

STATE HOME COST GUIDE

Use Only For Early Planning Purposes

Date Prepared: April 2012.

Date of the Boeckh Index:

MAR-APR 2012

STATE CAPITAL	BOECKH INDEX	CONSTRUCTION UNIT COST		REMARKS
		NEW \$/GSF	RENOVATION \$/GSF	
Montgomery, AL	2,232.2	\$184	\$134	
Juneau, AK	4,104.0	\$339	\$246	
Phoenix, AZ	2,499.0	\$206	\$150	1. Gross Square Feet - The total building area
Little Rock, AR	2,219.9	\$183	\$133	as measured from the outside face
Sacramento, CA	3,541.7	\$292	\$213	of the exterior walls.
Denver, CO	2,571.5	\$212	\$154	
Hartford, CT	3,327.9	\$275	\$200	
Washington, DC	2,718.1	\$224	\$163	2. Gross Square Foot (GSF) unit costs are
Dover, DE	3,027.5	\$250	\$182	for Building Only, and DO NOT include:
Tallahassee, FL	2,331.8	\$192	\$140	sitework, pre-design allowances,
Atlanta, GA	2,309.5	\$191	\$139	escalation, energy & sustainability mandates,
Honolulu, HI	3,860.1	\$318	\$232	A/E fees, movable equipment or
Boise, ID	2,615.8	\$216	\$157	construction contingencies.
Springfield, IL	3,254.8	\$269	\$195	
Indianapolis, IN	2,995.7	\$247	\$180	
Des Moines, IA	2,658.5	\$219	\$160	3. \$/GSF are construction unit costs at
Topeka, KS	2,551.6	\$211	\$153	each State's capital location and are
Frankfort, KY	2,501.3	\$206	\$150	at the appropriate Boeckh Index as of
Baton Rouge, LA	2,275.9	\$188	\$137	MAR-APR 2012
Augusta, ME	2,688.2	\$222	\$161	The \$/GSF Unit Cost can and will vary
Annapolis, MD	2,642.5	\$218	\$159	depending on actual location within the State,
Boston MA	3,676.0	\$303	\$221	local economy, and the particulars of the site.
Lansing, MI	2,994.5	\$247	\$180	
St. Paul, MN	3,475.8	\$287	\$209	
Jackson, MS	2,029.5	\$167	\$122	4. These unit costs, compiled from VA's
Jefferson City, MO	2,602.8	\$215	\$156	historical cost database, are useful
Helena, MT	2,575.7	\$212	\$155	to obtain quick rough ideas
Lincoln, NE	2,436.4	\$201	\$146	of probable costs of potential
Carson City, NV	2,895.2	\$239	\$174	construction alternatives.
Concord, NH	2,889.9	\$238	\$173	
Trenton, NJ	3,705.5	\$306	\$222	
Santa Fe, NM	2,557.1	\$211	\$153	5. REMINDER: Each project is unique!!!
Albany, NY	2,880.1	\$238	\$173	This document is for early planning only.
Raleigh, NC	2,162.5	\$178	\$130	
Bismarck, ND	2,304.9	\$190	\$138	
Columbus, OH	2,910.2	\$240	\$175	6. All Program questions should be directed to:
Oklahoma City, OK	2,314.2	\$191	\$139	Dennis Hancher: (202) 632-5101
Salem, OR	3,088.7	\$255	\$185	dennis.hancher@va.gov
Harrisburg, PA	2,813.6	\$232	\$169	
San Juan, PR	2,718.1	\$224	\$163	7. All Estimating questions should be directed to :
Providence, RI	3,308.8	\$273	\$199	Jay Sztuk (202) 632-5614
Columbia, SC	2,036.6	\$168	\$122	iav.sztuk@va.gov
Pierre, SD	2,464.2	\$203	\$148	
Nashville, TN	2,230.4	\$184	\$134	
Austin, TX	2,166.5	\$179	\$130	
Salt Lake City, UT	2,543.3	\$210	\$153	
Montpelier, VT	2,796.1	\$231	\$168	
Richmond, VA	2,312.3	\$191	\$139	
Olympia, WA	3,278.2	\$270	\$197	
Charleston, WV	2,701.4	\$223	\$162	
Madison, WI	3,073.6	\$254	\$184	
Cheyenne, WY	2,354.9	\$194	\$141	