

2005/2006 ASSESSMENT YEAR

COST GUIDELINES

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

Released August 4, 2004

Based on: Marshall & Swift's –
Marshall Valuation Service Manual

**Valuation Policy & Quality Control Unit
2005/2006 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.	\$ 105 - \$195
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.	\$195 - \$265
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.	\$230 - \$355
Warehouse		
14-24 Ft. Ceilings	Good - Ornamental concrete or brick, small office, central heat.	\$ 71 - \$145
	Average - Brick on block, small office, space heaters.	\$ 63 - \$125
	Low - Block, few partitions, small office, space heater.	\$ 50 - \$ 82
Multi - Story Building		
12 Ft. High Ceiling	Good - Face brick, steel frame, stucco, good partitions, terrazzo carpet, vinyl tiles, good lighting.	\$ 105 - \$135
	Average - Steel columns, block acoustic ceilings, some carpet, vinyl flooring, adequate lighting.	\$ 76 - \$105

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RETAIL AND COMMERCIAL

Type of Structure	Average to Excellent Cost Per Square Foot
BARS (COCKTAIL LOUNGE)	\$ 98 - \$205
RESTAURANTS	\$120 - \$310
RESTAURANTS (CAFETERIA STYLE)	\$110 - \$260
RESTAURANTS (FAST FOODS)	\$125 - \$350
WAREHOUSE DISCOUNT STORES	\$ 65 - \$ 86
WAREHOUSE FOOD STORES	\$ 65 - \$110
RETAIL STORES	\$ 99 - \$205
DEPARTMENT STORES	\$130 - \$235
LAUNDROMATS	\$ 78 - \$ 97
LAUNDRY/DRY CLEANERS	\$ 76 - \$125

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MEDICAL & CARE FACILITIES

Type of Structure	Average to Excellent Cost Per Square Foot
GENERAL HOSPITAL	\$205 - \$555
MEDICAL OFFICE BUILDING	\$130 - \$305
OUTPATIENT (SURGICAL CENTER)	\$205 - \$470
CONVALESCENT HOSPITAL (Skilled nursing home, rest home, sanitariums, hospital like structure providing medical care)	\$200 - \$285
MORTUARIES (FUNERAL HOMES)	\$140 - \$225
GROUP CARE HOMES (Small care or special needs buildings more residential style than convalescent)	\$125 - \$225
HOME FOR ELDERLY (Includes assisted living housing for elderly of three or more floors)	\$140 - \$215

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AUTOMOTIVE

Type of Structure	Average to Excellent Cost Per Square Foot
Complete Auto Dealerships (Includes showroom, office, parts and service facilities)	\$ 84 - \$180
SHOWROOMS	\$ 94 - \$200
AUTOMOTIVE SERVICE CENTERS	\$ 71 - \$100
MINI – LUBE	\$ 80 - \$175
PARKING (Parkade) STRUCTURE (Structure with no exterior or partial wall for above grade live storage of automobiles with elevator, office & service area).	\$ 53 * - \$ 80 ** <i>*Subtract \$1.80 /sq. ft. if no elevator. **Subtract \$2.75 /sq. ft. if no elevator.</i>
UNDERGROUND PARKING	\$ 39 - \$100
 Additions	
AUTOMATIC TICKET DISPENSER <i>With Ticket Reading Machine</i>	\$ 8,710 - \$14,040 \$15,320 - \$20,840
GATE ARM AUTOMATIC (EACH)	<i>One Way</i> \$4,210 - \$6,605 <i>Two Way</i> \$5,225 - \$7,040

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SCHOOLS & UNIVERSITIES

Type of Structure	Average to Excellent Cost Per Square Foot
SCHOOL (ELEMENTARY, MIDDLE, HIGH SCHOOL)	\$155 - \$295
COLLEGE/UNIVERSITY	\$195 - \$360
LECTURE HALL	\$185 - \$320
SCIENCE BUILDING	\$200 - \$365
FIELD HOUSE	\$140 - \$235
GYMNASIUM	\$140 - \$210
LABORATORY	\$155 - \$230

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SPECIAL PURPOSE BUILDINGS

Type of Structure	Average to Excellent Cost Per Square Foot
GOVERNMENT BUILDING (City Hall, Town Centers, Court Houses)	\$170 - \$370
LIBRARIES	\$175 - \$330
FIRE STATIONS	\$170 - \$280
POLICE STATIONS	\$155 - \$300
CORRECTION FACILITIES	\$180 - \$460
POST OFFICES	\$155 - \$270
CHURCHES	\$175 - \$365
DAY CARE CENTERS	\$115 - \$215
COMPUTER CENTERS	\$140 - \$285
BROADCASTING FACILITIES	\$180 - \$285

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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.	\$110 - \$155
3 - 10 Stories 11 - 20 Stories 21 - Stories and over	Good - Face brick, hardwood floor, ceramic tiles, carpet, good baths, and kitchen.	\$155 - \$240
3 - 10 Stories 11 - 20 Stories 21 Stories and over	Excellent - Best metal and stone, excellent interior detail, ceramic tiles, hardwood floors, one full bath per bedroom, and fine fixtures	\$200 - \$340
Public Housing		\$145 - \$240
OTHER RESIDENTIAL DWELLINGS (<i>elevators not included</i>)		
2 Story Detached (Frame) 2,000 sq. ft. (1,000 sq. ft. per floor)		\$115 - \$200
2 Story Detached (Brick) 2,000 sq. ft. (1,000 sq. ft. per floor)		\$120 - \$200
One Story Frame (1,000 sq. ft.)		\$115 - \$205
One Story Brick (1,000 sq. ft.)		\$115 - \$210
Row/Townhouse Brick (2,000 sq. ft. per unit)		\$100 - \$200
Row/Townhouse Frame (2,000 sq. ft. per unit)		\$100 - \$190

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Split Level Brick	\$110 - \$160
Split Level Frame	\$110 - \$165
High Value Residences (Mansion Style) From Good Veneer to Good Brick, Fine Trim to Brick Stone Trim, to Special Made Custom Homes	\$320 - \$490

Basements	Cost Per Square Foot
Unfinished	\$21.55 - \$24.50
Semi-finished	\$28.05 - \$32.00
Game Room	\$39.00 - \$44.00
Finished High Value	\$97.00 - \$110.00

Plumbing

	<i>Low</i>	<i>Average</i>	<i>Good</i>	<i>High Cost</i>
Bathroom (Fixtures)	\$ 760	\$ 1,165	\$ 1,790	\$ 2,750
Handicapped				
Walk-in Door	5,365	6,285	7,375	8,645
Tub w/Shower				
Fiberglass	1,435	1,920	2,555	3,415
Deluxe or Whirlpool	3,395	5,000	7,340	10,855
Shower Stall				
(Prefabricated Unit)	1,070	1,435	1,920	2,555
(Deluxe)	2,575	3,750	5,310	7,695
Wet Bar	650	765	890	1,055
Deluxe Wet Bar	1,295	1,875	2,685	3,845
Kitchen Sink	595	750	930	1,155
Multi-Bowl	725	1,000	1,375	1,900
Deluxe Bowl	2,695	3,670	5,075	6,990

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GAS STATIONS

Type of Structure	Cost
2 Bay Garage Building	\$115 - \$195 per sq. ft.
Food Booth (No Bays)	\$200 - \$240 per sq. ft.
Cashiers Booth (Pre-fab)	\$175 - \$455 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.	\$13,600 per tank
4,000 Gal.	\$17,850 per tank
Pump Island (Standard Island 4ft.x 15ft. = 60ft.)	\$11.55 - \$14.40 per sq. ft.
Canopy	\$27.30 - \$45.00 per sq. ft.
Pumps (includes remote read-out self service connection and lighted pump)	
Single Pump (each)*	\$ 6,575 - \$ 9,585
Double Pump (each)*	\$ 8,850 - \$12,960
Triple Pump (each)*	\$12,350 - \$19,630
<i>*Add for double (two)-sided operation (per pump)</i>	<i>\$ 4,650 - \$ 5,835</i>
Lifts (Auto ONLY)	
Single Post (each)	\$ 8,220 - \$10,535
Double Post (each)	\$10,495 - \$13,795
Drive-On (4 Post - each)	\$10,110 - \$13,375
Drive-On (Single Post)	\$ 8,990 - \$11,370
Car Wash (Automatic) – Bldg. Only (No Equipment)	\$110 - \$215 per sq. ft.

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BANK BUILDINGS

Type of Structure	Cost Per Square Foot
Bank Building	
	Excellent - \$295 - \$325
	Good - \$215 - \$285
	Average - \$155 - \$225
Mini Bank – Small Walk-Up & Drive-Thru	Good - \$365 - \$500
 Bank Specialty Equipment	 Cost Range
Safe Deposit Boxes and Lockers (per box installed)	\$ 87 *- \$760 ** <i>*3x5x24 - **11x16x24 inches Deduct 25% for aluminum units</i>
Cost Per Teller Station (includes alarm system & under-counter equipment, etc.)	\$ 8,725 - \$12,685
Night Deposit Chutes and Boxes	\$11,935 - \$24,240
Drive-up/Walk-up Window	\$10,070 - \$19,390
 Automated Teller Machines	
Lobby/Retail Unit Each	\$18,270 - \$50,095
Drive-up/Walk-up Through Wall Units Stand Alone Island Units Each	\$50,340 - \$79,585
Pneumatic Drive-up System excluding canopy & window (<i>cost per station</i>)	\$20,880 - \$39,995
Customer TV Monitor System (<i>per station</i>) Add For Remote Cameras (<i>each</i>)	\$61,900 - \$80,390 \$ 1,940 - \$ 2,910

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RECREATION AND ENTERTAINMENT

Type of Structure	Average to Excellent Cost Per Square Foot
Auditoriums	\$170 - \$500
Theaters (<i>Live Stage</i>)	\$180 - \$520
Theaters (<i>Cinema</i>)	\$140 - \$270
Museums	\$185 - \$295
Indoor Tennis	\$ 61 - \$120
Skating Rinks (<i>Roller – Ice</i>)	\$ 84 - \$245
Fitness Centers	\$135 - \$235
Bowling Alleys*	\$ 97 - \$145

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

Cost

Add Cost of Each Lane	\$23,340 - \$34,575
Add Cost per Pin Setter	\$16,815 - \$32,720
Add Cost of each Computerized Scorekeeper	\$ 6,935 - \$17,105
Add Cost for each Telescope (projector)	\$ 1,350 - \$ 3,195

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Type of Structure	Construction Quality	Cost New
HOTELS* (see footnote)	Average to Excellent	\$145 - \$310 per sq. ft..
MOTELS* (see footnote)	Average to Excellent	\$120 - \$175 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.*

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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	\$ 42,675 - \$ 75,590
4 to 7 stories	\$ 73,575 - \$120,945
8 stories and over	\$113,305 - \$246,665
<i>Add per stop</i>	\$ 5,960 - \$ 9,785
Escalators (<i>Each Moving Stairway</i>)	\$164,810 - \$214,840
Orchestra Lift	\$105,645 - \$220,400
Vertical Wheelchair Lift (<i>Each</i>)	\$ 11,405 - \$ 26,655

* *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.*

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Residential Alterations

WOOD PATIO DECKS*

	<u>50 Sq. Ft.</u>	<u>100 Sq. Ft.</u>	<u>300 Sq. Ft.</u>
Softwood, Fir, Pine	\$17.80 - 21.25	\$12.70 - 15.75	\$8.00 - 9.75
Cedar, Redwood, or Metal	\$24.70 - 29.90	\$18.90 - 23.20	\$12.35 - 15.50

- *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)	= \$17,715 - \$28,155
15x30 (400ft)	= \$22,360 - \$33,820
15x35 (525ft)	= \$23,960 - \$38,225
18x36 (650ft)	= \$26,715 - \$42,470
20x40 (800ft)	= \$29,620 - \$45,930
20x50(1000ft)	= \$33,685 - \$53,010

- *Plastic lined sand supported pools Deduct 10 - 20%
- *Add for automatic cleaner (hydrosweep) \$655 - \$3,305

Add for Heat

Gas	\$1,270 - \$4,640
Gas Output	50 MBH - 500 MBH
Electric	\$2,250 - \$5,545
Electric Output	10KW - 75KW

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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	\$63	\$100	\$160

Air System

	<i>Low</i>	<i>Average</i>	<i>Good</i>
Complete system based on square foot of collector area	\$58	\$93	\$150

Hot Water Boilers*

	<i>Cost Range</i>
33,000 BTU	\$2,395 - 3,305
60,000	\$2,540 - 3,655
75,000	\$2,615 - 3,855
100,000	\$2,795 - 4,090
125,000	\$2,905 - 4,365
150,000	\$3,050 - 4,680
175,000	\$3,230 - 4,995

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

COMPLETE COOLING SYSTEM

Cost per Ton

(1 Ton =12,000 BTUs)

	<i>Low</i>	<i>Average</i>	<i>Good</i>
5 TONS	\$3,240	\$4,020	\$4,960
10	3,085	3,825	4,725
15	3,005	3,670	4,530
25	2,890	3,595	4,415
50	2,735	3,395	4,100
75	2,655	3,240	4,020
100	2,615	3,125	3,945
150	2,500	3,045	3,750
250	2,460	2,970	3,670
400	2,345	2,810	3,515

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Chain Link Fences

Cost per Linear Foot	4'	6'	8'	10'	12'
2" mesh, #7 wire	\$13.80	\$20.25	\$26.40	\$32.00	\$38.00
#9 wire	11.85	17.35	22.80	28.20	33.00
#11 wire	10.25	14.75	19.45	24.00	28.50
 Add for Rails	 2.35	 2.35	 2.40	 2.40	 2.40
Add for 3 Strand barbed Wire	2.95	2.95	3.35	3.35	3.35
Add for Barbed Coils	11.40	11.40	12.20	12.20	12.20
Add for Privacy Slats	6.95	10.55	14.20	18.20	21.80

Gates

Cost per Linear Foot	4'	6'	8'	10'	12'
3' wide	\$265	\$345	\$405	-----	-----
5' wide	350	485	595	720	-----
10' wide	580	720	835	945	1,060
15' wide	725	935	1,100	1,235	1,375
20' wide	900	1,130	1,320	1,515	1,665
25' wide	-----	-----	1,415	1,630	1,790

**Add 25% for Sliding Gates*

TOTAL GUT REHABILITATION

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