

2004/2005 ASSESSMENT YEAR

COST GUIDELINES

NEW YORK CITY DEPARTMENT OF FINANCE, PROPERTY DIVISION
VALUATION POLICY AND QUALITY CONTROL UNIT

Released October 24,2003

Valuation Policy & Quality Control Unit 2004/2005 Cost Guidelines

Type of Structure	Construction Quality	Cost New Per Square Foot
Office Building		
3- 10 Stories 11 - 20 Stories 21 Stories and over	Fair to Average - Brick, metal and glass panel, little trim, average partitions, some extras, typical of Manhattan.	\$97-\$175
3-10 Stories 11 - 20 Stories 21 Stories and over	Good - Face brick, good metal and solar glass, pre-cast concrete panels, some wall cover, vinyl tile carpets.	\$175 -\$235
3 -10 Stories 11 - 20 Stories 21 Stories and over	Excellent - Best metal or stone brick or block back-up. Solar glass, best veneers, vinyl wall covering tile and carpet.	\$205-\$315
Warehouse		
14-24 Ft. Ceilings	Good - Ornamental concrete or brick, small office central heat.	\$68 -\$135
	Average - Brick on block, small office, space heaters	\$62 -\$ 100
	Low - Block, few partitions, small office space heater.	\$45 -\$77
Multi - Story Building		
12 Feet High Ceiling	Good - Face brick, steel frame, stucco, good partitions, terrazzo carpet, vinyl tile, good lighting.	\$95-5125
	Average - Steel columns, block acoustic ceilings, some carpet, vinyl flooring, adequate lighting.	\$ 69 - \$94

**Valuation Policy & Quality Control Unit
2004/2005 Cost Guidelines**

RETAIL AND COMMERCIAL

Type of Structure	Average to Excellent Cost Per Square Foot
BARS (COCKTAIL LOUNGE)	\$88-\$165
RESTAURANTS	\$110-\$285
RESTAURANTS (CAFETERIA STYLE)	\$100-\$240
RESTAURANTS (FAST FOODS)	\$115-\$325
WAREHOUSE DISCOUNT STORES	\$ 60 - \$ 66
WAREHOUSE FOOD STORES	\$ 50 - \$ 84
RETAIL STORE	\$89-\$185
DEPARTMENT STORES	\$115-5215
LAUNDROMATS	\$ 72 - \$ 90
LAUNDRY/DRY CLEANERS	\$70-\$115

**Valuation Policy & Quality Control Unit
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MEDICAL FACILITIES, CARE FACILITIES

Type of Structure	Average to Excellent Cost Per Square Foot
GENERAL HOSPITAL	\$ 185 - \$500
MEDICAL OFFICE BUILDING	\$ 120 - \$275
OUTPATIENT (SURGICAL CENTER)	\$ 190 - \$435
CONVALESCENT HOSPITAL (Skilled nursing home, rest home, sanitariums, hospital like structure giving nursing care)	\$175 - \$255
MORTUARIES (FUNERAL HOMES)	\$130-\$205
GROUP CARE HOMES (Small care or special needs buildings more residential style than convalescent)	\$ 115 - \$205
HOME FOR ELDERLY (Includes assisted living housing for elderly of three or more floors)	\$ 130 - \$ 195

Valuation Policy & Quality Control Unit 2004/2005 Cost Guidelines

AUTOMOTIVE

Type of Structure	Average to Excellent Cost Per Square Foot
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Complete Auto Dealerships (Includes showroom, office, parts and service facilities)	\$78 - \$165
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SHOWROOMS	\$88-\$190
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AUTOMOTIVE SERVICE CENTERS	\$ 67 - \$ 93
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MINI - LUBE	\$89-\$160
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PARKING (Parkade) STRUCTURE (Structure with no exterior or partial wall for above grade live storage of automobiles with elevator, office & service area).	\$ 48 * - \$ 73 ** <i>*Subtract \$1.60/sq.ft. if no elevator. **Subtract \$2.50/sq.ft. if no elevator.</i>
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UNDERGROUND PARKING	\$ 36 - \$ 90
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Additions

AUTOMATIC TICKET DISPENSER <i>With Ticket Reading Machine</i>	\$ 7,985 - \$12,870 \$14,025-\$17,120
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GATE ARM AUTOMATIC (EACH)		
	<i>One Way</i>	\$4,025 - \$5,835
	<i>Two Way</i>	\$4,860 - \$6,245

**Valuation Policy & Quality Control Unit
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SCHOOL / UNIVERSITIES

Type of Structure	Average to Excellent Cost Per Square Foot
SCHOOL (ELEMENTARY, MIDDLE, HIGH SCHOOL)	\$ 140 - \$265
COLLEGES	\$180-\$325
LECTURE HALL	\$ 170 - \$285
SCIENCE BUILDING	\$185 - \$330
FIELD HOUSE	\$130-\$215
GYMNASIUM	\$130-\$190
LABORATORY	\$ 145 - \$210

**Valuation Policy & Quality Control Unit
2004/2005 Cost Guidelines**

SPECIAL PURPOSES BUILDINGS

Type of Structure	Average to Excellent Cost Per Square Foot
GOVERNMENT BUILDING (City Hall, Town Centers, CourtHouses)	\$150 - \$330
LIBRARIES	\$160-\$305
FIRE STATIONS	\$ 155 - \$250
POLICE STATIONS	\$140 - \$270
CORRECTION FACILITIES	\$ 165 - \$415
POST OFFICES	\$145 - \$245
CHURCHES	\$160-\$330
DAY CARE CENTERS	\$ 105 - \$ 195
COMPUTER CENTERS	\$130 - \$255
BROADCASTING FACILITIES	\$ 170 - \$260

**Valuation Policy & Quality Control Unit
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RESIDENTIAL

Type Structure	Construction Quality	Average to Excellent Cost Per Square Foot
APARTMENT BUILDING		
3-10 Stories 11 - 20 Stories 21 Stories and over	Fair to Average - Brick little decoration, dry wall, carpet, vinyl flooring.	\$ 100 - \$ 140
3-10 Stories 11 - 20 Stories 21 - Stories and over	Good - Face brick, hardwood floor, ceramic tiles, carpet, good baths, and kitchen.	\$140 - \$220
3-10 Stories 11-20 Stories 21 Stories and over	Excellent - Best metal and stone, excellent interior detail, ceramic tile hardwood floors, one full bath per bedroom, and fine fixtures	\$ 180 - \$310
Public Housing		\$135 - \$215
DWELLINGS (<i>elevators not included</i>)		
2 Story Detached (Frame) 2,000 sq. ft. (1,000 sq. ft. per floor)		\$ 105 - \$ 185
2 Story Detached (Brick) 2,000 sq. ft. (1,000 sq. ft. per floor)		\$ 110 - \$ 185
One Story Frame (1,000 sq.ft.)		\$105-\$190
One Story Brick (1,000 sq. ft.)		\$ 105 - \$ 190
Row/Townhouse Brick (2,000 sq. ft. per unit)		\$ 91 - \$ 180
Row/Townhouse Frame (2,000 sq. ft. per unit)		\$ 91 - \$ 170

**Valuation Policy & Quality Control Unit
2004/2005 Cost Guidelines**

Split Level Brick	\$97-\$145
Split Level Frame	\$97-\$150
High Value Residences (Mansion Style) From Good Veneer to Good Brick, Fine Trim to Brick Stone Trim, to Special Made Custom Homes	\$285 - \$425

Basements

Cost Per Square Foot

Unfinished	\$19.80-\$22.50
Semi-finished	\$25.80 - \$29.35
Game Room	\$36.00 - \$40.00
Finished High Value	\$90.00-\$100.00

Plumbing

	<i>Low</i>	<i>Average</i>	<i>Good</i>	<i>High Cost</i>
Bathroom (Fixtures)				
Handicapped	\$ 685	\$ 1,050	\$ 1,615	\$ 2,480
Walk-in Door				
Tub w/Shower	4,845	5,675	6,655	7,805
Fiberglass				
Deluxe or Whirlpool	1,295	1,735	2,305	3,080
Shower Stall	3,065	4,510	6,625	9,800
(Prefabricated Unit)				
(Deluxe) Wet Bar	965	1,295	1,735	2,305
Deluxe Wet Bar	2,325	3,385	4,795	6,945
Kitchen Sink	585	690	805	950
MultiBowl	1,170	1,690	2,425	3,470
Deluxe Bowl	535	675	840	1,045
	655	900	1,240	1,715
	2,430	3,315	4,585	6,310

**Valuation Policy & Quality Control Unit
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GAS STATIONS

Type of Structure	Cost
2 Bay Garage Building	\$ 105 - \$ 180 per sq. ft.
Food Booth (No Bays)	\$ 175 - \$225 per sq. ft.
Cashiers Booth (Pre-fab)	\$ 160 - \$420 per sq. ft.
Includes:	
A/C Unit	
Electric Space Heater (Built-in suspended)	
Linoleum Floor/Slab	
1/2 Bath	
Electrical Room	
 Tanks	
Capacity (Gallons)	
2,000 Gal.	\$ 12,310 per tank
4,000 Gal.	\$ 16,155 per tank
Pump Island (Standard Island 4ft.x 15ft. - 60ft.)	\$11.00 - \$13.80 per sq. ft.
Canopy	\$25.10 - \$41.00 per sq. ft.
 Pumps (includes remote read-out self service connection and lighted pump)	
Single Pump (each)*	\$6,050 - \$8,795
Double Pump (each)*	\$8,115 - \$11,930
Triple Pump (each)*	\$11,350-\$18,040
* <i>Add for double (two)-sided operation (per pump)</i>	<i>\$4,265 - \$5,370</i>
 Lifts (<i>Auto ONLY</i>)	
Single Post (each)	\$7,565 - \$9,690
Double Post (each)	\$9,630 - \$12,675
Drive-On (4 Post - each)	\$9,285 - \$12,300
Drive-On (Single Post)	\$8,255 - \$10,435
 Car Wash (Automatic) - <i>Bldg. Only (No Equipment)</i>	 \$ 98 - \$ 190 per sq. ft.

**Valuation Policy & Quality Control Unit
2004/2005 Cost Guidelines**

BANK BUILDING

Type of Structure	Cost Per Square Foot
Bank Building	Excellent - \$270 - \$295 Good - \$200 - \$260 Average - \$145-\$205
Mini Bank - Small Walk-Up & Drive-Thru	Good - \$335 - \$455
Bank Specialty Equipment	Cost Range
Safe Deposit Boxes and Lockers (per box installed)	\$ 77 *- \$680 ** <i>*3x5x24 - **11x16x24 inches Deduct 25% for aluminum units</i>
Cost Per Teller Station (includes alarm system & under-counter equipment, etc.)	\$7,815-\$11,370
Night Deposit Chutes and Boxes	\$10,690-\$21,725
Drive-up/Walk-up Window	\$9,020-\$17,380
Automated Teller Machines	
Lobby/Retail Unit Each	\$16,370-\$44,900
Drive-Up/Walk-up Through Wall Units Stand Alone Island Units Each	\$45,095 - \$71,335
Pneumatic Drive-up System Cost Per Station (excluding canopy, window)	\$18,705 - \$35,850
Customer TV Monitor System Per Station Add For Remote Cameras	\$55,450 - \$72,060 \$1,735 - \$2,605

**Valuation Policy & Quality Control Unit
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RECREATION AND ENTERTAINMENT

Type of Structure	Average to Excellent Cost Per Square Foot
Auditoriums	\$155 - \$455
Theaters (Live Stage)	\$ 160 - \$470
Theaters (Cinema)	\$ 130 - \$245
Museums	\$165-\$265
Indoor Tennis	\$ 57-\$110
Skating Rinks (<i>Roller-Ice</i>)	\$ 78 - \$225
Fitness Centers	\$ 125 - \$215
Bowling Alleys*	\$ 90-\$135

**** Items added to basic cost of Bowling Alleys***

Cost

Add Cost of Each Lane	\$22,140 - \$32,860
Add Cost per Pin Setter	\$16,010 - \$31,380
Add Cost of each Computerized Scorekeeper	\$ 6,610 - \$ 16,245
Add Cost for each Telescope (projector)	\$ 1,285-\$ 3,055

Valuation Policy & Quality Control
Unit 2004/2005 Cost Guidelines

Type of Structure	Construction Quality	Cost New
HOTELS* (see footnote)	Average to Excellent	\$135 - \$285 per sq. ft.
MOTELS* (see footnote)	Average to Excellent	\$ 110 - \$ 160 per sq. ft.

** The construction costs above are for pure hotels and motels. If a hotel or motel has retail, office, and/or entertainment (movie theaters, etc.) space, the comparable cost guidelines must be used for this space.*

**Valuation Policy & Quality Control Unit
2004/2005 Cost Guidelines**

ELEVATORS AND ESCALATORS*

Lump sum cost per elevator plus the cost per stop or landing (including ground level). Use the cost per stop for basement and mezzanine stops.

TYPE	COST RANGE
Passenger Elevator (<i>Base Cost</i>)	
2 to 3 stories	\$ 38,385 - \$ 68,235
4 to 7 stories	\$ 66,050- \$109,330
8 stories and over	\$101,665- \$222,430
<i>Add per stop</i>	\$ 5,395 - \$ 8,895
Escalators (<i>Each Moving Stairway</i>)	\$ 146,620 - \$ 196,040
Orchestra Lift	\$94,705 - \$199,170
Vertical Wheelchair Lift (<i>Each</i>)	\$ 10,375 - \$ 24,505

* *Buildings that typically require elevators have the above costs factored into their cost range. Use these guidelines ONLY for new installations within existing buildings or for installations in buildings that normally would not have elevators.*

**Valuation Policy & Quality Control Unit
2004/2005 Cost Guidelines**

Residential Alterations

WOOD PATIO DECKS*

	<u>50 Sq. Ft.</u>	<u>100 Sq. Ft.</u>	<u>300 Sq. Ft.</u>
Softwood, Fir, Pine	\$17.00-20.30	\$12.15-15.05	\$7.65-9.35
Cedar, Redwood, or Metal	23.60-28.60	18.05-22.20	11.80-14.85

*Deck cost includes railing and siding

*For each foot of height above 3 feet, increase cost 5%

*For Treated Softwood increase cost 25%

SWIMMING POOLS

Cost includes filter, concrete coping, one light, diving board, steps, ladder, and maximum depth of 9 feet.*

12x25 (300ft)	= \$16,940 - \$26,945
15x30 (400ft)	= \$21,385 - \$32,360
15x35 (525ft)	= \$22,910 - \$36,575
18x36 (650ft)	= \$25,550 - \$40,640
20x40 (800ft)	= \$28,325 - \$43,950
20x50(1000ft)	= \$32,215 - \$50,725

*Plastic lined sand supported pools Deduct 10 - 20%

*Add for automatic cleaner (hydrosweep) \$625 - \$3,160

Add for Heat

Gas	\$1,215 - \$4,440
Gas Output	50MBH - 500 MBH
Electric	\$2,150 - \$5,305
Electric Output	10KW - 75KW

**Valuation Policy & Quality Control Unit
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SOLAR HEATING SYSTEM

	Liquid System		
	<i>Low</i>	<i>Average</i>	<i>Good</i>
Complete system based on square foot of collector area	\$57	\$91	\$145

	Air System		
	<i>Low</i>	<i>Average</i>	<i>Good</i>
Complete system based on square foot of collector area	\$53	\$85	\$135

Hot Water Boilers*

	<i>Cost Range</i>
33,000 BTU	\$2,185 -3,010
60,000	\$2,315 -3,335
75,000	\$2,380 -3,515
100,000	\$2,545 -3,730
125,000	\$2,645 -3,980
150,000	\$2,780 -4,265
175,000	\$2,945 -4,555

* Add 10%- 20% for oil fired / 25% - 40% for electric-hydronic

COMPLETE COOLING SYSTEM

*Cost per Ton (1 Ton
=12,000 BTU,s)*

	<i>Low</i>	<i>Average</i>	<i>Good</i>
5 TONS			
10	\$2,955	\$3,665	\$4,520
15	2,815	3,490	4,310
25	2,740	3,345	4,130
50	2,635	3,275	4,025
75	2,490	3,095	3,740
100	2,420	2,955	3,665
150	2,385	2,850	3,595
250	2,280	2,775	3,420
400	2,245	2,705	3,345
	2,135	2,565	3,205

**Valuation Policy & Quality Control Unit
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Chain Link Fences

Cost per Linear Foot			8'	10'	12'
2" mesh, #7 wire	4'	6'	\$24.15	\$29.60	\$35.00
#9 wire	\$12.65	\$18.55	20.85	25.80	31.00
#11 wire	10.85	15.85	17.80	21.95	26.10
	9.35	13.55			
Add for Rails . Add for 3			2.25	2.25	2.25
Strand barbed Wire Add for	2.15	2.15	3.05	3.05	'3.05
Barbed Coils Add for Privacy	2.70	2.70	11.15	11.15	11.15
Slats	10.45	10.45	13.00	16.65	19.95
	6.35	9.65			

Gates

Cost per Linear Foot			8'	10'	12'
3' wide	4'	6'	\$375		
5' wide	\$245	\$315	545	660	
10' wide	320	440	760	865	970
15' wide	530	660	1,010	1,130	1,255
20' wide	665	860	1,210	1,390	1,525
25' wide	820	1,040	1,295	1,495	1,635
<i>*Add 25% for Sliding Gates</i>	<hr/>				

TOTAL GUT REHABILITATION

Fair to Average Materials and Finish	60% of Cost New
Good Materials and Finish Excellent	65% of Cost New
Materials and Finish	70% of Cost New
 Moderate Rehabilitation	 45% of Cost New