

NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 2: Atlanta 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
Danville, VA (ROANOKE VA)	1,914.5	\$228	\$185	\$195	\$130	\$65	\$260,140	\$293	\$325	\$163	\$65	\$114	\$26,014
Raleigh, NC	2,162.5	\$257	\$209	\$220	\$147	\$73	\$293,838	\$331	\$367	\$184	\$73	\$129	\$29,384
Salisbury, NC (WINSTON SALEM, NC)	2,164.1	\$257	\$210	\$221	\$147	\$74	\$294,055	\$331	\$368	\$184	\$74	\$129	\$29,406
Mountain Home, TN (KNOXVILLE, TN)	2,255.6	\$268	\$218	\$230	\$153	\$77	\$306,488	\$345	\$383	\$192	\$77	\$134	\$30,649
Madison, TN (NASHVILLE, TN)	2,278.2	\$271	\$221	\$232	\$155	\$77	\$309,559	\$348	\$387	\$193	\$77	\$135	\$30,956
Chattanooga, TN	2,253.5	\$268	\$218	\$230	\$153	\$77	\$306,203	\$344	\$383	\$191	\$77	\$134	\$30,620
Fayetteville, AR (FT SMITH, AR)	2,262.2	\$269	\$219	\$231	\$154	\$77	\$307,385	\$346	\$384	\$192	\$77	\$134	\$30,739
Little Rock, AR	2,260.0	\$269	\$219	\$230	\$154	\$77	\$307,086	\$345	\$384	\$192	\$77	\$134	\$30,709
Pineville, LA (LAFAYETTE, LA)	2,094.4	\$249	\$203	\$213	\$142	\$71	\$284,585	\$320	\$356	\$178	\$71	\$125	\$28,458
Baton Rouge, LA	2,283.5	\$271	\$221	\$233	\$155	\$78	\$310,279	\$349	\$388	\$194	\$78	\$136	\$31,028
Biloxi, MS	2,118.0	\$252	\$205	\$216	\$144	\$72	\$287,791	\$324	\$360	\$180	\$72	\$126	\$28,779
Montevallo, AL (BIRMINGHAM, AL)	2,418.6	\$288	\$234	\$246	\$164	\$82	\$328,636	\$370	\$411	\$205	\$82	\$144	\$32,864
Seale, AL (MONTGOMERY, AL)	2,275.1	\$270	\$220	\$232	\$155	\$77	\$309,138	\$348	\$386	\$193	\$77	\$135	\$30,914
Canton, GA (ATLANTA, GA)	2,351.7	\$280	\$228	\$240	\$160	\$80	\$319,546	\$359	\$399	\$200	\$80	\$140	\$31,955
Jacksonville, FL	2,333.5	\$277	\$226	\$238	\$159	\$79	\$317,073	\$357	\$396	\$198	\$79	\$139	\$31,707
Lake Worth, FL (MIAMI, FL)	2,547.3	\$303	\$247	\$260	\$173	\$87	\$346,124	\$389	\$433	\$216	\$87	\$151	\$34,612
Sarasota, FL (TAMPA, FL)	2,609.8	\$310	\$253	\$266	\$177	\$89	\$354,616	\$399	\$443	\$222	\$89	\$155	\$35,462
Pensacola, FL	2,240.2	\$266	\$217	\$228	\$152	\$76	\$304,396	\$342	\$380	\$190	\$76	\$133	\$30,440
San Juan, PR (WASHINGTON, DC)	2,760.9	\$328	\$267	\$281	\$188	\$94	\$375,148	\$422	\$469	\$234	\$94	\$164	\$37,515

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
Danville, VA (ROANOKE VA)	1,914.5	3.00%	4.00%	5.00%	5.00%	5.00%
Raleigh, NC	2,162.5	3.00%	4.00%	5.00%	5.00%	5.00%
Salisbury, NC (WINSTON SALEM, NC)	2,164.1	3.00%	4.00%	5.00%	5.00%	5.00%
Mountain Home, TN (KNOXVILLE, TN)	2,255.6	3.00%	4.00%	5.00%	5.00%	5.00%
Madison, TN (NASHVILLE, TN)	2,278.2	3.00%	4.00%	5.00%	5.00%	5.00%
Chattanooga, TN	2,253.5	3.00%	4.00%	5.00%	5.00%	5.00%
Fayetteville, AR (FT SMITH, AR)	2,262.2	3.00%	4.00%	5.00%	5.00%	5.00%
Little Rock, AR	2,260.0	3.00%	4.00%	5.00%	5.00%	5.00%
Pineville, LA (LAFAYETTE, LA)	2,094.4	3.00%	4.00%	5.00%	5.00%	5.00%
Baton Rouge, LA	2,283.5	3.00%	4.00%	5.00%	5.00%	5.00%
Biloxi, MS	2,118.0	3.00%	4.00%	5.00%	5.00%	5.00%
Montevallo, AL (BIRMINGHAM, AL)	2,418.6	3.00%	4.00%	5.00%	5.00%	5.00%
Seale, AL (MONTGOMERY, AL)	2,275.1	3.00%	4.00%	5.00%	5.00%	5.00%
Canton, GA (ATLANTA, GA)	2,351.7	3.00%	4.00%	5.00%	5.00%	5.00%
Jacksonville, FL	2,333.5	3.00%	4.00%	5.00%	5.00%	5.00%
Lake Worth, FL (MIAMI, FL)	2,547.3	3.00%	4.00%	5.00%	5.00%	5.00%
Sarasota, FL (TAMPA, FL)	2,609.8	3.00%	4.00%	5.00%	5.00%	5.00%
Pensacola, FL	2,240.2	3.00%	4.00%	5.00%	5.00%	5.00%
San Juan, PR (WASHINGTON, DC)	2,760.9	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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