

NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 1: Philadelphia Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management, Cost Estimating Service (003C2C).

Date Prepared: OCTOBER 2012.

Index Basis: Boeckh Index = SEP-OCT 2012.

| Location | Boeckh Indexes | P.I.C. BUILDING | ADMIN. BUILDING | REST ROOM | MAINT. BUILDING | STORAGE BUILDING | COMMITTAL SHELTER | PRE-PLACED CRYPTS | COLUM-BARIUM | MEMORIAL WALL | 24' ROAD W/CURB | METAL FENCE | IRRIGATION |
|----------------------------------|----------------|-----------------|-----------------|-----------|-----------------|------------------|-------------------|-------------------|--------------|---------------|-----------------|-------------|------------|
| | | \$/SF | \$/SF | \$/SF | \$/SF | \$/SF | EA. | EA. | EA. | \$/SPACE | \$/LF | \$/LF | \$/ACRE |
| Togus, ME (AUGUSTA, ME) | 2,726.5 | \$324 | \$264 | \$278 | \$185 | \$93 | \$370,474 | \$417 | \$463 | \$232 | \$93 | \$162 | \$37,047 |
| Bourne, MA (BOSTON, MA) | 3,724.0 | \$443 | \$361 | \$380 | \$253 | \$127 | \$506,013 | \$569 | \$633 | \$316 | \$127 | \$221 | \$50,601 |
| Saratoga, NY (ALBANY, NY) | 2,903.9 | \$345 | \$281 | \$296 | \$197 | \$99 | \$394,578 | \$444 | \$493 | \$247 | \$99 | \$173 | \$39,458 |
| Bath, NY (ELMIRA, NY) | 3,060.0 | \$364 | \$296 | \$312 | \$208 | \$104 | \$415,789 | \$468 | \$520 | \$260 | \$104 | \$182 | \$41,579 |
| Brooklyn, NY (NEW YORK, NY) | 4,581.5 | \$545 | \$444 | \$467 | \$311 | \$156 | \$622,529 | \$700 | \$778 | \$389 | \$156 | \$272 | \$62,253 |
| Calverton, NY (SOUTHAMPTON, NY) | 4,511.3 | \$536 | \$437 | \$460 | \$306 | \$153 | \$612,990 | \$690 | \$766 | \$383 | \$153 | \$268 | \$61,299 |
| Beverly, NJ (PHILADELPHIA, PA) | 3,683.4 | \$438 | \$357 | \$375 | \$250 | \$125 | \$500,496 | \$563 | \$626 | \$313 | \$125 | \$219 | \$50,050 |
| Annapolis, MD | 2,654.2 | \$316 | \$257 | \$270 | \$180 | \$90 | \$360,650 | \$406 | \$451 | \$225 | \$90 | \$158 | \$36,065 |
| Baltimore, MD | 2,641.0 | \$314 | \$256 | \$269 | \$179 | \$90 | \$358,856 | \$404 | \$449 | \$224 | \$90 | \$157 | \$35,886 |
| Annaville, PA (HARRISBURG PA) | 2,879.6 | \$342 | \$279 | \$293 | \$196 | \$98 | \$391,277 | \$440 | \$489 | \$245 | \$98 | \$171 | \$39,128 |
| Bridgeville, PA (PITTSBURGH, PA) | 3,075.8 | \$366 | \$298 | \$313 | \$209 | \$104 | \$417,936 | \$470 | \$522 | \$261 | \$104 | \$183 | \$41,794 |
| Philadelphia, PA | 3,683.4 | \$438 | \$357 | \$375 | \$250 | \$125 | \$500,496 | \$563 | \$626 | \$313 | \$125 | \$219 | \$50,050 |
| Grafton, WV (PITTSBURGH, PA) | 3,075.8 | \$366 | \$298 | \$313 | \$209 | \$104 | \$417,936 | \$470 | \$522 | \$261 | \$104 | \$183 | \$41,794 |
| Culpeper, VA (WASHINGTON, DC) | 2,760.9 | \$328 | \$267 | \$281 | \$188 | \$94 | \$375,148 | \$422 | \$469 | \$234 | \$94 | \$164 | \$37,515 |
| Hampton, VA (ROANOKE, VA) | 1,914.5 | \$228 | \$185 | \$195 | \$130 | \$65 | \$260,140 | \$293 | \$325 | \$163 | \$65 | \$114 | \$26,014 |

NOTES:

Unit costs have been updated using the most current project data available.

Cost shown are averages to be used for establishing an order of magnitude. Actual costs will vary depending on complexity and unique conditions of each project.

Costs shown are for typical NCA construction only. Additional costs to be considered include: Pre-Design allowance; escalation to contract award date; construction contingencies; technical services; impact costs; utility agreements; site improvements; site utilities; CM fees; and current local market conditions.

Costs are as of the time of BOECKH Index period shown. Adjust to latest available BOECKH Index. Multiply unit costs by the current BOECKH Index and divide by the index shown in table.

Allow additional funds for known adverse sub-surface conditions.

Allow additional funds for special construction requirements such as: phasing; unusual site constraints, tie into existing structures.

Funds for Federally required Physical Security and Energy construction mandates are NOT INCLUDED in the unit costs.

Allow additional funds for compliance with VA Physical Security Standards and Sustainability Guidelines for 5' outside of Building Envelope.

Sitework and site utility costs will vary greatly for each project. Early identification of requirements is critical.

For conceptual estimates on projects up to \$25M, 15% added building cost is a reasonable rule of thumb for sitework and site utilities. Factor may decrease to 10% for larger projects.

For additional assistance contact: estimating@va.gov

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| Location | Boeckh Indexes | Escalation Rate | | | | |
|----------------------------------|----------------|-----------------|-------|-------|-------|-------|
| | | 2013 | 2014 | 2015 | 2016 | 2017 |
| Togus, ME (AUGUSTA, ME) | 2,726.5 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Bourne, MA (BOSTON, MA) | 3,724.0 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Saratoga, NY (ALBANY, NY) | 2,903.9 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Bath, NY (ELMIRA, NY) | 3,060.0 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Brooklyn, NY (NEW YORK, NY) | 4,581.5 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Calverton, NY (SOUTHAMPTON, NY) | 4,511.3 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Beverly, NJ (PHILADELPHIA, PA) | 3,683.4 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Annapolis, MD | 2,654.2 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Baltimore, MD | 2,641.0 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Annville, PA (HARRISBURG PA) | 2,879.6 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Bridgeville, PA (PITTSBURGH, PA) | 3,075.8 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Philadelphia, PA | 3,683.4 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Grafton, WV (PITTSBURGH, PA) | 3,075.8 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Culpeper, VA (WASHINGTON, DC) | 2,760.9 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |
| Hampton, VA (ROANOKE, VA) | 1,914.5 | 3.00% | 4.00% | 5.00% | 5.00% | 5.00% |

NOTES:

When using the above Escalation Rates over a number of years. These will need to be compounded to show true escalation.

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