiles. Costs include space for a sales counter and control area, an office, restrooms, and service bays. Also included is a security system. The interior finishes for this model include painted roof rafters and drywall for the ceilings, painted concrete block partition walls, and vinyl tile, concrete sealer and ceramic tile flooring. Items not included are hydraulic lifts, gas pumps, underground piping and storage tanks, and canopies.

7105 Service Station

These buildings are of multi-purpose design to include convenience store, food service, shower and toilet, game and restroom facilities for highway travelers and truckers. Some facilities include the typical coffee shop operation, while some include a lower priced fast food franchise operation. Lighting and plumbing, although adequate to service the operation, are not excessive or ornate. The interior finishes for this model includes vinyl composition tile, quarry tile, and carpet flooring. The ceiling is a mixture of suspended acoustic tile and painted drywall. The partition walls are a combination of ceramic tile, wood/steel studs or concrete block with painted drywall finishes. Items not included are kitchen equipment, restaurant or convenience store fixtures, furnishings, and signs.

7110 Auto Repair/Service Center

This building is designed for servicing vehicles and repairing damaged vehicles. The garage/service area takes up the majority of the space of this building (approximately 75%) with the remainder for office/waiting. Costs include space for a sales counter, a waiting area, an office, restrooms, and service bays. The interior finishes for this model include painted rafters and suspended ceiling tiles, painted concrete block partition walls, and vinyl tile, concrete sealer and ceramic tile flooring. Also included are built-in cabinets, and a security system. Items not included are hydraulic lifts, waiting area seating, and vehicle repair equipment.

7115 Quick Oil Change Facility

This building is designed to service vehicles quickly and efficiently. The garage/service area takes up the majority of the building space, and is commonly a drive-through operation with service doors on both sides of the building. Costs include space for a sales counter, a waiting area, an office, restrooms, and service bays. The interior finishes for this Model include painted roof rafters and suspended ceiling tiles, painted concrete block partition walls, and vinyl tile, concrete sealer and ceramic tile flooring. Also included are built-in cabinets, and a security system. Items not included are seating and vehicle servicing equipment.

7120 Car Wash

Typically a long, narrow building designed for automated washing of vehicles. Most areas are unfinished and partitioning is minimal. Costs include a washing and drying area, a mechanical equipment room, a small office, and restrooms. Also included is a security system and trench drains. The interior finishes for this model include painted roof rafter ceilings, concrete block partition walls, and concrete sealer flooring. Items not included are car washing and drying equipment.

7121 Car Wash, Self-Serve

A small, coin-operated car wash for self-serve user operation. Usually has an open bay structure with enclosed equipment room. The interior finishes for this model includes concrete with sealer floor finishing. The partition walls are wood/steel studs with painted steel siding. Items not included are car washing equipment, signs, and yard improvements.

7122 Car Wash, Automatic

A full-service automatic or tunnel car wash service building, usually designed with a long narrow wash bay, finished office/sales area, locker and restrooms, and basic equipment room. The interior finishes for this model includes no ceiling finishes and has concrete with sealer for floor finish. The partition walls are wood/steel studs with painted steel siding. Items not included are car washing equipment, signs, and yard improvements.

7125 Showroom With Service Area

This building has two primary functions. The first is to display and sell merchandise (automobiles, boats, etc.), the second is to service and repair this merchandise. Costs include space for a showroom or product display area, sales offices, storage area, restrooms, and service bays. The finishes in the showroom area are generally high quality, while finishes in the service area are minimal. The interior finishes include painted roof rafters and suspended ceiling tiles, painted drywall on wood or metal studs and painted concrete block for the partition walls, and vinyl tile, and concrete sealer flooring. Also included is a public address system, security system, and trench drains in the service area. Items not included are hydraulic lifts and vehicle repair equipment.

7126 Showroom, Automobile

These are primarily sales and showrooms for dealerships, regardless of vehicle type (e.g., automobile, boat, or farm implement). The large open areas used for display typically have storefronts. There are also some office and storage areas next to the sales cubicles. The interior finishes for this model includes terrazzo, carpet, vinyl composition tile, and some unfinished area. The ceiling is a mixture of suspended acoustic tile and painted open rafters. The partition walls are wood/steel studs with painted drywall finishes. Lighting is usually very similar to store and office lighting and the better qualities have special display spotlights. Plumbing and restrooms are adequate to service the sales, clerical and managerial personnel using the building. Items not included are special signage, furnishings, and kitchen/garage equipment.

7130 Marina

This facility is designed for selling, servicing, and storing boats. Costs include space for sales and display areas, service bays, storage areas, restrooms, and offices. Finishes in the showroom and display area are similar to other mercantile occupancies, but finishes in the service area are minimal. The interior finishes for this model include suspended acoustic tile ceilings, painted drywall partition walls, and unfinished concrete, carpet, and vinyl tile flooring. Also included is telephone wiring, a public address system, and a security system. Items not included are boat lifting and moving equipment.

7131 Boat Storage Building

These large buildings are designed for dry boat storage. Many have a large sliding door on the front to allow the boats to be moved into storage. A small office and shop area as well as electrical wiring and water service can be found in most storage facilities. The main storage area has no ceiling, wall or floor finishes. In the office/shop area there is some suspended ceilings and painted drywall surfaces. Also included is a security system. Boat lifts, boat racking, or hoists are not included.

7140 Service Occupancy

Similar to Model 7125 - Showroom with Service Area, this building also has a display and sales area, and a service or workshop area. Examples of this building are repair shops, small printing shops, glass shops, and engraving services. Costs include space for a product display area, sales counter, office, storage area, restroom, and workshop. The interior finishes for this model include unfinished ceilings (workshop), and suspended acoustic tile ceilings, painted drywall partition walls, and unfinished concrete (workshop), and vinyl tile flooring. Also included is a public address system and a security system. Items not included are counters and cabinetry.

7150 Aircraft Hangar

This building is designed to provide space for storage and maintenance of aircraft. Costs include a large clearspan open area, large overhead garage doors, a small office area, and a restroom. The interior finishes for this Model include painted roof rafters for the ceilings, painted concrete block partition walls, and concrete sealer flooring. This model contains minimal plumbing, partitioning, and finishes. Also included is a public address system. Items not included are aircraft repair equipment.

7151 Storage Hangar

These buildings are designed primarily for aircraft storage and light maintenance and repair. The highest quality storage hangars are for line servicing of large commercial airplanes. Storage hangars have some office area, storage area and restroom and plumbing facilities for small crews of maintenance personnel. Adequate electrical and plumbing can be found to service the shop and/or maintenance areas. The main storage area has no ceiling, wall or floor finishes. In the office/shop area there is some suspended ceilings and painted drywall surfaces. Also included is a security system. Items not included are maintenance equipment and cranes.

7152 T-Hangar

These are multiple hangars for small planes. Many include partitioned areas and separate doors for individual planes. Interiors have concrete slab floors with very few extras. Partitions are made of steel/ studs with painted steel siding. They have minimum electrical, occasionally plumbing, and commonly do not have heating or cooling. Items not included are maintenance equipment and cranes.

7160 Lumber Storage Facility

This building is used for storing lumber and other building products to provide them with protection from the elements. Costs include storage space that is divided into different sections for different types and sizes of material. Large portions of the perimeter of the building are open. Electrical costs are minimal. Heating, cooling, plumbing, and interior finishes are not included.

7165 Bus Terminal

A regional bus station designed for the arrival and departure of passengers traveling by bus. Costs include space for ticket sales, offices, a waiting area, a lounge and concession area, passenger loading, a bus maintenance area, and restrooms. The interior finishes for this Model include suspended acoustic tile ceilings, painted drywall or painted concrete block partition walls, and vinyl tile, and ceramic tile flooring. Also included is a public address system, a master clock system, and telephone wiring. Items not included are seating, lockers, and bus maintenance equipment.

7170 Truck Terminal

A regional truck station designed for storage and transfer of goods. Costs include space for loading docks, storage areas, office areas, and restrooms. Also included is a public address system and telephone wiring. The interior finishes for this model include painted roof rafters and suspended acoustic tile ceilings, painted drywall partition walls, and carpet, concrete sealer and ceramic tile flooring. Items not included are dock levelers and storage racks.

7175 Municipal Service Garage

Municipal service garages or large fleet complexes include subdivisions for offices, stores and shops to support major vehicular maintenance and repair facilities. Exterior walls will have some office fenestration and numerous openings for overhead doors. This Model has a large workspace, office, and restrooms. The area associated with each of these segments varies due to the overall size of the building and community served. The interior finishes for this model includes epoxy flooring, carpet and asphalt tile flooring for office space, and some floor space with no finishes. The ceiling is a mixture of suspended ceilings and some space open to the rafters. The partition walls are wood/steel studs with drywall and paint finishes. Items not included are service equipment and hoists.

7180 Laundromat

Neighborhood center for washing and drying clothes. Generally, a wide open floor plan with minimal partitioning. Costs include space for washing and drying areas, a waiting area, a small office, a storage area, and restrooms. Also included is a security system. The interior finishes for this model include suspended acoustic tile ceilings, painted drywall partition walls, and vinyl tile and ceramic tile flooring. Items not included are seating, furniture, and additional plumbing required for washing and drying equipment.

7200 Parking Structure

This multi-story building provides parking spaces for vehicles. Costs include space for parking, circulation, access ramps, and stairwells. Plumbing costs are minimal (floor drains only). Items not included are ticketing equipment, automatic gates, or cashier booths. Heating, cooling, and interior finishes are also not included.

BVS Commercial Occupancy Descriptions

7300 Self-Storage Facility

This building provides secured storage spaces. The self-storage facility model is distinguished from Model 7310 - Mini- Warehouse in that the self-storage facility is intended for personal use, not commercial use. Costs include space for storage areas, which are divided into smaller individual storage units with individual access. Heating and cooling are not included, and plumbing, electrical, and interior finishes are minimal. The interior finishes for this model include no ceiling finish, painted steel sided partition walls, and unfinished concrete flooring. Items not included are storage racks.

7310 Mini-Warehouse

This building is designed to provide secured storage spaces that are much smaller in size than a warehouse. The mini-warehouse Model is distinguished from Model 7300 - Self Storage Facility, in that the mini-warehouse is intended for commercial use, not personal use. Costs include space for storage areas, which are divided into smaller individual storage units with individual access. Heating and cooling are not included, and plumbing, electrical, and interior finishes are minimal. The interior finishes for this model include painted steel sided partition walls, and unfinished concrete flooring. Items not included are storage racks.

7315 Mini-Warehouse, High-Rise

High rise mini-warehouses are multi-story warehouses subdivided into cubicles of generally small size, designed primarily to be rented for small or non-commercial storage and will include some office space. The partitions in this model are painted steel on studs and the floor finish is concrete. The office space in the large buildings will have painted walls, vinyl flooring and acoustical tile ceiling. Items not included are material handling equipment, dock levelers, or site improvements.

Industrial

8100 Manufacturing, Light

This building is designed for light manufacturing and assembly processes such as electronic assembly (of TVs, radios, computers, etc.), or sheet metal fabrication, etc. This building typically has a small office area (about 10% of the total area) located in the front of the building, with a larger manufacturing area in the rear. This model is distinguished from Model 8515 - Manufacturing, Heavy, by its smaller size, lower story heights, smaller bay sizes, and more partitioning per square foot. Costs include space for production, testing facilities, shipping and receiving, offices, storage, a lunchroom, a locker room, and restrooms. The interior finishes for this model include unfinished ceilings and suspended acoustic tile ceilings, painted drywall and painted block partition walls, and unfinished concrete and vinyl tile flooring. Also included is a security system. Items not included are lockers, dock levelers, additional power requirements for manufacturing processes, and manufacturing equipment.

8101 Manufacturing, Pole Frame

This building is designed for manufacturing and assembly processes and is most similar to Model 8100 - Manufacturing, Light. Compared to Model 801, this building has generally lower quality finishes and uses the pole frame structural system. Costs include space for production, testing facilities, shipping and receiving, offices, storage, a lunchroom, and restrooms. The interior finishes for this model includes unfinished ceilings for the ceilings, painted drywall partition walls, and unfinished concrete flooring. Also included is a security system. Items not included are dock levelers, additional power requirements for manufacturing processes, and manufacturing equipment.

8200 Warehouse, Light

This building typically has a small office area (about 5% of the total area) located in the front of the building, with a larger warehouse area in the rear. This model is distinguished from Model 8210 - Warehouse, Heavy, by its smaller size, lower story heights, smaller bay sizes and more partitioning per square foot. Costs include space for storage bay areas, a receiving and loading dock area, offices, and restrooms. The interior finishes for this model include unfinished ceilings and suspended acoustic tile ceilings, painted block partition walls, and unfinished concrete and vinyl tile flooring. Also included is a security system. Items not included are dock levelers and storage racks.

8201 Warehouse, Pole Frame

This building is designed for storing goods and is most similar to Model 8200 - Warehouse, Light. Compared to Model 802, this building has generally lower quality finishes, and uses the pole frame structural system. Costs include space for storage bay areas, receiving and loading dock area, offices, and restrooms. The interior finishes for this model includes unfinished ceilings for the ceilings, painted drywall partition walls, and unfinished concrete flooring. Also included is a security system. Items not included are dock levelers and storage racks

8210 Warehouse, Heavy

This building typically has a small office area (about 5% of the total area) located in the front of the building, with a larger warehouse area in the rear. This model is distinguished from Model 8200 - Warehouse, Light, by its larger size, higher story heights, larger bay sizes, and less partitioning per square foot. Costs include space for storage bay areas, a receiving and loading dock area, offices, and restrooms. The interior finishes for this model include unfinished ceilings and suspended acoustic tile ceilings, painted block partition walls, and unfinished concrete and vinyl tile flooring. Also included is a security system. Items not included are dock levelers and storage racks.

8215 Warehouse, Mega

These large buildings, typically 200,000 to over a million square feet, are designed for major regional distribution and storage centers. They include office and personnel support space, which have painted drywall interior partitions and have finished ceilings. The better qualities have large cafeterias and kitchens. Heating and ventilating facilities are sufficient to protect goods from freezing and other spoilage. Costs include space for storage bay areas, a receiving and loading dock area, offices, and restrooms. The interior finishes for this model include unfinished ceilings and suspended acoustic tile ceilings, painted block partition walls, and unfinished concrete and vinyl tile flooring. Also included is a security system. Items not included are material handling equipment, dock levelers or storage racks.

8220 Warehouse, Cold Storage

This building is similar to a standard warehouse, except the storage areas are refrigerated to protect the perishable contents. The exterior walls and ceilings are insulated, as are the interior partitions that divide areas of different temperature. The refrigeration and temperature control equipment are included. Costs include space for processing areas, cold storage bays, offices, distribution and loading dock areas, a locker room, and restrooms. The interior finishes for this model include painted drywall and fiberglass panels for the ceilings and partition walls, and unfinished concrete flooring. Items not included are storage racks, lockers, and dock levelers.

8221 Cold Storage

This building is similar to a standard warehouse, except the storage areas are refrigerated to protect the perishable contents. The exterior walls and ceilings are insulated, as are the interior partitions that divide areas of different temperature. This model is different from Model 8220 - Warehouse, Cold Storage in the fact that it has fewer partitions and has less refrigeration equipment. Use Model 8220 for freezer facilities. The refrigeration and temperature control equipment are included. Costs include space for processing areas, cold storage bays, offices, distribution and loading dock areas, a locker room, and restrooms. The interior finishes for this model includes painted drywall and fiberglass panels for the ceilings and partition walls, and unfinished concrete flooring. Items not included are storage racks, lockers, and dock levelers.

8300 Industrial Mall Building

This is a large multi-tenant building designed for the manufacturing or processing industry. This building is subdivided into several different units that are separated by common walls. NOTE: To complete a valuation for the shell only of an industrial mall building, use Model 8302 - Industrial Mall Building, Shell instead of this model. Likewise, to complete a valuation for the interior space only of an industrial mall building, use Model 8301 - Industrial Mall Building- Interior Space. Included in each unit are separate heating, cooling, and electrical facilities. Each unit includes space for processing or manufacturing areas, shipping and receiving, office areas, storage, and restrooms. The interior finishes for this model include unfinished ceilings, suspended acoustic tile, and vinyl covered gypsum ceilings, painted drywall and painted block partition walls, and carpet, unfinished concrete, vinyl tile, and ceramic tile flooring. Also included is a security system in each unit. Items not included are dock levelers and storage racks.

8301 Industrial Mall Building, Interior Space

This model represents only the interior space for Model 8300 - Industrial Mall Building. The interior space consists of non-supporting walls, floor finish, ceilings, interior wall finishes, electrical, HVAC, above grade plumbing, kitchen and bath cabinets, an intercom system, telephone wiring, and a security system. Items not included are foundation, structural framing, roof, exterior wall finish, load bearing walls, and sub-grade plumbing.

8302 Industrial Mall Building, Shell

This model represents the shell only for Model 8300 - Industrial Mall Building. The shell consists of the foundation, structural framing, stairs, roof, exterior wall finish, load bearing walls, and sub-grade plumbing. Items not included are, non-supporting walls, floor finish, ceilings, interior wall finishes, electrical, HVAC, or above grade plumbing.

8400 Utility Building

This is typically a small one-story building with minimal finish that is used for storage. Costs include space for general storage, loading, and maintenance. The model includes minimal heating and plumbing. The interior finishes for this model does not include ceiling finishes, painted drywall partition walls, and no floor finishes. This model does not include cooling.

8402 Utility Building, Light Commercial

Utility buildings have many uses, such as general material, commodity or equipment storage and are generally built lighter than typical warehouse buildings. Interior modifications can turn it into any one of several uses. The interior partitions are either block or some type of metal or wood over the frame. Roof systems are either steel or wood, and the floors are concrete. A small office area can be found with vinyl flooring and painted drywall wall finishes. Items not included are storage racks, lockers, and dock levelers.

8410 Boiler House

This building is designed to house the mechanical equipment for a hot water boiler heating system. Costs include space for the operating/firing floor area, an engineer's office, a switchgear room, storage, and a restroom. The interior finishes for this model does not include ceiling finishes, painted drywall partition walls, and no floor finishes. Heating and cooling are not included. Other items not included are boilers, mechanical equipment, fuel tanks, and chimneys or smoke stacks.

8500 Wholesale Occupancy

This building typically has a large display and office area in the front, with a warehouse area in the remainder of the building. This model is differentiated from Model 8520 - Office Service Center Building, by its smaller size, lower story height, and less partitioning per square foot of floor area. Costs include space for a display area, offices, a warehouse area, and restrooms. The interior finishes for this include unfinished ceilings and suspended acoustic tile ceilings, painted drywall partition walls, and unfinished concrete, carpet, and vinyl tile flooring. Also included is a security system. Items not included are dock levelers and storage racks.

8510 Industrial Park Building

This building typically has a small office area (about 20% of the total area) located in the front of the building, with a larger warehouse or manufacturing area in the rear. This model differs from Model 8100 - Manufacturing, Light, in that the office area in this building is a much larger part of the total building area. Costs include space for processing or manufacturing areas, shipping and receiving, office areas, storage, and restrooms. The interior finishes for this model include unfinished ceilings and suspended acoustic tile ceilings, painted drywall and painted block partition walls, and unfinished concrete, carpet, and ceramic tile flooring. Also included is a security system. Items not included are dock levelers, additional power requirements for manufacturing processes, and manufacturing equipment.

8515 Manufacturing, Heavy

This building is designed for heavy industrial manufacturing processes such as steel fabrication or vehicle assembly. This building typically has a small office area (about 10% of the total area) located in the front of the building, with a larger manufacturing area in the rear. This model is distinguished from Model 8100 - Manufacturing, Light, by its generally larger size, higher story heights, larger bay sizes, and less partitioning per square foot. Costs include space for production, testing facilities, shipping and receiving, offices, storage, a lunchroom, a locker room, and restrooms. The interior finishes for this model include painted roof rafters for the ceilings and suspended acoustic tile ceilings, painted drywall and painted block partition walls, and unfinished concrete, and vinyl tile flooring. Also included is a public address system. Items not included are lockers, dock levelers, overhead cranes, additional power requirements for manufacturing processes, and manufacturing equipment.

8516 Industrial Manufacturing, Heavy

Buildings designed for heavy specialized manufacturing processes and power or utility service plants. There is an average amount of office or support space commensurate with the quality included, typically for heavy industrials, between 4 and 12 percent. The heavy industrial model is characterized by its heavy structural support frame and small bay size. Costs include space for production, testing facilities, shipping and receiving, offices, storage, a lunchroom, a locker room, and restrooms. The interior finishes for this Model include unfinished ceilings and suspended acoustic tile ceilings, painted drywall and painted block partition walls, and unfinished concrete, and vinyl tile flooring. Also included is a public address system. The costs include all the power leads to the building and industrial sewer and drainage lines. Power panels, power wiring or industrial piping to the fixtures or equipment used in the manufacturing process, hoists, cranes, or personnel lifts.

8520 Office Service Center Building

This building typically has a large display and office area in the front, and a warehouse area in the remainder of the building. Costs include space for a display area, offices, a warehouse area, and restrooms. The interior finishes for this model include unfinished ceilings and suspended acoustic tile ceilings, painted drywall and painted block partition walls, and unfinished concrete, carpet, and ceramic tile and vinyl tile flooring. Also included is a security system. Items not included are dock levelers and storage racks.

8525 Production Laboratory

This building offers dedicated space for experiments of physical and chemical sciences and areas where occupants of the building can meet to discuss their work. Costs include space for laboratories, offices, conference rooms, a library, storage, and restrooms. Also included is a security system. The interior finishes for this model include suspended acoustic tile ceilings, epoxy coated drywall partition walls, and carpet, terrazzo, and ceramic tile flooring. Items not included are laboratory equipment, exhaust hoods, or any equipment that is unique to this type of building.

8530 High-Tech Production Facility

Similar to Model 8525 - Production Laboratory, this building also contains dedicated space for designing and manufacturing electrical components. Costs include space for a production area, offices, conference rooms, a library, a clean room, a computer room, storage, and restrooms. The interior finishes for this model include unfinished ceilings and suspended acoustic tile ceilings, epoxy coated drywall and block partition walls, and epoxy coated concrete, carpet, and ceramic tile flooring. Also included is a security system. Items not included are clean room finishes, clean room particle filtration equipment, or any other equipment that is unique to this type of building.

8535 High-Tech Production Facility

Industrial Flex buildings are the modern multitenant loft structures, typically of low-rise construction. The buildings will have an office area outfitted with restrooms and display areas in some of the building and the rest of the building will have large open area for light manufacturing or warehousing activities. The floor in the warehouse area is unfinished concrete with no ceiling and the office area has painted drywall partitions, suspended acoustical tile ceiling, and a vinyl composition tile floor. Items not included are storage racks, lockers, and dock levelers.

Processes

9000 Bakery

This building is designed for high-volume production of baked goods to be sold in local stores and supermarkets. Similar to Model 8200 - Warehouse, Light, offices and sales areas are located in the front of the building (approximately 5–10%) and the baking areas are in the rear of the building. Costs include space for a small sales and display area, a processing area, offices, storage, and shipping and receiving. The interior finishes for this model include unfinished ceilings and suspended acoustic tile ceilings, painted drywall and painted block partition walls, and unfinished concrete, vinyl tile, carpet, and ceramic tile flooring. Also included is a security system. Items not included are canopies, storage racks, dock levelers, and baking equipment.

9010 Bottling Plant

Similar to Model 9000 - Bakery, this building is designed to house the entire operations of a bottling company. Costs include space for processing areas, offices, storage, distribution and loading dock areas, a locker room, and restrooms. The interior finishes for this model include unfinished ceilings and suspended acoustic tile ceilings, painted drywall and painted block partition walls, and unfinished concrete, carpet, vinyl tile, and ceramic tile flooring. Also included is a public address system. Items not included are canopies, storage racks, lockers, dock levelers, and bottling equipment.

9020 Cannery

Typically a large, sprawling, single-story structure for processing and canning food or other perishable items. Costs include space for processing areas, offices, storage, distribution and loading dock areas, a locker room, and restrooms. The interior finishes for this model include painted roof rafters and suspended acoustic tile ceilings, painted drywall and painted block partition walls, and unfinished concrete, vinyl tile, and ceramic tile flooring. Also included is a public address system. Items not included are storage racks, lockers, dock levelers, and canning equipment.

9030 Dairy

This building is designed for processing milk and milk products. Costs include space for processing areas, offices, distribution and loading dock areas, a locker room, and restrooms. The interior finishes for this model include painted drywall ceilings, epoxy coated drywall and block partition walls, and vinyl tile, quarry tile, and unfinished concrete flooring. Items not included are storage racks, lockers, dock levelers, and processing equipment.

9040 Laundry Or Dry Cleaning Plant

This building is typically one story in height and is designed for high volume laundering or dry cleaning. Costs include space for processing areas, offices, distribution and loading dock areas, a locker room, and restrooms. The interior finishes for this model include painted roof rafters and suspended acoustic tile ceilings, painted drywall partition walls, and vinyl tile, concrete sealer and ceramic tile flooring. Items not included are storage racks, lockers, dock levelers, and laundry and dry cleaning equipment.

9050 Commercial Greenhouse

A one-story structure designed for growing plants. Costs include the structure, glazing, minimal partitioning, heating and ventilation, cooling pads, water sprinklers, and drains. This model does not include any ceiling finish, partition finish, or floor finish. The flooring consists of gravel with concrete walks. Items not included are tables and racks.