VAMC COST GUIDE - BUILDING TYPE

VISN 22: Desert Pacific Healthcare 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
Las Vegas, NV	3,294.3	$458	$358	$232	$122	$397	$309	$201	$106	$446	$346	$225	$118
Loma Linda, CA	3,370.4	$469	$366	$238	$125	$406	$316	$206	$108	$456	$354	$230	$121
Long Beach, CA	3,321.1	$462	$360	$234	$123	$400	$312	$203	$106	$450	$348	$226	$119
Los Angeles, CA	3,321.1	$462	$360	$234	$123	$400	$312	$203	$106	$450	$348	$226	$119
San Diego, CA	3,325.6	$462	$361	$235	$123	$400	$312	$203	$107	$450	$349	$227	$119
Sepulveda, CA	3,321.1	$462	$360	$234	$123	$400	$312	$203	$106	$450	$348	$226	$119
		$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.

For additional assistance, contact estimating@va.gov

VAMC COST GUIDE - BUILDING TYPE

VISN 22: Desert Pacific Healthcare 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	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
Las Vegas, NV	3,294.3	$473	$378	$246	$129	$274	$188	$122	$64	$378	$291	$189	$99
Loma Linda, CA	3,370.4	$484	$387	$252	$132	$280	$192	$125	$66	$387	$298	$194	$102
Long Beach, CA	3,321.1	$477	$381	$248	$130	$276	$190	$123	$65	$381	$293	$191	$100
Los Angeles, CA	3,321.1	$477	$381	$248	$130	$276	$190	$123	$65	$381	$293	$191	$100
San Diego, CA	3,325.6	$478	$382	$248	$130	$277	$190	$123	$65	$382	$294	$191	$100
Sepulveda, CA	3,321.1	$477	$381	$248	$130	$276	$190	$123	$65	$381	$293	$191	$100
		$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.

For additional assistance, contact estimating@va.gov

VAMC COST GUIDE - BUILDING TYPE

VISN 22: Desert Pacific Healthcare 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	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
Las Vegas, NV	3,294.3	$470	$375	$244	$128	$388	$303	$197	$103	$447	$353	$229	$120
Loma Linda, CA	3,370.4	$481	$384	$249	$131	$397	$309	$201	$106	$458	$361	$235	$123
Long Beach, CA	3,321.1	$474	$378	$246	$129	$391	$305	$198	$104	$451	$356	$231	$121
Los Angeles, CA	3,321.1	$474	$378	$246	$129	$391	$305	$198	$104	$451	$356	$231	$121
San Diego, CA	3,325.6	$474	$379	$246	$129	$392	$305	$198	$104	$452	$356	$231	$122
Sepulveda, CA	3,321.1	$474	$378	$246	$129	$391	$305	$198	$104	$451	$356	$231	$121
		$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.

For additional assistance, contact estimating@va.gov

VAMC COST GUIDE - BUILDING TYPE

VISN 22: Desert Pacific Healthcare 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	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
Las Vegas, NV	3,294.3	$409	$332	$216	$113	$375	$298	$194	$102	$406	$310	$202	$106
Loma Linda, CA	3,370.4	$418	$340	$221	$116	$383	$305	$198	$104	$416	$317	$206	$108
Long Beach, CA	3,321.1	$412	$335	$218	$114	$378	$300	$195	$102	$410	$313	$203	$107
Los Angeles, CA	3,321.1	$412	$335	$218	$114	$378	$300	$195	$102	$410	$313	$203	$107
San Diego, CA	3,325.6	$413	$335	$218	$114	$378	$301	$195	$103	$410	$313	$204	$107
Sepulveda, CA	3,321.1	$412	$335	$218	$114	$378	$300	$195	$102	$410	$313	$203	$107
		$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.

For additional assistance, contact estimating@va.gov

VAMC COST GUIDE - BUILDING TYPE

VISN 22: Desert Pacific Healthcare 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	Research - Heavy; Wet labs & Animal				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
Las Vegas, NV	3,294.3	$710	$603	$392	$206	$629	$515	$335	$176	$512	$434	$282	$148
Loma Linda, CA	3,370.4	$726	$617	$401	$211	$644	$527	$343	$180	$524	$444	$289	$152
Long Beach, CA	3,321.1	$715	$608	$395	$207	$634	$519	$338	$177	$516	$438	$285	$149
Los Angeles, CA	3,321.1	$715	$608	$395	$207	$634	$519	$338	$177	$516	$438	$285	$149
San Diego, CA	3,325.6	$716	$609	$396	$208	$635	$520	$338	$178	$517	$438	$285	$150
Sepulveda, CA	3,321.1	$715	$608	$395	$207	$634	$519	$338	$177	$516	$438	$285	$149
		$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.

For additional assistance, contact estimating@va.gov

VAMC COST GUIDE - BUILDING TYPE

VISN 22: Desert Pacific Healthcare 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	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			
Las Vegas, NV	3,294.3	$289	$226	$147	$77	$67	$30	$20	$10	$3,755	$0	$0	$0
Loma Linda, CA	3,370.4	$295	$231	$150	$79	$68	$31	$20	$11	$3,842	$0	$0	$0
Long Beach, CA	3,321.1	$291	$228	$148	$78	$67	$31	$20	$10	$3,786	$0	$0	$0
Los Angeles, CA	3,321.1	$291	$228	$148	$78	$67	$31	$20	$10	$3,786	$0	$0	$0
San Diego, CA	3,325.6	$291	$228	$148	$78	$67	$31	$20	$10	$3,791	$0	$0	$0
Sepulveda, CA	3,321.1	$291	$228	$148	$78	$67	$31	$20	$10	$3,786	$0	$0	$0
		$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.

For additional assistance, contact estimating@va.gov

VAMC COST GUIDE - BUILDING TYPE

VISN 22: Desert Pacific Healthcare 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	Warehouses -w/ Offices											
		New	Total Renovation	Medium Renovation	Light Renovation								
Las Vegas, NV	3,294.3	$226	$163	$106	$56	$0	$0	$0	$0	$0	$0	$0	$0
Loma Linda, CA	3,370.4	$231	$166	$108	$57	$0	$0	$0	$0	$0	$0	$0	$0
Long Beach, CA	3,321.1	$227	$164	$107	$56	$0	$0	$0	$0	$0	$0	$0	$0
Los Angeles, CA	3,321.1	$227	$164	$107	$56	$0	$0	$0	$0	$0	$0	$0	$0
San Diego, CA	3,325.6	$228	$164	$107	$56	$0	$0	$0	$0	$0	$0	$0	$0
Sepulveda, CA	3,321.1	$227	$164	$107	$56	$0	$0	$0	$0	$0	$0	$0	$0
		$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.

For additional assistance, contact estimating@va.gov

VAMC COST GUIDE - BUILDING TYPE

VISN 22: Desert Pacific Healthcare 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	
Las Vegas, NV	3,294.3	$12.15	$13.79	$0.00	$0.00	$43.21	$0.00	$0.00	$0.00	$26.75	$15.61	$7.18	$0.00
Loma Linda, CA	3,370.4	$12.43	$14.10	$0.00	$0.00	$44.20	$0.00	$0.00	$0.00	$27.37	$15.97	$7.35	$0.00
Long Beach, CA	3,321.1	$12.24	$13.90	$0.00	$0.00	$43.56	$0.00	$0.00	$0.00	$26.97	$15.74	$7.24	$0.00
Los Angeles, CA	3,321.1	$12.24	$13.90	$0.00	$0.00	$43.56	$0.00	$0.00	$0.00	$26.97	$15.74	$7.24	$0.00
San Diego, CA	3,325.6	$12.26	$13.92	$0.00	$0.00	$43.62	$0.00	$0.00	$0.00	$27.01	$15.76	$7.25	$0.00
Sepulveda, CA	3,321.1	$12.24	$13.90	$0.00	$0.00	$43.56	$0.00	$0.00	$0.00	$26.97	$15.74	$7.24	$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

VAMC COST GUIDE - BUILDING TYPE

VISN 22: Desert Pacific Healthcare 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		
Las Vegas, NV	3,294.3	$11.61	$11.08	$7.12	$9.35	$289.95	$0.00	$0.00	$0.00	$9.98	$11.74	$0.00	$0.00
Loma Linda, CA	3,370.4	$11.88	$11.34	$7.28	$9.57	$296.65	$0.00	$0.00	$0.00	$10.21	$12.01	$0.00	$0.00
Long Beach, CA	3,321.1	$11.71	$11.17	$7.18	$9.43	$292.31	$0.00	$0.00	$0.00	$10.06	$11.83	$0.00	$0.00
Los Angeles, CA	3,321.1	$11.71	$11.17	$7.18	$9.43	$292.31	$0.00	$0.00	$0.00	$10.06	$11.83	$0.00	$0.00
San Diego, CA	3,325.6	$11.73	$11.19	$7.19	$9.44	$292.71	$0.00	$0.00	$0.00	$10.08	$11.85	$0.00	$0.00
Sepulveda, CA	3,321.1	$11.71	$11.17	$7.18	$9.43	$292.31	$0.00	$0.00	$0.00	$10.06	$11.83	$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.

For additional assistance, contact estimating@va.gov

VAMC COST GUIDE - BUILDING TYPE

VISN 22: Desert Pacific Healthcare 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	Escalation Rates				
		2013	2014	2015	2016	2017
Las Vegas, NV	3,294.3	3.00%	5.00%	5.00%	5.00%	5.00%
Loma Linda, CA	3,370.4	3.00%	5.00%	5.00%	5.00%	5.00%
Long Beach, CA	3,321.1	3.00%	5.00%	5.00%	5.00%	5.00%
Los Angeles, CA	3,321.1	3.00%	5.00%	5.00%	5.00%	5.00%
San Diego, CA	3,325.6	3.00%	5.00%	5.00%	5.00%	5.00%
Sepulveda, CA	3,321.1	3.00%	5.00%	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.

For additional assistance, contact estimating@va.gov