

**SINGLE STORY RESIDENTIAL FRAME SCHEDULES**

	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
QUALITY CLASS	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
MAX SQ FT	1F		1+F		2F		2+F		3F		3+F		4F		4+F		5F		5+F		6F		6+F	
400	\$94.00	\$84.60	\$98.28	\$88.45	\$96.00	\$86.40																		
500	\$89.50	\$80.55	\$93.24	\$83.92																				
600	\$85.50	\$76.95	\$89.88	\$80.89	\$93.00	\$83.70	\$98.61	\$88.75	\$109.00	\$98.10	\$122.18	\$109.96												
700	\$82.50	\$74.25	\$86.52	\$77.87	\$90.50	\$81.45	\$96.02	\$86.41																
800	\$80.00	\$72.00	\$84.00	\$75.60	\$88.00	\$79.20	\$93.42	\$84.08	\$103.00	\$92.70	\$115.45	\$103.91	\$135.00	\$121.50	\$146.35	\$131.71								
900	\$78.00	\$70.20	\$81.48	\$73.33	\$86.50	\$77.85	\$91.69	\$82.52																
1000	\$76.00	\$68.40	\$79.80	\$71.82	\$84.50	\$76.05	\$89.10	\$80.19	\$99.00	\$89.10	\$110.97	\$99.87	\$130.00	\$117.00	\$140.93	\$126.84								
1100	\$74.50	\$67.05	\$78.12	\$70.31	\$83.00	\$74.70	\$88.23	\$79.41																
1200	\$73.00	\$65.70	\$76.44	\$68.80	\$82.00	\$73.80	\$86.50	\$77.85	\$96.00	\$86.40	\$107.60	\$96.84	\$126.00	\$113.40	\$136.59	\$122.93	\$154.00	\$138.60	\$188.42	\$169.58				
1300	\$71.50	\$64.35	\$74.76	\$67.28	\$80.50	\$72.45	\$84.77	\$76.29	\$94.50	\$85.05	\$105.92	\$95.33												
1400	\$70.50	\$63.45	\$73.92	\$66.53	\$79.50	\$71.55	\$83.91	\$75.51	\$93.00	\$83.70	\$104.24	\$93.82	\$122.00	\$109.80	\$132.26	\$119.03	\$149.00	\$134.10	\$182.30	\$164.07				
1500					\$78.50	\$70.65	\$82.18	\$73.96	\$92.00	\$82.80	\$103.12	\$92.81												
1600	\$68.50	\$61.65	\$71.40	\$64.26	\$77.50	\$69.75	\$81.92	\$73.72	\$91.00	\$81.90	\$102.00	\$91.80	\$119.00	\$107.10	\$129.00	\$116.10	\$145.00	\$130.50	\$177.41	\$159.66	\$214.00	\$192.60	\$243.42	\$219.08
1700					\$76.50	\$68.85	\$80.96	\$72.87	\$89.50	\$80.55	\$100.32	\$90.29												
1800	\$66.50	\$59.85	\$69.72	\$62.75	\$75.50	\$67.95	\$79.58	\$71.62	\$89.00	\$80.10	\$99.76	\$89.78	\$117.00	\$105.30	\$126.84	\$114.15	\$142.00	\$127.80	\$173.73	\$156.36	\$209.00	\$188.10	\$237.73	\$213.96
1900									\$88.00	\$79.20	\$98.64	\$88.77	\$116.00	\$104.40	\$125.75	\$113.18								
2000	\$65.00	\$58.50	\$68.04	\$61.24	\$74.50	\$67.05	\$78.54	\$70.69	\$87.00	\$78.30	\$97.52	\$87.76	\$115.00	\$103.50	\$124.67	\$112.20	\$139.00	\$125.10	\$170.06	\$153.06	\$205.00	\$184.50	\$233.18	\$209.87
2100									\$86.50	\$77.85	\$96.96	\$87.26	\$114.00	\$102.60	\$123.58	\$111.23								
2200	\$63.50	\$57.15	\$66.36	\$59.72	\$73.00	\$65.70	\$76.99	\$69.29	\$85.50	\$76.95	\$95.84	\$86.25	\$113.00	\$101.70	\$122.50	\$110.25	\$136.00	\$122.40	\$166.39	\$149.75	\$202.00	\$181.80	\$229.77	\$206.80
2300																	\$135.00	\$121.50	\$165.51	\$148.95				
2400	\$62.00	\$55.80	\$64.68	\$58.21	\$71.50	\$64.35	\$75.86	\$68.27	\$84.00	\$75.60	\$94.15	\$84.74	\$111.00	\$99.90	\$120.33	\$108.30	\$134.00	\$120.60	\$163.95	\$147.55	\$198.00	\$178.20	\$225.22	\$202.70
2500																	\$133.00	\$119.70	\$162.72	\$146.45				
2600	\$61.00	\$54.90	\$63.84	\$57.46	\$70.50	\$63.45	\$74.74	\$67.26	\$83.00	\$74.70	\$93.03	\$83.73	\$109.00	\$98.10	\$118.16	\$106.35	\$132.00	\$118.80	\$161.50	\$145.35	\$196.00	\$176.40	\$222.95	\$200.65
2800	\$60.00	\$54.00	\$63.00	\$56.70	\$69.50	\$62.55	\$73.53	\$66.17	\$81.50	\$73.35	\$91.35	\$82.22	\$108.00	\$97.20	\$117.08	\$105.37	\$130.00	\$117.00	\$159.05	\$143.15	\$193.00	\$173.70	\$219.53	\$197.58
3000	\$59.00	\$53.10	\$62.16	\$55.94	\$69.00	\$62.10	\$72.66	\$65.39	\$80.50	\$72.45	\$90.23	\$81.21	\$106.00	\$95.40	\$114.91	\$103.42	\$128.00	\$115.20	\$156.61	\$140.95	\$191.00	\$171.90	\$217.26	\$195.53
3200									\$79.50	\$71.55	\$89.11	\$80.20	\$105.00	\$94.50	\$113.83	\$102.44	\$126.00	\$113.40	\$154.16	\$138.74	\$188.00	\$169.20	\$213.85	\$192.46
3400													\$104.00	\$93.60	\$112.74	\$101.47	\$125.00	\$112.50	\$152.94	\$137.64	\$186.00	\$167.40	\$211.57	\$190.42
3600													\$103.00	\$92.70	\$111.66	\$100.49	\$123.00	\$110.70	\$150.49	\$135.44	\$184.00	\$165.60	\$209.30	\$188.37
3800													\$102.00	\$91.80	\$110.58	\$99.52	\$122.00	\$109.80	\$149.27	\$134.34	\$183.00	\$164.70	\$208.16	\$187.34
4000													\$101.00	\$90.90	\$109.49	\$98.54	\$121.00	\$108.90	\$148.04	\$133.24	\$181.00	\$162.90	\$205.89	\$185.30
4200																	\$120.00	\$108.00	\$146.82	\$132.14	\$179.00	\$161.10	\$203.61	\$183.25
4400																	\$119.00	\$107.10	\$145.59	\$131.04	\$178.00	\$160.20	\$202.47	\$182.23
4800																					\$175.00	\$157.50	\$199.06	\$179.15
5200																					\$173.00	\$155.70	\$196.79	\$177.11
5600																					\$170.00	\$153.00	\$193.37	\$174.04
9999999																					\$168.00	\$151.20	\$191.10	\$171.99

indicates the typical average size for each quality cost range, used as base for economy of scale.

\*for 6+F interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6F

1.00 Marshall and Swift Current Cost Multiplier for Central District of U.S.  
 0.90 Marshall and Swift Local Cost Multiplier for Dallas area  
 \*LOW-GOOD QUALITY USED STUD FRAMED METAL OR VINYL SIDING FROM MARSHALL & SWIFT  
 \*VERY GOOD-EXCELLENT USED STUD FRAMED STUCCO OR SIDING FROM MARSHALL & SWIFT

**TWO STORY RESIDENTIAL FRAME SCHEDULES**

QUALITY CLASS MAX SQ FT	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
	1F2		1+F2		2F2		2+F2		3F2		3+F2		4F2		4+F2		5F2		5+F2		6F2		6+F2	
800	\$77.50	\$69.75	\$81.35	\$73.21																				
900	\$75.50	\$67.95	\$79.25	\$71.32	\$82.00	\$73.80	\$85.63	\$77.06	\$95.00	\$85.50	\$106.88	\$96.19												
1000	\$73.50	\$66.15	\$77.15	\$69.43	\$80.50	\$72.45	\$84.06	\$75.65	\$92.50	\$83.25	\$104.06	\$93.66	\$121.00	\$108.90	\$133.71	\$120.33								
1100	\$72.00	\$64.80	\$75.57	\$68.02	\$79.00	\$71.10	\$82.49	\$74.24																
1200	\$70.50	\$63.45	\$74.00	\$66.60	\$77.50	\$69.75	\$80.93	\$72.83	\$89.00	\$80.10	\$100.13	\$90.11	\$117.00	\$105.30	\$129.29	\$116.36								
1300	\$69.00	\$62.10	\$72.43	\$65.18	\$76.50	\$68.85	\$79.88	\$71.89																
1400	\$68.00	\$61.20	\$71.38	\$64.24	\$75.50	\$67.95	\$78.84	\$70.95	\$86.50	\$77.85	\$97.31	\$87.58	\$113.00	\$101.70	\$124.87	\$112.38								
1500	\$67.00	\$60.30	\$70.33	\$63.29	\$74.50	\$67.05	\$77.79	\$70.01	\$85.00	\$76.50	\$95.63	\$86.06												
1600	\$66.00	\$59.40	\$69.28	\$62.35	\$73.50	\$66.15	\$76.75	\$69.08	\$84.00	\$75.60	\$94.50	\$85.05	\$110.00	\$99.00	\$121.55	\$109.40	\$138.00	\$124.20	\$165.94	\$149.35				
1700	\$65.00	\$58.50	\$68.23	\$61.40	\$72.50	\$65.25	\$75.71	\$68.14	\$83.00	\$74.70	\$93.38	\$84.04												
1800	\$64.00	\$57.60	\$67.18	\$60.46	\$72.00	\$64.80	\$75.18	\$67.67	\$82.00	\$73.80	\$92.25	\$83.03	\$108.00	\$97.20	\$119.34	\$107.41	\$135.00	\$121.50	\$162.33	\$146.10	\$191.00	\$171.90	\$215.90	\$194.31
1900	\$63.50	\$57.15	\$66.65	\$59.99	\$71.00	\$63.90	\$74.14	\$66.73	\$81.00	\$72.90	\$91.13	\$82.01	\$107.00	\$96.30	\$118.24	\$106.41								
2000	\$62.50	\$56.25	\$65.60	\$59.04	\$70.50	\$63.45	\$73.62	\$66.26	\$80.00	\$72.00	\$90.00	\$81.00	\$105.00	\$94.50	\$116.03	\$104.42	\$131.00	\$117.90	\$157.52	\$141.77	\$187.00	\$168.30	\$211.38	\$190.24
2100	\$62.00	\$55.80	\$65.08	\$58.57	\$70.00	\$63.00	\$73.10	\$65.79	\$79.00	\$71.10	\$88.88	\$79.99	\$104.00	\$93.60	\$114.92	\$103.43								
2200	\$61.50	\$55.35	\$64.55	\$58.10	\$69.00	\$62.10	\$72.05	\$64.85	\$78.50	\$70.65	\$88.31	\$79.48	\$104.00	\$93.60	\$114.92	\$103.43	\$129.00	\$116.10	\$155.12	\$139.61	\$183.00	\$164.70	\$206.85	\$186.17
2300				\$0.00	\$68.50	\$61.65	\$71.53	\$64.38	\$77.50	\$69.75	\$87.19	\$78.47	\$103.00	\$92.70	\$113.82	\$102.43								
2400	\$60.00	\$54.00	\$62.98	\$56.68	\$68.00	\$61.20	\$71.01	\$63.91	\$77.00	\$69.30	\$86.63	\$77.96	\$102.00	\$91.80	\$112.71	\$101.44	\$126.00	\$113.40	\$151.51	\$136.36	\$180.00	\$162.00	\$203.46	\$183.12
2500									\$76.00	\$68.40	\$85.50	\$76.95					\$125.00	\$112.50	\$150.31	\$135.28				
2600	\$59.00	\$53.10	\$61.93	\$55.74	\$67.00	\$60.30	\$69.96	\$62.97	\$75.50	\$67.95	\$84.94	\$76.44	\$100.00	\$90.00	\$110.50	\$99.45	\$124.00	\$111.60	\$149.11	\$134.20	\$177.00	\$159.30	\$200.07	\$180.07
2700																	\$123.00	\$110.70	\$147.90	\$133.11				
2800	\$58.00	\$52.20	\$60.88	\$54.79	\$66.00	\$59.40	\$68.92	\$62.03	\$74.50	\$67.05	\$83.81	\$75.43	\$98.50	\$88.65	\$108.84	\$97.96	\$122.00	\$109.80	\$146.70	\$132.03	\$175.00	\$157.50	\$197.81	\$178.03
2900																	\$121.00	\$108.90	\$145.50	\$130.95				
3000	\$57.00	\$51.30	\$59.83	\$53.85	\$65.00	\$58.50	\$67.87	\$61.09	\$73.50	\$66.15	\$82.69	\$74.42	\$97.50	\$87.75	\$107.74	\$96.96	\$121.00	\$108.90	\$145.50	\$130.95	\$172.00	\$154.80	\$194.42	\$174.98
3100																	\$120.00	\$108.00	\$144.30	\$129.87				
3200									\$72.50	\$65.25	\$81.56	\$73.41	\$96.00	\$86.40	\$106.08	\$95.47	\$119.00	\$107.10	\$143.10	\$128.79	\$170.00	\$153.00	\$192.16	\$172.94
3400													\$95.00	\$85.50	\$104.98	\$94.48	\$117.00	\$105.30	\$140.69	\$126.62	\$168.00	\$151.20	\$189.90	\$170.91
3600													\$94.00	\$84.60	\$103.87	\$93.48	\$116.00	\$104.40	\$139.49	\$125.54	\$166.00	\$149.40	\$187.64	\$168.87
3800													\$93.00	\$83.70	\$102.77	\$92.49	\$115.00	\$103.50	\$138.29	\$124.46	\$165.00	\$148.50	\$186.51	\$167.86
4000													\$92.00	\$82.80	\$101.66	\$91.49	\$113.00	\$101.70	\$135.88	\$122.29	\$163.00	\$146.70	\$184.25	\$165.82
4200																	\$112.00	\$100.80	\$134.68	\$121.21	\$161.00	\$144.90	\$181.99	\$163.79
4400																	\$111.00	\$99.90	\$133.48	\$120.13	\$160.00	\$144.00	\$180.86	\$162.77
4800																					\$157.00	\$141.30	\$177.47	\$159.72
5000																					\$156.00	\$140.40	\$176.34	\$158.70
5200																					\$155.00	\$139.50	\$175.20	\$157.68
5600																					\$152.00	\$136.80	\$171.81	\$154.63
9999999																					\$150.00	\$135.00	\$169.55	\$152.60

Indicates the typical average size for each quality cost range, used as base for economy of scale.

\*for 6+F2 interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6F2

- 1.00 Marshall and Swift Current Cost Multiplier for Central District of U.S.
- 0.90 Marshall and Swift Local Cost Multiplier for Dallas area

\*LOW-GOOD QUALITY USED STUD FRAMED METAL OR VINYL SIDING FROM MARSHALL & SWIFT  
 \*VERY GOOD-EXCELLENT USED STUD FRAMED STUCCO OR SIDING FROM MARSHALL & SWIFT

**SINGLE STORY RESIDENTIAL BRICK/VENEER SCHEDULES**

	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
QUALITY	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VERY GOOD+		EXCELLENT		EXC+	
CLASS	1V		1+V		2V		2+V		3V		3+V		4V		4+V		5V		5+V		6V		6+V	
MAX SQ FT																								
400	\$104.00	\$91.73	\$107.64	\$94.94																				
500	\$98.00	\$86.44	\$102.12	\$90.07																				
600	\$94.00	\$82.91	\$98.44	\$86.82	\$102.00	\$89.96	\$107.73	\$95.02	\$122.00	\$107.60	\$137.25	\$121.05												
700	\$90.50	\$79.82	\$94.76	\$83.58	\$99.50	\$87.76	\$104.90	\$92.52																
800	\$87.50	\$77.18	\$92.00	\$81.14	\$96.50	\$85.11	\$102.06	\$90.02	\$115.00	\$101.43	\$129.38	\$114.11	\$153.00	\$134.95	\$163.40	\$144.12								
900	\$85.00	\$74.97	\$89.24	\$78.71	\$94.50	\$83.35	\$100.17	\$88.35																
1000	\$82.50	\$72.77	\$86.74	\$76.51	\$92.50	\$81.59	\$97.34	\$85.85	\$110.00	\$97.02	\$123.75	\$109.15	\$147.00	\$129.65	\$157.00	\$138.47								
1100	\$80.50	\$71.00	\$85.56	\$75.46	\$90.50	\$79.82	\$96.39	\$85.02																
1200	\$79.00	\$69.68	\$83.72	\$73.84	\$89.00	\$78.50	\$94.50	\$83.35	\$106.00	\$93.49	\$119.25	\$105.18	\$141.00	\$124.36	\$150.59	\$132.82	\$167.00	\$147.29	\$206.40	\$182.04				
1300	\$77.50	\$68.36	\$81.88	\$72.22	\$87.50	\$77.18	\$92.61	\$81.68	\$104.00	\$91.73	\$117.00	\$103.19												
1400	\$76.00	\$67.03	\$80.96	\$71.41	\$86.50	\$76.29	\$91.67	\$80.85	\$103.00	\$90.85	\$115.88	\$102.20	\$137.00	\$120.83	\$146.32	\$129.05	\$161.00	\$142.00	\$198.98	\$175.50				
1500					\$85.00	\$74.97	\$89.78	\$79.18	\$101.00	\$89.08	\$113.63	\$100.22												
1600	\$73.50	\$64.83	\$78.20	\$68.97	\$84.00	\$74.09	\$89.49	\$78.93	\$100.00	\$88.20	\$112.50	\$99.23	\$134.00	\$118.19	\$143.11	\$126.22	\$157.00	\$138.47	\$194.04	\$171.14	\$229.00	\$201.98	\$259.97	\$229.29
1700					\$83.00	\$73.21	\$88.45	\$78.01	\$98.50	\$86.88	\$110.81	\$97.74												
1800	\$71.50	\$63.06	\$76.36	\$67.35	\$82.00	\$72.32	\$86.94	\$76.68	\$97.50	\$86.00	\$109.69	\$96.74	\$130.00	\$114.66	\$138.84	\$122.46	\$153.00	\$134.95	\$189.10	\$166.78	\$224.00	\$197.57	\$254.45	\$224.43
1900									\$96.50	\$85.11	\$108.56	\$95.75	\$129.00	\$113.78	\$137.77	\$121.51								
2000	\$69.50	\$61.30	\$74.52	\$65.73	\$80.00	\$70.56	\$85.81	\$75.68	\$95.50	\$84.23	\$107.44	\$94.76	\$128.00	\$112.90	\$136.70	\$120.57	\$150.00	\$132.30	\$185.39	\$163.51	\$220.00	\$194.04	\$249.63	\$220.17
2100									\$94.50	\$83.35	\$106.31	\$93.77	\$127.00	\$112.01	\$135.64	\$119.63								
2200	\$68.00	\$59.98	\$72.68	\$64.10	\$78.50	\$69.24	\$84.11	\$74.18	\$93.50	\$82.47	\$105.19	\$92.78	\$125.00	\$110.25	\$133.50	\$117.75	\$147.00	\$129.65	\$181.68	\$160.24	\$216.00	\$190.51	\$245.34	\$216.39
2300																	\$145.00	\$127.89	\$179.21	\$158.06				
2400	\$66.50	\$58.65	\$70.84	\$62.48	\$77.50	\$68.36	\$82.88	\$73.10	\$92.00	\$81.14	\$103.50	\$91.29	\$123.00	\$108.49	\$131.36	\$115.86	\$144.00	\$127.01	\$177.97	\$156.97	\$212.00	\$186.98	\$241.49	\$212.99
2500																	\$143.00	\$126.13	\$176.74	\$155.88				
2600	\$65.00	\$57.33	\$69.92	\$61.67	\$76.00	\$67.03	\$81.65	\$72.01	\$90.50	\$79.82	\$101.81	\$89.80	\$121.00	\$106.72	\$129.23	\$113.98	\$142.00	\$125.24	\$175.50	\$154.79	\$209.00	\$184.34	\$238.01	\$209.92
2800	\$64.00	\$56.45	\$69.00	\$60.86	\$75.00	\$66.15	\$80.33	\$70.85	\$89.00	\$78.50	\$100.13	\$88.31	\$120.00	\$105.84	\$128.16	\$113.04	\$140.00	\$123.48	\$173.03	\$152.61	\$206.00	\$181.69	\$234.83	\$207.12
3000	\$62.50	\$55.13	\$68.08	\$60.05	\$74.00	\$65.27	\$79.38	\$70.01	\$87.50	\$77.18	\$98.44	\$86.82	\$118.00	\$104.08	\$126.02	\$111.15	\$138.00	\$121.72	\$170.56	\$150.43	\$204.00	\$179.93	\$231.91	\$204.54
3200									\$86.50	\$76.29	\$97.31	\$85.83	\$116.00	\$102.31	\$123.89	\$109.27	\$136.00	\$119.95	\$168.08	\$148.25	\$201.00	\$177.28	\$229.20	\$202.15
3400													\$115.00	\$101.43	\$122.82	\$108.33	\$134.00	\$118.19	\$165.61	\$146.07	\$199.00	\$175.52	\$226.69	\$199.94
3600													\$114.00	\$100.55	\$121.75	\$107.39	\$132.00	\$116.42	\$163.14	\$143.89	\$197.00	\$173.75	\$224.35	\$197.88
3800													\$113.00	\$99.67	\$120.68	\$106.44	\$131.00	\$115.54	\$161.90	\$142.80	\$195.00	\$171.99	\$222.17	\$195.95
4000													\$111.00	\$97.90	\$118.55	\$104.56	\$129.00	\$113.78	\$159.43	\$140.62	\$193.00	\$170.23	\$220.11	\$194.13
4200																	\$128.00	\$112.90	\$158.20	\$139.53	\$191.00	\$168.46	\$218.16	\$192.42
4400																	\$127.00	\$112.01	\$156.96	\$138.44	\$189.00	\$166.70	\$216.33	\$190.80
4800																					\$186.00	\$164.05	\$212.94	\$187.81
5200																					\$184.00	\$162.29	\$209.88	\$185.11
5600																					\$181.00	\$159.64	\$207.05	\$182.62
999999																					\$179.00	\$157.88	\$204.50	\$180.37

*indicates the typical average size for each quality cost range, used as base for economy of scale.*

*\*for 6+V interpolated up from 3000 sft price and used same economy of scale numbers from 6V*

0.98 Marshall and Swift Current Cost Multiplier for Central District of U.S.

0.90 Marshall and Swift Local Cost Multiplier for Dallas area

\*FOR LOW-GOOD QUALITY USED STUD FRAMED MASONRY VENEER FROM MARSHALL & SWIFT

\*FOR VERY GOOD-EXCELLENT USED STUD FRAMED BRICK VENEER

**TWO STORY RESIDENTIAL BRICK/VENEER SCHEDULES**

	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
QUALITY CLASS	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
MAX SQ FT	1V2		1+V2		2V2		2+V2		3V2		3+V2		4V2		4+V2		5V2		5+V2		6V2		6+V2	
800	\$86.50	\$76.29	\$91.56	\$80.75																				
900	\$83.50	\$73.65	\$88.38	\$77.95	\$92.50	\$81.59	\$98.28	\$86.68	\$110.00	\$97.02	\$124.67	\$109.96												
1000	\$81.00	\$71.44	\$85.73	\$75.62	\$90.00	\$79.38	\$95.63	\$84.34	\$107.00	\$94.37	\$121.27	\$106.96	\$141.00	\$124.36	\$151.51	\$133.63								
1100	\$79.00	\$69.68	\$83.62	\$73.75	\$88.00	\$77.62	\$93.50	\$82.47																
1200	\$77.00	\$67.91	\$81.50	\$71.88	\$86.00	\$75.85	\$91.38	\$80.59	\$103.00	\$90.85	\$116.73	\$102.96	\$135.00	\$119.07	\$145.07	\$127.95								
1300	\$75.50	\$66.59	\$79.91	\$70.48	\$84.50	\$74.53	\$89.78	\$79.19																
1400	\$74.00	\$65.27	\$78.32	\$69.08	\$83.00	\$73.21	\$88.19	\$77.78	\$98.50	\$86.88	\$111.63	\$98.46	\$131.00	\$115.54	\$140.77	\$124.16								
1500	\$72.50	\$63.95	\$76.74	\$67.68	\$81.50	\$71.88	\$86.59	\$76.38	\$97.00	\$85.55	\$109.93	\$96.96												
1600	\$71.00	\$62.62	\$75.15	\$66.28	\$80.00	\$70.56	\$85.00	\$74.97	\$95.50	\$84.23	\$108.23	\$95.46	\$127.00	\$112.01	\$136.47	\$120.37	\$151.00	\$133.18	\$182.70	\$161.14				
1700	\$70.00	\$61.74	\$74.09	\$65.35	\$79.00	\$69.68	\$83.94	\$74.03	\$94.00	\$82.91	\$106.53	\$93.96												
1800	\$69.00	\$60.86	\$73.03	\$64.41	\$78.00	\$68.80	\$82.88	\$73.10	\$92.50	\$81.59	\$104.83	\$92.46	\$123.00	\$108.49	\$132.17	\$116.57	\$147.00	\$129.65	\$177.86	\$156.87	\$209.00	\$184.34	\$236.47	\$208.57
1900	\$68.00	\$59.98	\$71.97	\$63.48	\$77.00	\$67.91	\$81.81	\$72.16	\$91.50	\$80.70	\$103.70	\$91.46	\$122.00	\$107.60	\$131.10	\$115.63								
2000	\$67.00	\$59.09	\$70.92	\$62.55	\$76.00	\$67.03	\$80.75	\$71.22	\$90.00	\$79.38	\$102.00	\$89.96	\$121.00	\$106.72	\$130.02	\$114.68	\$144.00	\$127.01	\$174.23	\$153.67	\$205.00	\$180.81	\$231.95	\$204.58
2100	\$66.00	\$58.21	\$69.86	\$61.61	\$75.00	\$66.15	\$79.69	\$70.28	\$89.00	\$78.50	\$100.87	\$88.96	\$119.00	\$104.96	\$127.87	\$112.78								
2200	\$65.00	\$57.33	\$68.80	\$60.68	\$74.00	\$65.27	\$78.63	\$69.35	\$88.00	\$77.62	\$99.73	\$87.96	\$118.00	\$104.08	\$126.80	\$111.84	\$141.00	\$124.36	\$170.60	\$150.47	\$201.00	\$177.28	\$227.42	\$200.59
2300					\$73.50	\$64.83	\$78.09	\$68.88	\$87.00	\$76.73	\$98.60	\$86.97	\$117.00	\$103.19	\$125.72	\$110.89								
2400	\$63.50	\$56.01	\$67.21	\$59.28	\$72.50	\$63.95	\$77.03	\$67.94	\$86.00	\$75.85	\$97.47	\$85.97	\$116.00	\$102.31	\$124.65	\$109.94	\$138.00	\$121.72	\$166.97	\$147.27	\$197.00	\$173.75	\$222.90	\$196.59
2500									\$85.00	\$74.97	\$96.33	\$84.97					\$137.00	\$120.83	\$165.76	\$146.20				
2600	\$62.00	\$54.68	\$65.62	\$57.88	\$71.00	\$62.62	\$75.44	\$66.54	\$84.00	\$74.09	\$95.20	\$83.97	\$114.00	\$100.55	\$122.50	\$108.05	\$135.00	\$119.07	\$163.34	\$144.07	\$194.00	\$171.11	\$219.50	\$193.60
2700																	\$134.00	\$118.19	\$162.13	\$143.00				
2800	\$61.00	\$53.80	\$64.56	\$56.95	\$70.00	\$61.74	\$74.38	\$65.60	\$82.50	\$72.77	\$93.50	\$82.47	\$112.00	\$98.78	\$120.35	\$106.15	\$133.00	\$117.31	\$160.92	\$141.93	\$191.00	\$168.46	\$216.11	\$190.61
2900								\$0.00									\$132.00	\$116.42	\$159.71	\$140.86				
3000	\$60.00	\$52.92	\$63.51	\$56.01	\$68.50	\$60.42	\$72.78	\$64.19	\$81.00	\$71.44	\$91.80	\$80.97	\$110.00	\$97.02	\$118.20	\$104.25	\$131.00	\$115.54	\$158.50	\$139.80	\$188.00	\$165.82	\$212.71	\$187.61
3100																	\$130.00	\$114.66	\$157.29	\$138.73				
3200									\$80.00	\$70.56	\$90.67	\$79.97	\$108.00	\$95.26	\$116.05	\$102.36	\$129.00	\$113.78	\$156.08	\$137.66	\$186.00	\$164.05	\$210.45	\$185.62
3400													\$107.00	\$94.37	\$114.98	\$101.41	\$127.00	\$112.01	\$153.66	\$135.53	\$184.00	\$162.29	\$208.19	\$183.62
3600													\$106.00	\$93.49	\$113.90	\$100.46	\$126.00	\$111.13	\$152.45	\$134.46	\$181.00	\$159.64	\$204.79	\$180.63
3800													\$104.00	\$91.73	\$111.75	\$98.57	\$124.00	\$109.37	\$150.03	\$132.33	\$179.00	\$157.88	\$202.53	\$178.63
4000													\$103.00	\$90.85	\$110.68	\$97.62	\$123.00	\$108.49	\$148.82	\$131.26	\$178.00	\$157.00	\$201.40	\$177.63
4200																	\$121.00	\$106.72	\$146.40	\$129.13	\$176.00	\$155.23	\$199.14	\$175.64
4400																	\$120.00	\$105.84	\$145.19	\$128.06	\$174.00	\$153.47	\$196.87	\$173.64
4800																					\$171.00	\$150.82	\$193.48	\$170.65
5000																					\$170.00	\$149.94	\$192.35	\$169.65
5200																					\$168.00	\$148.18	\$190.08	\$167.65
5600																					\$166.00	\$146.41	\$187.82	\$165.66
9999999																					\$163.00	\$143.77	\$184.43	\$162.66

indicates the typical average size for each quality cost range, used as base for economy of scale.

\*for 6+V2 interpolated up from 3000 sft price and used same economy of scale numbers from 6V2

0.98 Marshall and Swift Current Cost Multiplier for Central District of U.S.

0.90 Marshall and Swift Local Cost Multiplier for Dallas area

\*FOR LOW-GOOD QUALITY USED STUD FRAMED MASONRY VENEER FROM MARSHALL & SWIFT

\*FOR VERY GOOD-EXCELLENT USED STUD FRAMED BRICK VENEER

**SINGLE STORY RESIDENTIAL LOG HOME SCHEDULES**

	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
QUALITY CLASS	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
MAX SQ FT	1L		1+L		2L		2+L		3L		3+L		4L		4+L		5L		5+L		6L		6+L	
400	\$102.00	\$91.80	\$106.47	\$95.82																				
500	\$96.00	\$86.40	\$101.01	\$90.91																				
600	\$92.00	\$82.80	\$97.37	\$87.63	\$102.00	\$91.80	\$108.02	\$97.21	\$123.00	\$110.70	\$140.62	\$126.56												
700	\$88.50	\$79.65	\$93.73	\$84.36																				
800	\$85.50	\$76.95	\$91.00	\$81.90	\$96.50	\$86.85	\$102.33	\$92.10	\$116.00	\$104.40	\$133.24	\$119.92	\$162.00	\$145.80	\$177.83	\$160.05								
900	\$83.50	\$75.15	\$88.27	\$79.44	\$94.00	\$84.60	\$100.44	\$90.39																
1000	\$81.00	\$72.90	\$86.21	\$77.59	\$92.00	\$82.80	\$97.59	\$87.83	\$111.00	\$99.90	\$128.58	\$115.73	\$155.00	\$139.50	\$170.15	\$153.14								
1100	\$79.50	\$71.55	\$84.63	\$76.17	\$90.50	\$81.45	\$96.65	\$86.98																
1200	\$77.50	\$69.75	\$82.81	\$74.53	\$88.50	\$79.65	\$94.75	\$85.28	\$107.00	\$96.30	\$123.95	\$111.56	\$150.00	\$135.00	\$164.66	\$148.20	\$188.00	\$169.20	\$228.20	\$205.38				
1300	\$76.00	\$68.40	\$80.99	\$72.89	\$87.50	\$78.75	\$92.86	\$83.57	\$105.00	\$94.50	\$121.63	\$109.47												
1400	\$74.50	\$67.05	\$80.08	\$72.07	\$86.00	\$77.40	\$91.91	\$82.72	\$104.00	\$93.60	\$120.48	\$108.43	\$146.00	\$131.40	\$160.27	\$144.24	\$182.00	\$163.80	\$220.92	\$198.83				
1500					\$85.00	\$76.50	\$90.01	\$81.01	\$102.00	\$91.80	\$118.16	\$106.34												
1600	\$72.50	\$65.25	\$77.35	\$69.62	\$83.50	\$75.15	\$89.73	\$80.76	\$101.00	\$90.90	\$117.00	\$105.30	\$142.00	\$127.80	\$155.88	\$140.29	\$177.00	\$159.30	\$214.85	\$193.36	\$257.00	\$231.30	\$286.73	\$258.06
1700					\$82.50	\$74.25	\$88.69	\$79.82	\$99.50	\$89.55	\$115.26	\$103.74												
1800	\$70.00	\$63.00	\$75.53	\$67.98	\$81.50	\$73.35	\$87.17	\$78.45	\$98.50	\$88.65	\$114.10	\$102.69	\$139.00	\$125.10	\$152.59	\$137.33	\$172.00	\$154.80	\$208.78	\$187.90	\$251.00	\$225.90	\$280.04	\$252.03
1900									\$97.50	\$87.75	\$112.95	\$101.65	\$137.00	\$123.30	\$150.39	\$135.35								
2000	\$68.50	\$61.65	\$73.71	\$66.34	\$80.00	\$72.00	\$86.03	\$77.43	\$96.50	\$86.85	\$111.79	\$100.61	\$136.00	\$122.40	\$149.29	\$134.36	\$168.00	\$151.20	\$203.92	\$183.53	\$246.00	\$221.40	\$274.46	\$247.01
2100									\$95.50	\$85.95	\$110.63	\$99.57	\$134.00	\$120.60	\$147.10	\$132.39								
2200	\$67.00	\$60.30	\$71.89	\$64.70	\$78.50	\$70.65	\$84.33	\$75.89	\$94.50	\$85.05	\$109.47	\$98.52	\$133.00	\$119.70	\$146.00	\$131.40	\$165.00	\$148.50	\$200.28	\$180.25	\$241.00	\$216.90	\$268.88	\$241.99
2300																	\$163.00	\$146.70	\$197.79	\$178.01				
2400	\$65.50	\$58.95	\$70.07	\$63.06	\$77.00	\$69.30	\$83.10	\$74.79	\$93.00	\$83.70	\$107.73	\$96.96	\$131.00	\$117.90	\$143.80	\$129.42	\$162.00	\$145.80	\$196.64	\$176.98	\$237.00	\$213.30	\$264.42	\$237.98
2500																	\$160.00	\$144.00	\$194.21	\$174.79				
2600	\$64.00	\$57.60	\$69.16	\$62.24	\$76.00	\$68.40	\$81.86	\$73.68	\$91.50	\$82.35	\$106.00	\$95.40	\$129.00	\$116.10	\$141.61	\$127.45	\$159.00	\$143.10	\$193.00	\$173.70	\$233.00	\$209.70	\$259.95	\$233.96
2800	\$63.00	\$56.70	\$68.25	\$61.43	\$75.00	\$67.50	\$80.54	\$72.48	\$90.00	\$81.00	\$104.26	\$93.83	\$127.00	\$114.30	\$139.41	\$125.47	\$157.00	\$141.30	\$190.57	\$171.52	\$230.00	\$207.00	\$256.61	\$230.95
3000	\$62.00	\$55.80	\$67.34	\$60.61	\$73.50	\$66.15	\$79.59	\$71.63	\$88.50	\$79.65	\$102.52	\$92.27	\$125.00	\$112.50	\$137.22	\$123.50	\$154.00	\$138.60	\$186.93	\$168.24	\$227.00	\$204.30	\$253.26	\$227.93
3200									\$87.50	\$78.75	\$101.36	\$91.23	\$124.00	\$111.60	\$136.12	\$122.51	\$152.00	\$136.80	\$184.50	\$166.05	\$224.00	\$201.60	\$249.91	\$224.92
3400													\$122.00	\$109.80	\$133.92	\$120.53	\$150.00	\$135.00	\$182.08	\$163.87	\$221.00	\$198.90	\$246.57	\$221.91
3600													\$121.00	\$108.90	\$132.83	\$119.54	\$148.00	\$133.20	\$179.65	\$161.68	\$219.00	\$197.10	\$244.33	\$219.90
3800													\$120.00	\$108.00	\$131.73	\$118.56	\$147.00	\$132.30	\$178.43	\$160.59	\$216.00	\$194.40	\$240.99	\$216.89
4000													\$119.00	\$107.10	\$130.63	\$117.57	\$145.00	\$130.50	\$176.01	\$158.41	\$214.00	\$192.60	\$238.76	\$214.88
4200																	\$144.00	\$129.60	\$174.79	\$157.31	\$212.00	\$190.80	\$236.52	\$212.87
4400																	\$142.00	\$127.80	\$172.36	\$155.13	\$210.00	\$189.00	\$234.29	\$210.86
4800																					\$207.00	\$186.30	\$230.95	\$207.85
5200																					\$203.00	\$182.70	\$226.48	\$203.84
5600																					\$200.00	\$180.00	\$223.14	\$200.82
9999999																					\$198.00	\$178.20	\$220.91	\$198.81

indicates the typical average size for each quality cost range, used as base for economy of scale.

\*for 6+L interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6L

1.00 Marshall and Swift Current Cost Multiplier for Central District of U.S.  
 0.90 Marshall and Swift Local Cost Multiplier for Dallas area

\*STUD FRAMED LOG FROM MARSHALL & SWIFT

TWO STORY RESIDENTIAL LOG HOME SCHEDULES

	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
QUALITY CLASS	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
MAX SQ FT	1L2		1+L2		2L2		2+L2		3L2		3+L2		4L2		4+L2		5L2		5+L2		6L2		6+L2	
800	\$85.00	\$76.50	\$90.56	\$81.50																				
900	\$82.50	\$74.25	\$87.89	\$79.10	\$92.00	\$82.80	\$97.08	\$87.37	\$111.00	\$99.90	\$129.70	\$116.73												
1000	\$80.50	\$72.45	\$85.76	\$77.19	\$90.00	\$81.00	\$94.97	\$85.47	\$108.00	\$97.20	\$126.20	\$113.58	\$151.00	\$135.90	\$167.85	\$151.06								
1100	\$78.50	\$70.65	\$83.63	\$75.27	\$88.00	\$79.20	\$92.86	\$83.57																
1200	\$76.50	\$68.85	\$81.50	\$73.35	\$86.50	\$77.85	\$91.28	\$82.15	\$103.00	\$92.70	\$120.36	\$108.32	\$144.00	\$129.60	\$160.07	\$144.06								
1300	\$75.00	\$67.50	\$79.90	\$71.91	\$85.00	\$76.50	\$89.69	\$80.72																
1400	\$73.50	\$66.15	\$78.30	\$70.47	\$84.00	\$75.60	\$88.64	\$79.77	\$99.00	\$89.10	\$115.68	\$104.11	\$139.00	\$125.10	\$154.51	\$139.06								
1500	\$72.50	\$65.25	\$77.24	\$69.51	\$82.50	\$74.25	\$87.06	\$78.35	\$97.50	\$87.75	\$113.93	\$102.54												
1600	\$71.50	\$64.35	\$76.17	\$68.56	\$81.50	\$73.35	\$86.00	\$77.40	\$96.00	\$86.40	\$112.18	\$100.96	\$135.00	\$121.50	\$150.06	\$135.06	\$171.00	\$153.90	\$209.13	\$188.22				
1700	\$70.00	\$63.00	\$74.58	\$67.12	\$80.50	\$72.45	\$84.94	\$76.45	\$94.50	\$85.05	\$110.42	\$99.38												
1800	\$69.00	\$62.10	\$73.51	\$66.16	\$79.50	\$71.55	\$83.89	\$75.50	\$93.00	\$83.70	\$108.67	\$97.80	\$131.00	\$117.90	\$145.62	\$131.05	\$167.00	\$150.30	\$204.24	\$183.81	\$241.00	\$216.90	\$273.81	\$246.42
1900	\$68.00	\$61.20	\$72.44	\$65.20	\$78.50	\$70.65	\$82.83	\$74.55	\$92.00	\$82.80	\$107.50	\$96.75	\$130.00	\$117.00	\$144.50	\$130.05								
2000	\$67.50	\$60.75	\$71.91	\$64.72	\$77.50	\$69.75	\$81.78	\$73.60	\$90.50	\$81.45	\$105.75	\$95.18	\$128.00	\$115.20	\$142.28	\$128.05	\$163.00	\$146.70	\$199.34	\$179.41	\$236.00	\$212.40	\$268.12	\$241.31
2100	\$66.50	\$59.85	\$70.85	\$63.76	\$77.00	\$69.30	\$81.25	\$73.13	\$89.50	\$80.55	\$104.58	\$94.12	\$127.00	\$114.30	\$141.17	\$127.05								
2200	\$66.00	\$59.40	\$70.31	\$63.28	\$76.00	\$68.40	\$80.20	\$72.18	\$88.50	\$79.65	\$103.41	\$93.07	\$126.00	\$113.40	\$140.06	\$126.05	\$159.00	\$143.10	\$194.45	\$175.01	\$231.00	\$207.90	\$262.44	\$236.20
2300				\$0.00	\$75.50	\$67.95	\$79.67	\$71.70	\$87.50	\$78.75	\$102.24	\$92.02	\$124.00	\$111.60	\$137.83	\$124.05								
2400	\$64.50	\$58.05	\$68.72	\$61.84	\$74.50	\$67.05	\$78.61	\$70.75	\$86.50	\$77.85	\$101.08	\$90.97	\$123.00	\$110.70	\$136.72	\$123.05	\$156.00	\$140.40	\$190.78	\$171.71	\$227.00	\$204.30	\$257.90	\$232.11
2500									\$86.00	\$77.40	\$100.49	\$90.44					\$155.00	\$139.50	\$189.56	\$170.60				
2600	\$63.00	\$56.70	\$67.12	\$60.41	\$73.50	\$66.15	\$77.56	\$69.80	\$85.00	\$76.50	\$99.32	\$89.39	\$121.00	\$108.90	\$134.50	\$121.05	\$153.00	\$137.70	\$187.11	\$168.40	\$223.00	\$200.70	\$253.36	\$228.02
2700																	\$152.00	\$136.80	\$185.89	\$167.30				
2800	\$62.00	\$55.80	\$66.05	\$59.45	\$72.00	\$64.80	\$75.98	\$68.38	\$83.50	\$75.15	\$97.57	\$87.81	\$119.00	\$107.10	\$132.28	\$119.05	\$151.00	\$135.90	\$184.67	\$166.20	\$220.00	\$198.00	\$249.95	\$224.95
2900																	\$149.00	\$134.10	\$182.22	\$164.00				
3000	\$61.00	\$54.90	\$64.99	\$58.49	\$71.00	\$63.90	\$74.92	\$67.43	\$82.00	\$73.80	\$95.82	\$86.24	\$117.00	\$105.30	\$130.05	\$117.05	\$148.00	\$133.20	\$181.00	\$162.90	\$217.00	\$195.30	\$246.54	\$221.88
3100																	\$147.00	\$132.30	\$179.78	\$161.80				
3200									\$80.50	\$72.45	\$94.06	\$84.66	\$115.00	\$103.50	\$127.83	\$115.05	\$146.00	\$131.40	\$178.55	\$160.70	\$214.00	\$192.60	\$243.13	\$218.82
3400													\$114.00	\$102.60	\$126.72	\$114.05	\$144.00	\$129.60	\$176.11	\$158.50	\$211.00	\$189.90	\$239.72	\$215.75
3600													\$112.00	\$100.80	\$124.50	\$112.05	\$142.00	\$127.80	\$173.66	\$156.30	\$209.00	\$188.10	\$237.45	\$213.70
3800													\$111.00	\$99.90	\$123.38	\$111.05	\$140.00	\$126.00	\$171.22	\$154.09	\$206.00	\$185.40	\$234.04	\$210.64
4000													\$109.00	\$98.10	\$121.16	\$109.05	\$139.00	\$125.10	\$169.99	\$152.99	\$204.00	\$183.60	\$231.77	\$208.59
4200																	\$137.00	\$123.30	\$167.55	\$150.79	\$202.00	\$181.80	\$229.50	\$206.55
4400																	\$136.00	\$122.40	\$166.32	\$149.69	\$200.00	\$180.00	\$227.22	\$204.50
4800																					\$196.00	\$176.40	\$222.68	\$200.41
5000																					\$195.00	\$175.50	\$221.54	\$199.39
5200																					\$193.00	\$173.70	\$219.27	\$197.34
5600																					\$190.00	\$171.00	\$215.86	\$194.28
9999999																					\$188.00	\$169.20	\$213.59	\$192.23

indicates the typical average size for each quality cost range, used as base for economy of scale.

\*for 6+L2 interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6L2

1.00 Marshall and Swift Current Cost Multiplier for Central District of U.S.  
 0.90 Marshall and Swift Local Cost Multiplier for Dallas area  
 \*STUD FRAMED LOG FROM MARSHALL & SWIFT

**SINGLE STORY RESIDENTIAL STEEL SCHEDULES**

	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
QUALITY CLASS	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
MAX SQ FT	1S		1+S		2S		2+S		3S		3+S		4S		4+S		5S		5+S		6S		6+S	
400	\$94.00	\$84.60	\$98.28	\$88.45																				
500	\$89.50	\$80.55	\$93.24	\$83.92																				
600	\$85.50	\$76.95	\$89.88	\$80.89	\$93.00	\$83.70	\$98.61	\$88.75	\$109.00	\$98.10	\$122.18	\$109.96												
700	\$82.50	\$74.25	\$86.52	\$77.87	\$90.50	\$81.45	\$96.02	\$86.41																
800	\$80.00	\$72.00	\$84.00	\$75.60	\$88.00	\$79.20	\$93.42	\$84.08	\$103.00	\$92.70	\$115.45	\$103.91	\$135.00	\$121.50	\$146.35	\$131.71								
900	\$78.00	\$70.20	\$81.48	\$73.33	\$86.50	\$77.85	\$91.69	\$82.52																
1000	\$76.00	\$68.40	\$79.80	\$71.82	\$84.50	\$76.05	\$89.10	\$80.19	\$99.00	\$89.10	\$110.97	\$99.87	\$130.00	\$117.00	\$140.93	\$126.84								
1100	\$74.50	\$67.05	\$78.12	\$70.31	\$83.00	\$74.70	\$88.23	\$79.41																
1200	\$73.00	\$65.70	\$76.44	\$68.80	\$82.00	\$73.80	\$86.50	\$77.85	\$96.00	\$86.40	\$107.60	\$96.84	\$126.00	\$113.40	\$136.59	\$122.93	\$154.00	\$138.60	\$188.42	\$169.58				
1300	\$71.50	\$64.35	\$74.76	\$67.28	\$80.50	\$72.45	\$84.77	\$76.29	\$94.50	\$85.05	\$105.92	\$95.33												
1400	\$70.50	\$63.45	\$73.92	\$66.53	\$79.50	\$71.55	\$83.91	\$75.51	\$93.00	\$83.70	\$104.24	\$93.82	\$122.00	\$109.80	\$132.26	\$119.03	\$149.00	\$134.10	\$182.30	\$164.07				
1500					\$78.50	\$70.65	\$82.18	\$73.96	\$92.00	\$82.80	\$103.12	\$92.81												
1600	\$68.50	\$61.65	\$71.40	\$64.26	\$77.50	\$69.75	\$81.92	\$73.72	\$91.00	\$81.90	\$102.00	\$91.80	\$119.00	\$107.10	\$129.00	\$116.10	\$145.00	\$130.50	\$177.41	\$159.66	\$214.00	\$192.60	\$243.42	\$219.08
1700					\$76.50	\$68.85	\$80.96	\$72.87	\$89.50	\$80.55	\$100.32	\$90.29												
1800	\$66.50	\$59.85	\$69.72	\$62.75	\$75.50	\$67.95	\$79.58	\$71.62	\$89.00	\$80.10	\$99.76	\$89.78	\$117.00	\$105.30	\$126.84	\$114.15	\$142.00	\$127.80	\$173.73	\$156.36	\$209.00	\$188.10	\$237.73	\$213.96
1900		\$0.00							\$88.00	\$79.20	\$98.64	\$88.77	\$116.00	\$104.40	\$125.75	\$113.18								
2000	\$65.00	\$58.50	\$68.04	\$61.24	\$74.50	\$67.05	\$78.54	\$70.69	\$87.00	\$78.30	\$97.52	\$87.76	\$115.00	\$103.50	\$124.67	\$112.20	\$139.00	\$125.10	\$170.06	\$153.06	\$205.00	\$184.50	\$233.18	\$209.87
2100									\$86.50	\$77.85	\$96.96	\$87.26	\$114.00	\$102.60	\$123.58	\$111.23								
2200	\$63.50	\$57.15	\$66.36	\$59.72	\$73.00	\$65.70	\$76.99	\$69.29	\$85.50	\$76.95	\$95.84	\$86.25	\$113.00	\$101.70	\$122.50	\$110.25	\$136.00	\$122.40	\$166.39	\$149.75	\$202.00	\$181.80	\$229.77	\$206.80
2300																	\$135.00	\$121.50	\$165.51	\$148.95				
2400	\$62.00	\$55.80	\$64.68	\$58.21	\$71.50	\$64.35	\$75.86	\$68.27	\$84.00	\$75.60	\$94.15	\$84.74	\$111.00	\$99.90	\$120.33	\$108.30	\$134.00	\$120.60	\$163.95	\$147.55	\$198.00	\$178.20	\$225.22	\$202.70
2500																	\$133.00	\$119.70	\$162.72	\$146.45				
2600	\$61.00	\$54.90	\$63.84	\$57.46	\$70.50	\$63.45	\$74.74	\$67.26	\$83.00	\$74.70	\$93.03	\$83.73	\$109.00	\$98.10	\$118.16	\$106.35	\$132.00	\$118.80	\$161.50	\$145.35	\$196.00	\$176.40	\$222.95	\$200.65
2800	\$60.00	\$54.00	\$63.00	\$56.70	\$69.50	\$62.55	\$73.53	\$66.17	\$81.50	\$73.35	\$91.35	\$82.22	\$108.00	\$97.20	\$117.08	\$105.37	\$130.00	\$117.00	\$159.05	\$143.15	\$193.00	\$173.70	\$219.53	\$197.58
3000	\$59.00	\$53.10	\$62.16	\$55.94	\$69.00	\$62.10	\$72.66	\$65.39	\$80.50	\$72.45	\$90.23	\$81.21	\$106.00	\$95.40	\$114.91	\$103.42	\$128.00	\$115.20	\$156.61	\$140.95	\$191.00	\$171.90	\$217.26	\$195.53
3200									\$79.50	\$71.55	\$89.11	\$80.20	\$105.00	\$94.50	\$113.83	\$102.44	\$126.00	\$113.40	\$154.16	\$138.74	\$188.00	\$169.20	\$213.85	\$192.46
3400													\$104.00	\$93.60	\$112.74	\$101.47	\$125.00	\$112.50	\$152.94	\$137.64	\$186.00	\$167.40	\$211.57	\$190.42
3600													\$103.00	\$92.70	\$111.66	\$100.49	\$123.00	\$110.70	\$150.49	\$135.44	\$184.00	\$165.60	\$209.30	\$188.37
3800													\$102.00	\$91.80	\$110.58	\$99.52	\$122.00	\$109.80	\$149.27	\$134.34	\$183.00	\$164.70	\$208.16	\$187.34
4000													\$101.00	\$90.90	\$109.49	\$98.54	\$121.00	\$108.90	\$148.04	\$133.24	\$181.00	\$162.90	\$205.89	\$185.30
4200																	\$120.00	\$108.00	\$146.82	\$132.14	\$179.00	\$161.10	\$203.61	\$183.25
4400																	\$119.00	\$107.10	\$145.59	\$131.04	\$178.00	\$160.20	\$202.47	\$182.23
4800																					\$175.00	\$157.50	\$199.06	\$179.15
5200																					\$173.00	\$155.70	\$196.79	\$177.11
5600																					\$170.00	\$153.00	\$193.37	\$174.04
9999999																					\$168.00	\$151.20	\$191.10	\$171.99

indicates the typical average size for each quality cost range, used as base for economy of scale.

\*for 6+S interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6F

1.00 Marshall and Swift Current Cost Multiplier for Central District of U.S.  
 0.90 Marshall and Swift Local Cost Multiplier for Dallas area

\*LOW-GOOD QUALITY USED STUD FRAMED METAL OR VINYL SIDING FROM MARSHALL & SWIFT  
 \*VERY GOOD-EXCELLENT USED STUD FRAMED STUCCO OR SIDING FROM MARSHALL & SWIFT

**TWO STORY RESIDENTIAL STEEL SCHEDULES**

QUALITY CLASS MAX SQ FT	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
800	\$77.50	\$69.75	\$81.35	\$73.21																				
900	\$75.50	\$67.95	\$79.25	\$71.32	\$82.00	\$73.80	\$85.63	\$77.06	\$95.00	\$85.50	\$106.88	\$96.19												
1000	\$73.50	\$66.15	\$77.15	\$69.43	\$80.50	\$72.45	\$84.06	\$75.65	\$92.50	\$83.25	\$104.06	\$93.66	\$121.00	\$108.90	\$133.71	\$120.33								
1100	\$72.00	\$64.80	\$75.57	\$68.02	\$79.00	\$71.10	\$82.49	\$74.24																
1200	\$70.50	\$63.45	\$74.00	\$66.60	\$77.50	\$69.75	\$80.93	\$72.83	\$89.00	\$80.10	\$100.13	\$90.11	\$117.00	\$105.30	\$129.29	\$116.36								
1300	\$69.00	\$62.10	\$72.43	\$65.18	\$76.50	\$68.85	\$79.88	\$71.89																
1400	\$68.00	\$61.20	\$71.38	\$64.24	\$75.50	\$67.95	\$78.84	\$70.95	\$86.50	\$77.85	\$97.31	\$87.58	\$113.00	\$101.70	\$124.87	\$112.38								
1500	\$67.00	\$60.30	\$70.33	\$63.29	\$74.50	\$67.05	\$77.79	\$70.01	\$85.00	\$76.50	\$95.63	\$86.06												
1600	\$66.00	\$59.40	\$69.28	\$62.35	\$73.50	\$66.15	\$76.75	\$69.08	\$84.00	\$75.60	\$94.50	\$85.05	\$110.00	\$99.00	\$121.55	\$109.40	\$138.00	\$124.20	\$165.94	\$149.35				
1700	\$65.00	\$58.50	\$68.23	\$61.40	\$72.50	\$65.25	\$75.71	\$68.14	\$83.00	\$74.70	\$93.38	\$84.04												
1800	\$64.00	\$57.60	\$67.18	\$60.46	\$72.00	\$64.80	\$75.18	\$67.67	\$82.00	\$73.80	\$92.25	\$83.03	\$108.00	\$97.20	\$119.34	\$107.41	\$135.00	\$121.50	\$162.33	\$146.10	\$191.00	\$171.90	\$215.90	\$194.31
1900	\$63.50	\$57.15	\$66.65	\$59.99	\$71.00	\$63.90	\$74.14	\$66.73	\$81.00	\$72.90	\$91.13	\$82.01	\$107.00	\$96.30	\$118.24	\$106.41								
2000	\$62.50	\$56.25	\$65.60	\$59.04	\$70.50	\$63.45	\$73.62	\$66.26	\$80.00	\$72.00	\$90.00	\$81.00	\$105.00	\$94.50	\$116.03	\$104.42	\$131.00	\$117.90	\$157.52	\$141.77	\$187.00	\$168.30	\$211.38	\$190.24
2100	\$62.00	\$55.80	\$65.08	\$58.57	\$70.00	\$63.00	\$73.10	\$65.79	\$79.00	\$71.10	\$88.88	\$79.99	\$104.00	\$93.60	\$114.92	\$103.43								
2200	\$61.50	\$55.35	\$64.55	\$58.10	\$69.00	\$62.10	\$72.05	\$64.85	\$78.50	\$70.65	\$88.31	\$79.48	\$104.00	\$93.60	\$114.92	\$103.43	\$129.00	\$116.10	\$155.12	\$139.61	\$183.00	\$164.70	\$206.85	\$186.17
2300				\$0.00	\$68.50	\$61.65	\$71.53	\$64.38	\$77.50	\$69.75	\$87.19	\$78.47	\$103.00	\$92.70	\$113.82	\$102.43								
2400	\$60.00	\$54.00	\$62.98	\$56.68	\$68.00	\$61.20	\$71.01	\$63.91	\$77.00	\$69.30	\$86.63	\$77.96	\$102.00	\$91.80	\$112.71	\$101.44	\$126.00	\$113.40	\$151.51	\$136.36	\$180.00	\$162.00	\$203.46	\$183.12
2500									\$76.00	\$68.40	\$85.50	\$76.95					\$125.00	\$112.50	\$150.31	\$135.28				
2600	\$59.00	\$53.10	\$61.93	\$55.74	\$67.00	\$60.30	\$69.96	\$62.97	\$75.50	\$67.95	\$84.94	\$76.44	\$100.00	\$90.00	\$110.50	\$99.45	\$124.00	\$111.60	\$149.11	\$134.20	\$177.00	\$159.30	\$200.07	\$180.07
2700																	\$123.00	\$110.70	\$147.90	\$133.11				
2800	\$58.00	\$52.20	\$60.88	\$54.79	\$66.00	\$59.40	\$68.92	\$62.03	\$74.50	\$67.05	\$83.81	\$75.43	\$98.50	\$88.65	\$108.84	\$97.96	\$122.00	\$109.80	\$146.70	\$132.03	\$175.00	\$157.50	\$197.81	\$178.03
2900																	\$121.00	\$108.90	\$145.50	\$130.95				
3000	\$57.00	\$51.30	\$59.83	\$53.85	\$65.00	\$58.50	\$67.87	\$61.09	\$73.50	\$66.15	\$82.69	\$74.42	\$97.50	\$87.75	\$107.74	\$96.96	\$121.00	\$108.90	\$145.50	\$130.95	\$172.00	\$154.80	\$194.42	\$174.98
3100																	\$120.00	\$108.00	\$144.30	\$129.87				
3200									\$72.50	\$65.25	\$81.56	\$73.41	\$96.00	\$86.40	\$106.08	\$95.47	\$119.00	\$107.10	\$143.10	\$128.79	\$170.00	\$153.00	\$192.16	\$172.94
3400													\$95.00	\$85.50	\$104.98	\$94.48	\$117.00	\$105.30	\$140.69	\$126.62	\$168.00	\$151.20	\$189.90	\$170.91
3600													\$94.00	\$84.60	\$103.87	\$93.48	\$116.00	\$104.40	\$139.49	\$125.54	\$166.00	\$149.40	\$187.64	\$168.87
3800													\$93.00	\$83.70	\$102.77	\$92.49	\$115.00	\$103.50	\$138.29	\$124.46	\$165.00	\$148.50	\$186.51	\$167.86
4000													\$92.00	\$82.80	\$101.66	\$91.49	\$113.00	\$101.70	\$135.88	\$122.29	\$163.00	\$146.70	\$184.25	\$165.82
4200																	\$112.00	\$100.80	\$134.68	\$121.21	\$161.00	\$144.90	\$181.99	\$163.79
4400																	\$111.00	\$99.90	\$133.48	\$120.13	\$160.00	\$144.00	\$180.86	\$162.77
4800																				\$157.00	\$141.30	\$177.47	\$159.72	
5000																				\$156.00	\$140.40	\$176.34	\$158.70	
5200																				\$155.00	\$139.50	\$175.20	\$157.68	
5600																				\$152.00	\$136.80	\$171.81	\$154.63	
9999999																				\$150.00	\$135.00	\$169.55	\$152.60	

Indicates the typical average size for each quality cost range, used as base for economy of scale.

\*for 6+S2 interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6S2

1.00 Marshall and Swift Current Cost Multiplier for Central District of U.S.

0.90 Marshall and Swift Local Cost Multiplier for Dallas area

\*LOW-GOOD QUALITY USED STUD FRAMED METAL OR VINYL SIDING FROM MARSHALL & SWIFT

\*VERY GOOD-EXCELLENT USED STUD FRAMED STUCCO OR SIDING FROM MARSHALL & SWIFT



**SINGLE STORY RESIDENTIAL MASONRY SCHEDULES---**

QUALITY CLASS MAX SQ FT	LOW		LOW		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VERY GOOD+		EXCELLENT		EXC+	
	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
	1M		1+M		2M		2+M		3M		3+M		4M		4+M		5M		5+M		6M		6+M	
400	\$113.00	\$99.67	\$117.29	\$103.45																				
500	\$106.00	\$93.49	\$111.28	\$98.15																				
600	\$101.00	\$89.08	\$107.27	\$94.61	\$114.00	\$100.55	\$114.57	\$101.05	\$129.00	\$113.78	\$143.26	\$126.36												
700	\$97.00	\$85.55	\$103.26	\$91.07	\$110.00	\$97.02	\$111.56	\$98.39																
800	\$93.50	\$82.47	\$100.25	\$88.42	\$107.00	\$94.37	\$108.54	\$95.73	\$121.00	\$106.72	\$134.38	\$118.52	\$156.00	\$137.59	\$167.14	\$147.42								
900	\$90.50	\$79.82	\$97.24	\$85.77	\$104.00	\$91.73	\$106.53	\$93.96																
1000	\$88.00	\$77.62	\$78.72	\$69.43	\$101.00	\$89.08	\$103.52	\$91.30	\$115.00	\$101.43	\$127.72	\$112.65	\$149.00	\$131.42	\$160.29	\$141.38								
1100	\$86.00	\$75.85	\$93.23	\$82.23	\$99.00	\$87.32	\$102.51	\$90.41																
1200	\$84.00	\$74.09	\$91.23	\$80.46	\$97.00	\$85.55	\$100.50	\$88.64	\$111.00	\$97.90	\$123.27	\$108.73	\$144.00	\$127.01	\$138.54	\$122.19	\$174.00	\$153.47	\$208.92	\$184.27				
1300	\$82.00	\$72.32	\$89.22	\$78.69	\$95.50	\$84.23	\$98.49	\$86.87	\$109.00	\$96.14	\$121.05	\$106.77												
1400	\$80.50	\$71.00	\$88.22	\$77.81	\$94.00	\$82.91	\$97.49	\$85.98	\$107.00	\$94.37	\$118.83	\$104.81	\$139.00	\$122.60	\$134.06	\$118.24	\$168.00	\$148.18	\$201.71	\$177.91				
1500					\$92.50	\$81.59	\$95.48	\$84.21	\$106.00	\$93.49	\$117.72	\$103.83												
1600	\$77.50	\$68.36	\$85.21	\$75.16	\$91.00	\$80.26	\$95.17	\$83.94	\$104.00	\$91.73	\$115.50	\$101.87	\$136.00	\$119.95	\$130.29	\$114.92	\$164.00	\$144.65	\$196.91	\$173.68	\$232.00	\$204.62	\$261.57	\$230.71
1700					\$90.00	\$79.38	\$94.07	\$82.97	\$103.00	\$90.85	\$114.39	\$100.89												
1800	\$75.00	\$66.15	\$83.21	\$73.39	\$88.50	\$78.06	\$92.46	\$81.55	\$102.00	\$89.96	\$113.28	\$99.91	\$132.00	\$116.42	\$127.06	\$112.07	\$159.00	\$140.24	\$190.91	\$168.38	\$227.00	\$200.21	\$255.94	\$225.74
1900									\$101.00	\$89.08	\$112.17	\$98.93	\$131.00	\$115.54	\$125.61	\$110.79								
2000	\$73.00	\$64.39	\$81.20	\$71.62	\$86.50	\$76.29	\$91.25	\$80.49	\$99.50	\$87.76	\$110.50	\$97.46	\$130.00	\$114.66	\$124.24	\$109.58	\$156.00	\$137.59	\$187.31	\$165.20	\$223.00	\$196.69	\$251.43	\$221.76
2100									\$98.50	\$86.88	\$109.39	\$96.48	\$128.00	\$112.90	\$122.95	\$108.44								
2200	\$71.00	\$62.62	\$79.20	\$69.85	\$84.50	\$74.53	\$89.45	\$78.89	\$97.50	\$86.00	\$108.28	\$95.50	\$127.00	\$112.01	\$137.00	\$120.83	\$153.00	\$134.95	\$183.70	\$162.03	\$219.00	\$193.16	\$246.92	\$217.78
2300																	\$151.00	\$133.18	\$181.30	\$159.91				
2400	\$69.50	\$61.30	\$77.19	\$68.08	\$83.00	\$73.21	\$88.14	\$77.74	\$95.50	\$84.23	\$106.06	\$93.55	\$125.00	\$110.25	\$119.50	\$105.40	\$150.00	\$132.30	\$180.10	\$158.85	\$215.00	\$189.63	\$242.41	\$213.80
2500																	\$149.00	\$131.42	\$178.90	\$157.79				
2600	\$68.00	\$59.98	\$76.19	\$67.20	\$81.50	\$71.88	\$86.83	\$76.59	\$94.00	\$82.91	\$104.39	\$92.08	\$123.00	\$108.49	\$117.48	\$103.62	\$147.00	\$129.65	\$176.50	\$155.67	\$212.00	\$186.98	\$239.02	\$210.82
2800	\$66.50	\$58.65	\$75.19	\$66.32	\$80.00	\$70.56	\$85.43	\$75.34	\$92.50	\$81.59	\$102.73	\$90.61	\$121.00	\$106.72	\$115.64	\$101.99	\$145.00	\$127.89	\$174.10	\$153.56	\$209.00	\$184.34	\$235.64	\$207.84
3000	\$65.50	\$57.77	\$74.19	\$65.43	\$79.00	\$69.68	\$84.42	\$74.46	\$91.00	\$80.26	\$101.06	\$89.14	\$120.00	\$105.84	\$113.95	\$100.50	\$143.00	\$126.13	\$171.70	\$151.44	\$206.00	\$181.69	\$232.26	\$204.85
3200									\$90.00	\$79.38	\$99.95	\$88.16	\$118.00	\$104.08	\$112.39	\$99.13	\$141.00	\$124.36	\$169.30	\$149.32	\$204.00	\$179.93	\$230.01	\$202.86
3400													\$117.00	\$103.19	\$110.95	\$97.86	\$139.00	\$122.60	\$166.89	\$147.20	\$201.00	\$177.28	\$226.62	\$199.88
3600													\$115.00	\$101.43	\$109.61	\$96.68	\$137.00	\$120.83	\$164.49	\$145.08	\$199.00	\$175.52	\$224.37	\$197.89
3800													\$114.00	\$100.55	\$108.35	\$95.56	\$136.00	\$119.95	\$163.29	\$144.02	\$197.00	\$173.75	\$222.11	\$195.90
4000													\$113.00	\$99.67	\$107.17	\$94.52	\$134.00	\$118.19	\$160.89	\$141.91	\$195.00	\$171.99	\$219.86	\$193.91
4200																	\$133.00	\$117.31	\$159.69	\$140.85	\$193.00	\$170.23	\$217.60	\$191.93
4400																	\$131.00	\$115.54	\$157.29	\$138.73	\$192.00	\$169.34	\$216.48	\$190.93
4800																					\$189.00	\$166.70	\$213.09	\$187.95
5200																					\$186.00	\$164.05	\$209.71	\$184.96
5600																					\$183.00	\$161.41	\$206.33	\$181.98
9999999																					\$181.00	\$159.64	\$204.07	\$179.99

indicates the typical average size for each quality cost range, used as base for economy of scale.

\*for6+M interpolated up from 3000 sft price and used same economy of scale numbers from 6M

0.98 Marshall and Swift Current Cost Multiplier for Central District of U.S.

0.90 Marshall and Swift Local Cost Multiplier for Dallas area

\*COMMON BRICK FROM MARSHALL & SWIFT

WE DO NOT USE MASONRY SCHEDULE

TWO STORY RESIDENTIAL MASONRY SCHEDULES

QUALITY CLASS MAX SQ FT	LOW		LOW		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VERY GOOD+		EXCELLENT		EXC+	
	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
	1M2		1+M2		2M2		2+M2		3M2		3+M2		4M2		4+M2		5M2		5+M2		6M2		6+M2	
800	\$92.50	\$81.59	\$98.04	\$86.47																				
900	\$89.50	\$78.94	\$94.86	\$83.67	\$100.00	\$88.20	\$104.00	\$91.73	\$117.00	\$103.19	\$129.69	\$114.39												
1000	\$87.50	\$77.18	\$92.74	\$81.80	\$97.50	\$86.00	\$101.40	\$89.43	\$114.00	\$100.55	\$126.37	\$111.45	\$144.00	\$127.01	\$157.77	\$139.16								
1100	\$85.50	\$75.41	\$90.62	\$79.93	\$95.50	\$84.23	\$99.32	\$87.60																
1200	\$83.50	\$73.65	\$88.50	\$78.06	\$93.50	\$82.47	\$97.24	\$85.77	\$108.00	\$95.26	\$119.71	\$105.59	\$138.00	\$121.72	\$151.20	\$133.36								
1300	\$82.00	\$72.32	\$86.91	\$76.65	\$92.00	\$81.14	\$95.68	\$84.39																
1400	\$80.50	\$71.00	\$85.32	\$75.25	\$90.00	\$79.38	\$93.60	\$82.56	\$104.00	\$91.73	\$115.28	\$101.68	\$133.00	\$117.31	\$145.72	\$128.53								
1500	\$79.00	\$69.68	\$83.73	\$73.85	\$89.00	\$78.50	\$92.56	\$81.64	\$102.00	\$89.96	\$113.06	\$99.72												
1600	\$78.00	\$68.80	\$82.67	\$72.92	\$87.50	\$77.18	\$91.00	\$80.26	\$100.00	\$88.20	\$110.85	\$97.77	\$129.00	\$113.78	\$141.34	\$124.66	\$158.00	\$139.36	\$187.41	\$165.29				
1700	\$76.50	\$67.47	\$81.08	\$71.51	\$86.50	\$76.29	\$89.96	\$79.34	\$99.00	\$87.32	\$109.74	\$96.79												
1800	\$75.50	\$66.59	\$80.02	\$70.58	\$85.00	\$74.97	\$88.40	\$77.97	\$97.50	\$86.00	\$108.08	\$95.32	\$126.00	\$111.13	\$138.05	\$121.76	\$154.00	\$135.83	\$182.66	\$161.11	\$210.00	\$185.22	\$234.75	\$207.05
1900	\$74.50	\$65.71	\$78.96	\$69.64	\$84.00	\$74.09	\$87.36	\$77.05	\$96.00	\$84.67	\$106.41	\$93.86	\$124.00	\$109.37		\$0.00								
2000	\$73.50	\$64.83	\$77.90	\$68.71	\$83.00	\$73.21	\$86.32	\$76.13	\$94.50	\$83.35	\$104.75	\$92.39	\$123.00	\$108.49	\$134.77	\$118.86	\$150.00	\$132.30	\$177.92	\$156.93	\$206.00	\$181.69	\$230.28	\$203.11
2100	\$72.50	\$63.95	\$76.84	\$67.77	\$82.00	\$72.32	\$85.28	\$75.22	\$93.50	\$82.47	\$103.64	\$91.41	\$121.00	\$106.72	\$132.57	\$116.93								
2200	\$72.00	\$63.50	\$76.31	\$67.31	\$81.50	\$71.88	\$84.76	\$74.76	\$92.50	\$81.59	\$102.53	\$90.43	\$120.00	\$105.84	\$131.48	\$115.96	\$147.00	\$129.65	\$174.36	\$153.79	\$202.00	\$178.16	\$225.81	\$199.16
2300				\$0.00	\$80.50	\$71.00	\$83.72	\$73.84	\$91.50	\$80.70	\$101.42	\$89.46	\$119.00	\$104.96	\$130.38	\$115.00								
2400	\$70.50	\$62.18	\$74.72	\$65.90	\$79.50	\$70.12	\$82.68	\$72.92	\$90.50	\$79.82	\$100.32	\$88.48	\$118.00	\$104.08	\$129.29	\$114.03	\$144.00	\$127.01	\$170.80	\$150.65	\$199.00	\$175.52	\$222.46	\$196.21
2500									\$89.50	\$78.94	\$99.21	\$87.50					\$143.00	\$126.13	\$169.62	\$149.60				
2600	\$69.00	\$60.86	\$73.13	\$64.50	\$78.00	\$68.80	\$81.12	\$71.55	\$88.50	\$78.06	\$98.10	\$86.52	\$115.00	\$101.43	\$126.00	\$111.13	\$142.00	\$125.24	\$168.43	\$148.56	\$196.00	\$172.87	\$219.10	\$193.25
2700																	\$140.00	\$123.48	\$166.06	\$146.46				
2800	\$67.50	\$59.54	\$71.54	\$63.10	\$77.00	\$67.91	\$80.08	\$70.63	\$86.50	\$76.29	\$95.88	\$84.57	\$114.00	\$100.55	\$124.90	\$110.17	\$139.00	\$122.60	\$164.87	\$145.42	\$193.00	\$170.23	\$215.75	\$190.29
2900																	\$138.00	\$121.72	\$163.69	\$144.37				
3000	\$66.50	\$58.65	\$70.48	\$62.17	\$75.50	\$66.59	\$78.52	\$69.25	\$85.00	\$74.97	\$95.88	\$84.57	\$112.00	\$98.78	\$122.71	\$108.23	\$137.00	\$120.83	\$162.50	\$143.33	\$190.00	\$167.58	\$212.40	\$187.33
3100																	\$136.00	\$119.95	\$161.31	\$142.28				
3200									\$83.50	\$73.65	\$92.56	\$81.64	\$110.00	\$97.02	\$120.52	\$106.30	\$135.00	\$119.07	\$160.13	\$141.23	\$188.00	\$165.82	\$210.16	\$185.36
3400													\$109.00	\$96.14	\$119.43	\$105.33	\$133.00	\$117.31	\$157.76	\$139.14	\$186.00	\$164.05	\$207.92	\$183.39
3600													\$107.00	\$94.37	\$117.23	\$103.40	\$131.00	\$115.54	\$155.38	\$137.05	\$184.00	\$162.29	\$205.69	\$181.42
3800													\$106.00	\$93.49	\$116.14	\$102.43	\$130.00	\$114.66	\$154.20	\$136.00	\$182.00	\$160.52	\$203.45	\$179.45
4000													\$105.00	\$92.61	\$115.04	\$101.47	\$128.00	\$112.90	\$151.82	\$133.91	\$180.00	\$158.76	\$201.22	\$177.47
4200																	\$127.00	\$112.01	\$150.64	\$132.86	\$178.00	\$157.00	\$198.98	\$175.50
4400																	\$125.00	\$110.25	\$148.27	\$130.77	\$177.00	\$156.11	\$197.86	\$174.52
4800																					\$174.00	\$153.47	\$194.51	\$171.56
5000																					\$172.00	\$151.70	\$192.27	\$169.59
5200																					\$171.00	\$150.82	\$191.16	\$168.60
5600																					\$169.00	\$149.06	\$188.92	\$166.63
9999999																					\$166.00	\$146.41	\$185.57	\$163.67

indicates the typical average size for each quality cost range, used as base for economy of scale.

\*for 6+M2 interpolated up from 3000 sft price and used same economy of scale numbers from 6M2

0.98 Marshall and Swift Current Cost Multiplier for Central District of U.S.

0.90 Marshall and Swift Local Cost Multiplier for Dallas area

\*COMMON BRICK FROM MARSHALL & SWIFT

WE DO NOT USE MASONRY SCHEDULE

**SINGLE STORY RESIDENTIAL CEDAR/WOOD SIDING HOME SCHEDULES**

QUALITY CLASS MAX SQ FT	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+		
	unit price	modified price	unit price	modified price	unit price	modified price	unit price	modified price	unit price	modified price	unit price	modified price	unit price	modified price	unit price	modified price	unit price	modified price	unit price	modified price	unit price	modified price	unit price	modified price	
400	\$102.00	\$87.21	\$106.47	\$91.03																					
500	\$96.00	\$82.08	\$101.01	\$86.36																					
600	\$92.00	\$78.66	\$97.37	\$83.25	\$102.00	\$87.21	\$108.02	\$92.35	\$123.00	\$105.17	\$140.62	\$120.23													
700	\$88.50	\$75.67	\$93.73	\$80.14	\$99.00	\$84.65	\$105.17	\$89.92																	
800	\$85.50	\$73.10	\$91.00	\$77.81	\$96.50	\$82.51	\$102.33	\$87.49	\$116.00	\$99.18	\$133.24	\$113.92	\$162.00	\$138.51	\$177.83	\$152.05									
900	\$83.50	\$71.39	\$88.27	\$75.47	\$94.00	\$80.37	\$100.44	\$85.87																	
1000	\$81.00	\$69.26	\$86.21	\$73.71	\$92.00	\$78.66	\$97.59	\$83.44	\$111.00	\$94.91	\$128.58	\$109.94	\$155.00	\$132.53	\$170.15	\$145.48									
1100	\$79.50	\$67.97	\$84.63	\$72.36	\$90.50	\$77.38	\$96.65	\$82.63																	
1200	\$77.50	\$66.26	\$82.81	\$70.80	\$88.50	\$75.67	\$94.75	\$81.01	\$107.00	\$91.49	\$123.95	\$105.98	\$150.00	\$128.25	\$164.66	\$140.79	\$188.00	\$160.74	\$228.20	\$195.11					
1300	\$76.00	\$64.98	\$80.99	\$69.25	\$87.50	\$74.81	\$92.86	\$79.39	\$105.00	\$89.78	\$121.63	\$104.00	\$146.00	\$124.83	\$160.27	\$137.03	\$182.00	\$155.61	\$220.92	\$188.89					
1400	\$74.50	\$63.70	\$80.08	\$68.47	\$86.00	\$73.53	\$91.91	\$78.58	\$104.00	\$88.92	\$120.48	\$103.01	\$146.00	\$124.83	\$160.27	\$137.03	\$182.00	\$155.61	\$220.92	\$188.89					
1500					\$85.00	\$72.68	\$90.01	\$76.96	\$102.00	\$87.21	\$118.16	\$101.03													
1600	\$72.50	\$61.99	\$77.35	\$66.13	\$83.50	\$71.39	\$89.73	\$76.72	\$101.00	\$86.36	\$117.00	\$100.04	\$142.00	\$121.41	\$155.88	\$133.28	\$177.00	\$151.34	\$214.85	\$183.70	\$257.00	\$219.74	\$286.73	\$245.15	
1700					\$82.50	\$70.54	\$88.69	\$75.83	\$99.50	\$85.07	\$115.26	\$98.55													
1800	\$70.00	\$59.85	\$75.53	\$64.58	\$81.50	\$69.68	\$87.17	\$74.53	\$98.50	\$84.22	\$114.10	\$97.56	\$139.00	\$118.85	\$152.59	\$130.46	\$172.00	\$147.06	\$208.78	\$178.51	\$251.00	\$214.61	\$280.04	\$239.43	
1900					\$97.50	\$83.36	\$112.95	\$96.57	\$97.50	\$83.36	\$112.95	\$96.57	\$137.00	\$117.14	\$150.39	\$128.58									
2000	\$68.50	\$58.57	\$73.71	\$63.02	\$80.00	\$68.40	\$86.03	\$73.56	\$96.50	\$82.51	\$111.79	\$95.58	\$136.00	\$116.28	\$149.29	\$127.65	\$168.00	\$143.64	\$203.92	\$174.36	\$246.00	\$210.33	\$274.46	\$234.66	
2100					\$95.50	\$81.65	\$110.63	\$94.59	\$95.50	\$81.65	\$110.63	\$94.59	\$134.00	\$114.57	\$147.10	\$125.77									
2200	\$67.00	\$57.29	\$71.89	\$61.47	\$78.50	\$67.12	\$84.33	\$72.10	\$94.50	\$80.80	\$109.47	\$93.60	\$133.00	\$113.72	\$146.00	\$124.83	\$165.00	\$141.08	\$200.28	\$171.24	\$241.00	\$206.06	\$268.88	\$229.89	
2300																	\$163.00	\$139.37	\$197.79	\$169.11					
2400	\$65.50	\$56.00	\$70.07	\$59.91	\$77.00	\$65.84	\$83.10	\$71.05	\$93.00	\$79.52	\$107.73	\$92.11	\$131.00	\$112.01	\$143.80	\$122.95	\$162.00	\$138.51	\$196.64	\$168.13	\$237.00	\$202.64	\$264.42	\$226.08	
2500																	\$160.00	\$136.80	\$194.21	\$166.05					
2600	\$64.00	\$54.72	\$69.16	\$59.13	\$76.00	\$64.98	\$81.86	\$69.99	\$91.50	\$78.23	\$106.00	\$90.63	\$129.00	\$110.30	\$141.61	\$121.08	\$159.00	\$135.95	\$193.00	\$165.02	\$233.00	\$199.22	\$259.95	\$222.26	
2800	\$63.00	\$53.87	\$68.25	\$58.35	\$75.00	\$64.13	\$80.54	\$68.86	\$90.00	\$76.95	\$104.26	\$89.14	\$127.00	\$108.59	\$139.41	\$119.20	\$157.00	\$134.24	\$190.57	\$162.94	\$230.00	\$196.65	\$256.61	\$219.40	
3000	\$62.00	\$53.01	\$67.34	\$57.58	\$73.50	\$62.84	\$79.59	\$68.05	\$88.50	\$75.67	\$102.52	\$87.65	\$125.00	\$106.88	\$137.22	\$117.32	\$154.00	\$131.67	\$186.93	\$159.83	\$227.00	\$194.09	\$253.26	\$216.54	
3200									\$87.50	\$74.81	\$101.36	\$86.66	\$124.00	\$106.02	\$136.12	\$116.38	\$152.00	\$129.96	\$184.50	\$157.75	\$224.00	\$191.52	\$249.91	\$213.68	
3400													\$122.00	\$104.31	\$133.92	\$114.51	\$150.00	\$128.25	\$182.08	\$155.67	\$221.00	\$188.96	\$246.57	\$210.81	
3600													\$121.00	\$103.46	\$132.83	\$113.57	\$148.00	\$126.54	\$179.65	\$153.60	\$219.00	\$187.25	\$244.33	\$208.91	
3800													\$120.00	\$102.60	\$131.73	\$112.63	\$147.00	\$125.69	\$178.43	\$152.56	\$216.00	\$184.68	\$240.99	\$206.04	
4000													\$119.00	\$101.75	\$130.63	\$111.69	\$145.00	\$123.98	\$176.01	\$150.49	\$214.00	\$182.97	\$238.76	\$204.14	
4200																	\$144.00	\$123.12	\$174.79	\$149.45	\$212.00	\$181.26	\$236.52	\$202.23	
4400																	\$142.00	\$121.41	\$172.36	\$147.37	\$210.00	\$179.55	\$234.29	\$200.32	
4800																					\$207.00	\$176.99	\$230.95	\$197.46	
5200																					\$203.00	\$173.57	\$226.48	\$193.64	
5600																					\$200.00	\$171.00	\$223.14	\$190.78	
9999999																					\$198.00	\$169.29	\$220.91	\$188.87	

indicates the typical average size for each quality cost range, used as base for economy of scale.

\*for 6+C interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6C

1.00 Marshall and Swift Current Cost Multiplier for Central District of U.S.

0.90 Marshall and Swift Local Cost Multiplier for Dallas area

0.95 \* 95% FACTOR APPLIED TO STUD FRAMED LOG FROM MARSHALL & SWIFT FOR CEDAR RES.

**TWO STORY RESIDENTIAL CEDAR/WOOD SIDING HOME SCHEDULES**

QUALITY CLASS MAX SQ FT	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
	1C2		1+C2		2C2		2+C2		3C2		3+C2		4C2		4+C2		5C2		5+C2		6C2		6+C2	
800	\$85.00	\$72.68	\$90.56	\$77.43																				
900	\$82.50	\$70.54	\$87.89	\$75.15	\$92.00	\$78.66	\$97.08	\$83.00	\$111.00	\$94.91	\$129.70	\$110.90												
1000	\$80.50	\$68.83	\$85.76	\$73.33	\$90.00	\$76.95	\$94.97	\$81.20	\$108.00	\$92.34	\$126.20	\$107.90	\$151.00	\$129.11	\$167.85	\$143.51								
1100	\$78.50	\$67.12	\$83.63	\$71.50	\$88.00	\$75.24	\$92.86	\$79.39	\$0.00															
1200	\$76.50	\$65.41	\$81.50	\$69.68	\$86.50	\$73.96	\$91.28	\$78.04	\$103.00	\$88.07	\$120.36	\$102.90	\$144.00	\$123.12	\$160.07	\$136.86								
1300	\$75.00	\$64.13	\$79.90	\$68.32	\$85.00	\$72.68	\$89.69	\$76.69	\$0.00															
1400	\$73.50	\$62.84	\$78.30	\$66.95	\$84.00	\$71.82	\$88.64	\$75.79	\$99.00	\$84.65	\$115.68	\$98.91	\$139.00	\$118.85	\$154.51	\$132.10								
1500	\$72.50	\$61.99	\$77.24	\$66.04	\$82.50	\$70.54	\$87.06	\$74.43	\$97.50	\$83.36	\$113.93	\$97.41												
1600	\$71.50	\$61.13	\$76.17	\$65.13	\$81.50	\$69.68	\$86.00	\$73.53	\$96.00	\$82.08	\$112.18	\$95.91	\$135.00	\$115.43	\$150.06	\$128.30	\$171.00	\$146.21	\$209.13	\$178.80				
1700	\$70.00	\$59.85	\$74.58	\$63.76	\$80.50	\$68.83	\$84.94	\$72.63	\$94.50	\$80.80	\$110.42	\$94.41												
1800	\$69.00	\$59.00	\$73.51	\$62.85	\$79.50	\$67.97	\$83.89	\$71.73	\$93.00	\$79.52	\$108.67	\$92.91	\$131.00	\$112.01	\$145.62	\$124.50	\$167.00	\$142.79	\$204.24	\$174.62	\$241.00	\$206.06	\$273.81	\$234.10
1900	\$68.00	\$58.14	\$72.44	\$61.94	\$78.50	\$67.12	\$82.83	\$70.82	\$92.00	\$78.66	\$107.50	\$91.91	\$130.00	\$111.15	\$144.50	\$123.55								
2000	\$67.50	\$57.71	\$71.91	\$61.48	\$77.50	\$66.26	\$81.78	\$69.92	\$90.50	\$77.38	\$105.75	\$90.42	\$128.00	\$109.44	\$142.28	\$121.65	\$163.00	\$139.37	\$199.34	\$170.44	\$236.00	\$201.78	\$268.12	\$229.25
2100	\$66.50	\$56.86	\$70.85	\$60.57	\$77.00	\$65.84	\$81.25	\$69.47	\$89.50	\$76.52	\$104.58	\$89.42	\$127.00	\$108.59	\$141.17	\$120.70								
2200	\$66.00	\$56.43	\$70.31	\$60.12	\$76.00	\$64.98	\$80.20	\$68.57	\$88.50	\$75.67	\$103.41	\$88.42	\$126.00	\$107.73	\$140.06	\$119.75	\$159.00	\$135.95	\$194.45	\$166.26	\$231.00	\$197.51	\$262.44	\$224.39
2300	\$0.00			\$0.00	\$75.50	\$64.55	\$79.67	\$68.12	\$87.50	\$74.81	\$102.24	\$87.42	\$124.00	\$106.02	\$137.83	\$117.85								
2400	\$64.50	\$55.15	\$68.72	\$58.75	\$74.50	\$63.70	\$78.61	\$67.21	\$86.50	\$73.96	\$101.08	\$86.42	\$123.00	\$105.17	\$136.72	\$116.90	\$156.00	\$133.38	\$190.78	\$163.12	\$227.00	\$194.09	\$257.90	\$220.50
2500	\$0.00				\$0.00				\$86.00	\$73.53	\$100.49	\$85.92	\$0.00				\$155.00	\$132.53	\$189.56	\$162.07				
2600	\$63.00	\$53.87	\$67.12	\$57.39	\$73.50	\$62.84	\$77.56	\$66.31	\$85.00	\$72.68	\$99.32	\$84.92	\$121.00	\$103.46	\$134.50	\$115.00	\$153.00	\$130.82	\$187.11	\$159.98	\$223.00	\$190.67	\$253.36	\$216.62
2700	\$0.00				\$0.00				\$0.00								\$152.00	\$129.96	\$185.89	\$158.94				
2800	\$62.00	\$53.01	\$66.05	\$56.47	\$72.00	\$61.56	\$75.98	\$64.96	\$83.50	\$71.39	\$97.57	\$83.42	\$119.00	\$101.75	\$132.28	\$113.10	\$151.00	\$129.11	\$184.67	\$157.89	\$220.00	\$188.10	\$249.95	\$213.70
2900	\$0.00				\$0.00				\$0.00								\$149.00	\$127.40	\$182.22	\$155.80				
3000	\$61.00	\$52.16	\$64.99	\$55.56	\$71.00	\$60.71	\$74.92	\$64.06	\$82.00	\$70.11	\$95.82	\$81.92	\$117.00	\$100.04	\$130.05	\$111.20	\$148.00	\$126.54	\$181.00	\$154.76	\$217.00	\$185.54	\$246.54	\$210.79
3100																	\$147.00	\$125.69	\$179.78	\$153.71				
3200									\$80.50	\$68.83	\$94.06	\$80.43	\$115.00	\$98.33	\$127.83	\$109.30	\$146.00	\$124.83	\$178.55	\$152.66	\$214.00	\$182.97	\$243.13	\$207.88
3400													\$114.00	\$97.47	\$126.72	\$108.34	\$144.00	\$123.12	\$176.11	\$150.57	\$211.00	\$180.41	\$239.72	\$204.96
3600													\$112.00	\$95.76	\$124.50	\$106.44	\$142.00	\$121.41	\$173.66	\$148.48	\$209.00	\$178.70	\$237.45	\$203.02
3800													\$111.00	\$94.91	\$123.38	\$105.49	\$140.00	\$119.70	\$171.22	\$146.39	\$206.00	\$176.13	\$234.04	\$200.11
4000													\$109.00	\$93.20	\$121.16	\$103.59	\$139.00	\$118.85	\$169.99	\$145.34	\$204.00	\$174.42	\$231.77	\$198.16
4200																	\$137.00	\$117.14	\$167.55	\$143.25	\$202.00	\$172.71	\$229.50	\$196.22
4400																	\$136.00	\$116.28	\$166.32	\$142.21	\$200.00	\$171.00	\$227.22	\$194.28
4800																					\$196.00	\$167.58	\$222.68	\$190.39
5000																					\$195.00	\$166.73	\$221.54	\$189.42
5200																					\$193.00	\$165.02	\$219.27	\$187.48
5600																					\$190.00	\$162.45	\$215.86	\$184.56
9999999																					\$188.00	\$160.74	\$213.59	\$182.62

indicates the typical average size for each quality cost range, used as base for economy of scale.

\*for 6+C2 interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6C2

1.00 Marshall and Swift Current Cost Multiplier for Central District of U.S.

0.90 Marshall and Swift Local Cost Multiplier for Dallas area

0.95 \* 95% FACTOR APPLIED TO STUD FRAMED LOG FROM MARSHALL & SWIFT FOR CEDAR RES.