

# VAMC COST GUIDE - BUILDING TYPE

## VISN 15: VA Heartland Network

### CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT

#### 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 | Medical Center |                  |                   |                  | Ambulatory Care |                  |                   |                  | Clinical Improvements |                  |                   |                  |
|------------------|----------------|----------------|------------------|-------------------|------------------|-----------------|------------------|-------------------|------------------|-----------------------|------------------|-------------------|------------------|
|                  |                | New            | Total Renovation | Medium Renovation | Light Renovation | New             | Total Renovation | Medium Renovation | Light Renovation | New                   | Total Renovation | Medium Renovation | Light Renovation |
| Columbia, MO     | 3,347.8        | \$466          | \$363            | \$236             | \$124            | \$403           | \$314            | \$204             | \$107            | \$453                 | \$351            | \$228             | \$120            |
| Kansas City, MO  | 3,093.2        | \$430          | \$336            | \$218             | \$115            | \$372           | \$290            | \$189             | \$99             | \$419                 | \$325            | \$211             | \$111            |
| Leavenworth, KS  | 3,093.2        | \$430          | \$336            | \$218             | \$115            | \$372           | \$290            | \$189             | \$99             | \$419                 | \$325            | \$211             | \$111            |
| Marion, IL       | 3,347.8        | \$466          | \$363            | \$236             | \$124            | \$403           | \$314            | \$204             | \$107            | \$453                 | \$351            | \$228             | \$120            |
| Poplar Bluff, MO | 3,347.8        | \$466          | \$363            | \$236             | \$124            | \$403           | \$314            | \$204             | \$107            | \$453                 | \$351            | \$228             | \$120            |
| St. Louis, MO    | 3,347.8        | \$466          | \$363            | \$236             | \$124            | \$403           | \$314            | \$204             | \$107            | \$453                 | \$351            | \$228             | \$120            |
| Springfield, IL  | 3,286.3        | \$457          | \$357            | \$232             | \$122            | \$396           | \$309            | \$201             | \$105            | \$445                 | \$345            | \$224             | \$118            |
| Topeka, KS       | 2,559.3        | \$356          | \$278            | \$181             | \$95             | \$308           | \$240            | \$156             | \$82             | \$347                 | \$269            | \$175             | \$92             |
| Wichita, KS      | 2,378.9        | \$331          | \$258            | \$168             | \$88             | \$286           | \$223            | \$145             | \$76             | \$322                 | \$250            | \$162             | \$85             |
|                  |                | \$0            | \$0              | \$0               | \$0              | \$0             | \$0              | \$0               | \$0              | \$0                   | \$0              | \$0               | \$0              |

#### NOTES:

Costs shown are for building 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, seismic, hurricane loading and phasing, etc.

Federally mandated Physical Security, Sustainability, and Energy Reduction requirements are INCLUDED in the building unit costs.

For new sites that are required to meet Mission Critical security standards allow additional funds for increased site utility requirements and protective features outside the building line.

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.

#### MARKET CONDITIONS:

Changes in market conditions will impact pricing. Estimators must conduct research into conditions such as: construction volume expected in the area; probable bid competition; availability of labor, materials, and equipment; and impacts of national and international markets.

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Date Prepared: October 2012.

Index Basis: Boeckh Index = SEP-OCT 2012.

| Location         | Boeckh Indexes | Bed Tower Replacement |                  |                   |                  | Domiciliary |                  |                   |                  | Stand Alone Outpatient Clinic |                  |                   |                  |
|------------------|----------------|-----------------------|------------------|-------------------|------------------|-------------|------------------|-------------------|------------------|-------------------------------|------------------|-------------------|------------------|
|                  |                | New                   | Total Renovation | Medium Renovation | Light Renovation | New         | Total Renovation | Medium Renovation | Light Renovation | New                           | Total Renovation | Medium Renovation | Light Renovation |
| Columbia, MO     | 3,347.8        | \$481                 | \$385            | \$250             | \$131            | \$278       | \$191            | \$124             | \$65             | \$384                         | \$296            | \$192             | \$101            |
| Kansas City, MO  | 3,093.2        | \$444                 | \$355            | \$231             | \$121            | \$257       | \$177            | \$115             | \$60             | \$355                         | \$273            | \$178             | \$93             |
| Leavenworth, KS  | 3,093.2        | \$444                 | \$355            | \$231             | \$121            | \$257       | \$177            | \$115             | \$60             | \$355                         | \$273            | \$178             | \$93             |
| Marion, IL       | 3,347.8        | \$481                 | \$385            | \$250             | \$131            | \$278       | \$191            | \$124             | \$65             | \$384                         | \$296            | \$192             | \$101            |
| Poplar Bluff, MO | 3,347.8        | \$481                 | \$385            | \$250             | \$131            | \$278       | \$191            | \$124             | \$65             | \$384                         | \$296            | \$192             | \$101            |
| St. Louis, MO    | 3,347.8        | \$481                 | \$385            | \$250             | \$131            | \$278       | \$191            | \$124             | \$65             | \$384                         | \$296            | \$192             | \$101            |
| Springfield, IL  | 3,286.3        | \$472                 | \$377            | \$245             | \$129            | \$273       | \$188            | \$122             | \$64             | \$377                         | \$290            | \$189             | \$99             |
| Topeka, KS       | 2,559.3        | \$368                 | \$294            | \$191             | \$100            | \$213       | \$146            | \$95              | \$50             | \$294                         | \$226            | \$147             | \$77             |
| Wichita, KS      | 2,378.9        | \$342                 | \$273            | \$178             | \$93             | \$198       | \$136            | \$88              | \$46             | \$273                         | \$210            | \$137             | \$72             |
|                  |                | \$0                   | \$0              | \$0               | \$0              | \$0         | \$0              | \$0               | \$0              | \$0                           | \$0              | \$0               | \$0              |

#### NOTES:

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Date Prepared: October 2012.

Index Basis: Boeckh Index = SEP-OCT 2012.

| Location         | Boeckh Indexes | Acute Psychiatric |                  |                   |                  | Mental Health |                  |                   |                  | Polytrauma |                  |                   |                  |
|------------------|----------------|-------------------|------------------|-------------------|------------------|---------------|------------------|-------------------|------------------|------------|------------------|-------------------|------------------|
|                  |                | New               | Total Renovation | Medium Renovation | Light Renovation | New           | Total Renovation | Medium Renovation | Light Renovation | New        | Total Renovation | Medium Renovation | Light Renovation |
| Columbia, MO     | 3,347.8        | \$477             | \$381            | \$248             | \$130            | \$395         | \$307            | \$200             | \$105            | \$455      | \$359            | \$233             | \$122            |
| Kansas City, MO  | 3,093.2        | \$441             | \$352            | \$229             | \$120            | \$365         | \$284            | \$185             | \$97             | \$420      | \$331            | \$215             | \$113            |
| Leavenworth, KS  | 3,093.2        | \$441             | \$352            | \$229             | \$120            | \$365         | \$284            | \$185             | \$97             | \$420      | \$331            | \$215             | \$113            |
| Marion, IL       | 3,347.8        | \$477             | \$381            | \$248             | \$130            | \$395         | \$307            | \$200             | \$105            | \$455      | \$359            | \$233             | \$122            |
| Poplar Bluff, MO | 3,347.8        | \$477             | \$381            | \$248             | \$130            | \$395         | \$307            | \$200             | \$105            | \$455      | \$359            | \$233             | \$122            |
| St. Louis, MO    | 3,347.8        | \$477             | \$381            | \$248             | \$130            | \$395         | \$307            | \$200             | \$105            | \$455      | \$359            | \$233             | \$122            |
| Springfield, IL  | 3,286.3        | \$469             | \$374            | \$243             | \$128            | \$387         | \$302            | \$196             | \$103            | \$446      | \$352            | \$229             | \$120            |
| Topeka, KS       | 2,559.3        | \$365             | \$291            | \$189             | \$99             | \$302         | \$235            | \$153             | \$80             | \$348      | \$274            | \$178             | \$94             |
| Wichita, KS      | 2,378.9        | \$339             | \$271            | \$176             | \$92             | \$280         | \$218            | \$142             | \$75             | \$323      | \$255            | \$166             | \$87             |
|                  |                | \$0               | \$0              | \$0               | \$0              | \$0           | \$0              | \$0               | \$0              | \$0        | \$0              | \$0               | \$0              |

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Index Basis: Boeckh Index = SEP-OCT 2012.

| Location         | Boeckh Indexes | Spinal Cord Injury (SCI) |                  |                   |                  | Nursing Home Care Unit (NHCU) |                  |                   |                  | Blind Rehabilitation |                  |                   |                  |
|------------------|----------------|--------------------------|------------------|-------------------|------------------|-------------------------------|------------------|-------------------|------------------|----------------------|------------------|-------------------|------------------|
|                  |                | New                      | Total Renovation | Medium Renovation | Light Renovation | New                           | Total Renovation | Medium Renovation | Light Renovation | New                  | Total Renovation | Medium Renovation | Light Renovation |
| Columbia, MO     | 3,347.8        | \$416                    | \$337            | \$219             | \$115            | \$381                         | \$303            | \$197             | \$103            | \$413                | \$315            | \$205             | \$108            |
| Kansas City, MO  | 3,093.2        | \$384                    | \$312            | \$203             | \$106            | \$352                         | \$280            | \$182             | \$95             | \$382                | \$291            | \$189             | \$99             |
| Leavenworth, KS  | 3,093.2        | \$384                    | \$312            | \$203             | \$106            | \$352                         | \$280            | \$182             | \$95             | \$382                | \$291            | \$189             | \$99             |
| Marion, IL       | 3,347.8        | \$416                    | \$337            | \$219             | \$115            | \$381                         | \$303            | \$197             | \$103            | \$413                | \$315            | \$205             | \$108            |
| Poplar Bluff, MO | 3,347.8        | \$416                    | \$337            | \$219             | \$115            | \$381                         | \$303            | \$197             | \$103            | \$413                | \$315            | \$205             | \$108            |
| St. Louis, MO    | 3,347.8        | \$416                    | \$337            | \$219             | \$115            | \$381                         | \$303            | \$197             | \$103            | \$413                | \$315            | \$205             | \$108            |
| Springfield, IL  | 3,286.3        | \$408                    | \$331            | \$215             | \$113            | \$374                         | \$297            | \$193             | \$101            | \$405                | \$309            | \$201             | \$106            |
| Topeka, KS       | 2,559.3        | \$318                    | \$258            | \$168             | \$88             | \$291                         | \$231            | \$150             | \$79             | \$316                | \$241            | \$157             | \$82             |
| Wichita, KS      | 2,378.9        | \$295                    | \$240            | \$156             | \$82             | \$271                         | \$215            | \$140             | \$73             | \$293                | \$224            | \$146             | \$76             |
|                  |                | \$0                      | \$0              | \$0               | \$0              | \$0                           | \$0              | \$0               | \$0              | \$0                  | \$0              | \$0               | \$0              |

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| Location         | Boeckh Indexes | Research - Heavy; Wet labs & Animals |                  |                   |                  | Surgery and PACU |                  |                   |                  | Research - Normal; Mix Heavy & Offices |                  |                   |                  |
|------------------|----------------|--------------------------------------|------------------|-------------------|------------------|------------------|------------------|-------------------|------------------|--|------------------|-------------------|------------------|
|                  |                | New                                  | Total Renovation | Medium Renovation | Light Renovation | New              | Total Renovation | Medium Renovation | Light Renovation | New                                    | Total Renovation | Medium Renovation | Light Renovation |
|                  |                |                                      |                  |                   |                  |                  |                  |                   |                  |  |                  |                   |                  |
| Columbia, MO     | 3,347.8        | \$721                                | \$613            | \$398             | \$209            | \$639            | \$524            | \$340             | \$179            | \$520                                  | \$441            | \$287             | \$151            |
| Kansas City, MO  | 3,093.2        | \$666                                | \$566            | \$368             | \$193            | \$591            | \$484            | \$314             | \$165            | \$481                                  | \$408            | \$265             | \$139            |
| Leavenworth, KS  | 3,093.2        | \$666                                | \$566            | \$368             | \$193            | \$591            | \$484            | \$314             | \$165            | \$481                                  | \$408            | \$265             | \$139            |
| Marion, IL       | 3,347.8        | \$721                                | \$613            | \$398             | \$209            | \$639            | \$524            | \$340             | \$179            | \$520                                  | \$441            | \$287             | \$151            |
| Poplar Bluff, MO | 3,347.8        | \$721                                | \$613            | \$398             | \$209            | \$639            | \$524            | \$340             | \$179            | \$520                                  | \$441            | \$287             | \$151            |
| St. Louis, MO    | 3,347.8        | \$721                                | \$613            | \$398             | \$209            | \$639            | \$524            | \$340             | \$179            | \$520                                  | \$441            | \$287             | \$151            |
| Springfield, IL  | 3,286.3        | \$708                                | \$602            | \$391             | \$205            | \$628            | \$514            | \$334             | \$175            | \$511                                  | \$433            | \$282             | \$148            |
| Topeka, KS       | 2,559.3        | \$551                                | \$468            | \$305             | \$160            | \$489            | \$400            | \$260             | \$137            | \$398                                  | \$337            | \$219             | \$115            |
| Wichita, KS      | 2,378.9        | \$512                                | \$435            | \$283             | \$149            | \$454            | \$372            | \$242             | \$127            | \$370                                  | \$314            | \$204             | \$107            |
|                  |                | \$0                                  | \$0              | \$0               | \$0              | \$0              | \$0              | \$0               | \$0              | \$0                                    | \$0              | \$0               | \$0              |

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Date Prepared: October 2012.

Index Basis: Boeckh Index = SEP-OCT 2012.

| Location         | Boeckh Indexes | Administration Space; Housed in Main Hospital |                  |                   |                  | Parking Garage |                  |                   |                  | Surface Parking - Priced Per Parking Space |     |     |     |
|------------------|----------------|---|------------------|-------------------|------------------|----------------|------------------|-------------------|------------------|--|-----|-----|-----|
|                  |                | New   | Total Renovation | Medium Renovation | Light Renovation | New            | Total Renovation | Medium Renovation | Light Renovation | New Space                                  |     |     |     |
| Columbia, MO     | 3,347.8        | \$293   | \$229            | \$149             | \$78             | \$68           | \$30             | \$20              | \$10             | \$3,816                                    | \$0 | \$0 | \$0 |
| Kansas City, MO  | 3,093.2        | \$271   | \$212            | \$138             | \$72             | \$63           | \$28             | \$18              | \$10             | \$3,526                                    | \$0 | \$0 | \$0 |
| Leavenworth, KS  | 3,093.2        | \$271   | \$212            | \$138             | \$72             | \$63           | \$28             | \$18              | \$10             | \$3,526                                    | \$0 | \$0 | \$0 |
| Marion, IL       | 3,347.8        | \$293   | \$229            | \$149             | \$78             | \$68           | \$30             | \$20              | \$10             | \$3,816                                    | \$0 | \$0 | \$0 |
| Poplar Bluff, MO | 3,347.8        | \$293   | \$229            | \$149             | \$78             | \$68           | \$30             | \$20              | \$10             | \$3,816                                    | \$0 | \$0 | \$0 |
| St. Louis, MO    | 3,347.8        | \$293   | \$229            | \$149             | \$78             | \$68           | \$30             | \$20              | \$10             | \$3,816                                    | \$0 | \$0 | \$0 |
| Springfield, IL  | 3,286.3        | \$288   | \$225            | \$146             | \$77             | \$66           | \$30             | \$19              | \$10             | \$3,746                                    | \$0 | \$0 | \$0 |
| Topeka, KS       | 2,559.3        | \$224   | \$175            | \$114             | \$60             | \$52           | \$23             | \$15              | \$8              | \$2,917                                    | \$0 | \$0 | \$0 |
| Wichita, KS      | 2,378.9        | \$208   | \$163            | \$106             | \$56             | \$48           | \$21             | \$14              | \$7              | \$2,712                                    | \$0 | \$0 | \$0 |
|                  |                | \$0   | \$0              | \$0               | \$0              | \$0            | \$0              | \$0               | \$0              | \$0  | \$0 | \$0 | \$0 |

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Index Basis: Boeckh Index = SEP-OCT 2012.

| Location         | Boeckh Indexes | Warehouses -w/ Offices |                  |                   |                  |     |     |     |     |     |     |     |     |
|------------------|----------------|------------------------|------------------|-------------------|------------------|-----|-----|-----|-----|-----|-----|-----|-----|
|                  |                | New                    | Total Renovation | Medium Renovation | Light Renovation |     |     |     |     |     |     |     |     |
| Columbia, MO     | 3,347.8        | \$229                  | \$165            | \$107             | \$56             | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Kansas City, MO  | 3,093.2        | \$212                  | \$153            | \$99              | \$52             | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Leavenworth, KS  | 3,093.2        | \$212                  | \$153            | \$99              | \$52             | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Marion, IL       | 3,347.8        | \$229                  | \$165            | \$107             | \$56             | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Poplar Bluff, MO | 3,347.8        | \$229                  | \$165            | \$107             | \$56             | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| St. Louis, MO    | 3,347.8        | \$229                  | \$165            | \$107             | \$56             | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Springfield, IL  | 3,286.3        | \$225                  | \$162            | \$106             | \$55             | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Topeka, KS       | 2,559.3        | \$175                  | \$126            | \$82              | \$43             | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Wichita, KS      | 2,378.9        | \$163                  | \$118            | \$76              | \$40             | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|                  |                | \$0                    | \$0              | \$0               | \$0              | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

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Allow additional funds for known adverse sub-surface conditions, seismic, hurricane loading and phasing, etc.

Federally mandated Physical Security, Sustainability, and Energy Reduction requirements are INCLUDED in the building unit costs.

For new sites that are required to meet Mission Critical security standards allow additional funds for increased site utility requirements and protective features outside the building line.

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.

**MARKET CONDITIONS:**

Changes in market conditions will impact pricing. Estimators must conduct research into conditions such as: construction volume expected in the area; probable bid competition; availability of labor, materials, and equipment; and impacts of national and international markets.

# VAMC COST GUIDE - BUILDING TYPE

## VISN 15: VA Heartland Network

### CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT

#### 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 | Demolition Cost for an Existing Building |             |        |        | Leased Space - Need To Provide Specific Build-Out |        |        |        | Operating and Mothball Costs |                         |                            |        |
|------------------|----------------|--|-------------|--------|--------|---|--------|--------|--------|------------------------------|-------------------------|----------------------------|--------|
|                  |                | Demolition Cost Only                     | Haul & Dump |        |        | Yearly Rate Per Square Foot                       |        |        |        | "Full" Operational Costs     | Adjacent Mothball Costs | Stand Alone Mothball Costs |        |
| Columbia, MO     | 3,347.8        | \$12.34                                  | \$14.01     | \$0.00 | \$0.00 | \$43.91   | \$0.00 | \$0.00 | \$0.00 | \$27.19                      | \$15.86                 | \$7.30                     | \$0.00 |
| Kansas City, MO  | 3,093.2        | \$11.40                                  | \$12.94     | \$0.00 | \$0.00 | \$40.57   | \$0.00 | \$0.00 | \$0.00 | \$25.12                      | \$14.66                 | \$6.74                     | \$0.00 |
| Leavenworth, KS  | 3,093.2        | \$11.40                                  | \$12.94     | \$0.00 | \$0.00 | \$40.57   | \$0.00 | \$0.00 | \$0.00 | \$25.12                      | \$14.66                 | \$6.74                     | \$0.00 |
| Marion, IL       | 3,347.8        | \$12.34                                  | \$14.01     | \$0.00 | \$0.00 | \$43.91   | \$0.00 | \$0.00 | \$0.00 | \$27.19                      | \$15.86                 | \$7.30                     | \$0.00 |
| Poplar Bluff, MO | 3,347.8        | \$12.34                                  | \$14.01     | \$0.00 | \$0.00 | \$43.91   | \$0.00 | \$0.00 | \$0.00 | \$27.19                      | \$15.86                 | \$7.30                     | \$0.00 |
| St. Louis, MO    | 3,347.8        | \$12.34                                  | \$14.01     | \$0.00 | \$0.00 | \$43.91   | \$0.00 | \$0.00 | \$0.00 | \$27.19                      | \$15.86                 | \$7.30                     | \$0.00 |
| Springfield, IL  | 3,286.3        | \$12.12                                  | \$13.75     | \$0.00 | \$0.00 | \$43.10   | \$0.00 | \$0.00 | \$0.00 | \$26.69                      | \$15.57                 | \$7.17                     | \$0.00 |
| Topeka, KS       | 2,559.3        | \$9.44                                   | \$10.71     | \$0.00 | \$0.00 | \$33.57   | \$0.00 | \$0.00 | \$0.00 | \$20.78                      | \$12.13                 | \$5.58                     | \$0.00 |
| Wichita, KS      | 2,378.9        | \$8.77                                   | \$9.95      | \$0.00 | \$0.00 | \$31.20   | \$0.00 | \$0.00 | \$0.00 | \$19.32                      | \$11.27                 | \$5.19                     | \$0.00 |
|                  |                | \$0.00                                   | \$0.00      | \$0.00 | \$0.00 | \$0.00  | \$0.00 | \$0.00 | \$0.00 | \$0.00                       | \$0.00                  | \$0.00                     | \$0.00 |

#### NOTES:

Costs shown are for building 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.

"Demolition Costs Only" is based on razing the entire structure and disposing of the waste material on-site. Haul & Dump is not included. Hazardous material abatement is not included.

"Haul & Dump" includes cost for a 20 mile haul and the appropriate dump fees for construction materials. Disposal of hazardous materials is not included.

Additional funds should be included for known adverse conditions, length of haul, inflated dump fees, closed dump and refuge facilities

To calculate savings for mothballed structures, subtract which type of "Mothballing" is being utilized (Adjacent or Stand Alone) from the "Full" Operating Costs.

The "Full" Operating Costs include: Electric, water, gas, sewage, major systems maintenance, building shell maintenance, janitorial, and security

Based on the type of "Mothballing" to be used, percentages have been utilized to account for maintaining the integrity of the building envelope, maintaining non-freezing conditions for sprinklers & utilities, maintenance, security, and ensuring JHCO compliance

Leasing yearly rates only includes: land, site improvements, building shell, taxes, utilities, insurance, shell and outside maintenance -

Similar to a sole occupancy of a "Spec" building - HOUSEKEEPING COSTS ARE NOT INCLUDED - Assumes normal operating days and hours - NOT 24/7

Lease cost does not include initial build out (tenant improvement) of space for the specific function. To calculate build out cost, use "Total Renovation" cost for the specific building type.

#### MARKET CONDITIONS:

Changes in market conditions will impact pricing. Estimators must conduct research into conditions such as: construction volume expected in the area; probable bid competition; availability of labor, materials, and equipment; and impacts of national and international markets.

For additional assistance, contact [estimating@va.gov](mailto:estimating@va.gov)

# VAMC COST GUIDE - BUILDING TYPE

## VISN 15: VA Heartland Network

### CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT

#### 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 | Roof Replacement |          |          |        | Modernize Restrooms for UFAS/ADA |        |        |        | Fire Alarms |                  |        |        |
|------------------|----------------|------------------|----------|----------|--------|----------------------------------|--------|--------|--------|-------------|------------------|--------|--------|
|                  |                | EDPM             | Built Up | Shingles | Metal  | Total Renovation                 |        |        |        | New         | Total Renovation |        |        |
| Columbia, MO     | 3,347.8        | \$11.80          | \$11.26  | \$7.24   | \$9.51 | \$294.66                         | \$0.00 | \$0.00 | \$0.00 | \$10.14     | \$11.93          | \$0.00 | \$0.00 |
| Kansas City, MO  | 3,093.2        | \$10.91          | \$10.41  | \$6.69   | \$8.78 | \$272.25                         | \$0.00 | \$0.00 | \$0.00 | \$9.37      | \$11.02          | \$0.00 | \$0.00 |
| Leavenworth, KS  | 3,093.2        | \$10.91          | \$10.41  | \$6.69   | \$8.78 | \$272.25                         | \$0.00 | \$0.00 | \$0.00 | \$9.37      | \$11.02          | \$0.00 | \$0.00 |
| Marion, IL       | 3,347.8        | \$11.80          | \$11.26  | \$7.24   | \$9.51 | \$294.66                         | \$0.00 | \$0.00 | \$0.00 | \$10.14     | \$11.93          | \$0.00 | \$0.00 |
| Poplar Bluff, MO | 3,347.8        | \$11.80          | \$11.26  | \$7.24   | \$9.51 | \$294.66                         | \$0.00 | \$0.00 | \$0.00 | \$10.14     | \$11.93          | \$0.00 | \$0.00 |
| St. Louis, MO    | 3,347.8        | \$11.80          | \$11.26  | \$7.24   | \$9.51 | \$294.66                         | \$0.00 | \$0.00 | \$0.00 | \$10.14     | \$11.93          | \$0.00 | \$0.00 |
| Springfield, IL  | 3,286.3        | \$11.59          | \$11.06  | \$7.10   | \$9.33 | \$289.25                         | \$0.00 | \$0.00 | \$0.00 | \$9.96      | \$11.71          | \$0.00 | \$0.00 |
| Topeka, KS       | 2,559.3        | \$9.02           | \$8.61   | \$5.53   | \$7.27 | \$225.26                         | \$0.00 | \$0.00 | \$0.00 | \$7.75      | \$9.12           | \$0.00 | \$0.00 |
| Wichita, KS      | 2,378.9        | \$8.39           | \$8.00   | \$5.14   | \$6.75 | \$209.38                         | \$0.00 | \$0.00 | \$0.00 | \$7.21      | \$8.48           | \$0.00 | \$0.00 |
|                  |                | \$0.00           | \$0.00   | \$0.00   | \$0.00 | \$0.00                           | \$0.00 | \$0.00 | \$0.00 | \$0.00      | \$0.00           | \$0.00 | \$0.00 |

#### NOTES:

Costs shown are for building 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.

Roof replacement costs do not include asbestos removal or disposal. Verify presence of asbestos in existing roof and include additional funds as necessary.

#### MARKET CONDITIONS:

Changes in market conditions will impact pricing. Estimators must conduct research into conditions such as: construction volume expected in the area; probable bid competition; availability of labor, materials, and equipment; and impacts of national and international markets.

# VAMC COST GUIDE - BUILDING TYPE

## VISN 15: VA Heartland Network

### CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT

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Date Prepared: October 2012.

Index Basis: Boeckh Index = SEP-OCT 2012.

| Location         | Boeckh Indexes | Escalation Rates |       |       |       |       |
|------------------|----------------|------------------|-------|-------|-------|-------|
|                  |                | 2013             | 2014  | 2015  | 2016  | 2017  |
| Columbia, MO     | 3,347.8        | 3.00%            | 4.00% | 5.00% | 5.00% | 5.00% |
| Kansas City, MO  | 3,093.2        | 3.00%            | 4.00% | 5.00% | 5.00% | 5.00% |
| Leavenworth, KS  | 3,093.2        | 3.00%            | 4.00% | 5.00% | 5.00% | 5.00% |
| Marion, IL       | 3,347.8        | 3.00%            | 4.00% | 5.00% | 5.00% | 5.00% |
| Poplar Bluff, MO | 3,347.8        | 3.00%            | 4.00% | 5.00% | 5.00% | 5.00% |
| St. Louis, MO    | 3,347.8        | 3.00%            | 4.00% | 5.00% | 5.00% | 5.00% |
| Springfield, IL  | 3,286.3        | 3.00%            | 4.00% | 5.00% | 5.00% | 5.00% |
| Topeka, KS       | 2,559.3        | 3.00%            | 4.00% | 5.00% | 5.00% | 5.00% |
| Wichita, KS      | 2,378.9        | 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.

#### MARKET CONDITIONS:

Changes in market conditions will impact pricing. Estimators must conduct research into conditions such as: construction volume expected in the area; probable bid competition; availability of labor, materials, and equipment; and impacts of national and international markets.

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