

NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 5: Oakland 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.	ADMIN.	REST	MAINT.	STORAGE	COMMITTAL	PRE-	COLUM-	MEMORIAL	24' ROAD	METAL	IRRIGATION
		BUILDING	BUILDING	ROOM	BUILDING	BUILDING	SHELTER	PLACED	BARIIUM	WALL	W/CURB	FENCE	
		\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	EA.	EA.	EA.	\$/SPACE	\$/LF	\$/LF	\$/ACRE
Kent, WA (TACOMA, WA)	3,318.0	\$394	\$321	\$338	\$225	\$113	\$450,846	\$507	\$564	\$282	\$113	\$197	\$45,085
Portland, OR	3,142.7	\$374	\$304	\$320	\$214	\$107	\$427,026	\$480	\$534	\$267	\$107	\$187	\$42,703
Eagle Point, OR (EUGENE, OR)	3,306.4	\$393	\$320	\$337	\$225	\$112	\$449,270	\$505	\$562	\$281	\$112	\$197	\$44,927
Dixon, CA (SACRAMENTO, CA)	3,599.1	\$428	\$348	\$367	\$245	\$122	\$489,041	\$550	\$611	\$306	\$122	\$214	\$48,904
Santa Nella, CA (SAN FRANCISCO, CA)	3,775.3	\$449	\$366	\$385	\$256	\$128	\$512,983	\$577	\$641	\$321	\$128	\$224	\$51,298
Bakersfield, CA	3,207.4	\$381	\$311	\$327	\$218	\$109	\$435,818	\$490	\$545	\$272	\$109	\$191	\$43,582
Los Angeles, CA	3,321.1	\$395	\$322	\$338	\$226	\$113	\$451,267	\$508	\$564	\$282	\$113	\$197	\$45,127
San Diego, CA	3,325.6	\$395	\$322	\$339	\$226	\$113	\$451,879	\$508	\$565	\$282	\$113	\$198	\$45,188
Phoenix, AZ	2,527.0	\$300	\$245	\$258	\$172	\$86	\$343,366	\$386	\$429	\$215	\$86	\$150	\$34,337
Ft. Richardson, AK (ANCHORAGE, AK)	4,076.9	\$485	\$395	\$415	\$277	\$138	\$553,964	\$623	\$692	\$346	\$138	\$242	\$55,396
Honolulu, HI	3,880.1	\$461	\$376	\$395	\$264	\$132	\$527,223	\$593	\$659	\$330	\$132	\$231	\$52,722

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	201	2017
Kent, WA (TACOMA, WA)	3,318.0	3.00%	4.00%	5.00%	5.00%	5.00%
Portland, OR	3,142.7	3.00%	4.00%	5.00%	5.00%	5.00%
Eagle Point, OR (EUGENE, OR)	3,306.4	3.00%	4.00%	5.00%	5.00%	5.00%
Dixon, CA (SACRAMENTO, CA)	3,599.1	3.00%	4.00%	5.00%	5.00%	5.00%
Santa Nella, CA (SAN FRANCISCO, CA)	3,775.3	3.00%	4.00%	5.00%	5.00%	5.00%
Bakersfield, CA	3,207.4	3.00%	4.00%	5.00%	5.00%	5.00%
Los Angeles, CA	3,321.1	3.00%	4.00%	5.00%	5.00%	5.00%
San Diego, CA	3,325.6	3.00%	4.00%	5.00%	5.00%	5.00%
Phoenix, AZ	2,527.0	3.00%	4.00%	5.00%	5.00%	5.00%
Ft. Richardson, AK (ANCHORAGE, AK)	4,076.9	3.00%	4.00%	5.00%	5.00%	5.00%
Honolulu, HI	3,880.1	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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