

# FY 2010 & FY 2011 - VISN COSTING GUIDE - BUILDING TYPE

## VISN 1: NEW ENGLAND Veterans Healthcare Network

CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT

USE FOR STRATEGIC PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management Cost Estimating & A/E Evaluation Service (00CFM1B)

Date Prepared: July 15, 2008

Index Basis: Boeckh Index = MAY-JUNE 2008

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
Bedford, MA	3,348.0	\$456	\$356	\$232	\$122	\$395	\$308	\$200	\$105	\$445	\$344	\$224	\$118
Brockton, MA	3,348.0	\$456	\$356	\$232	\$122	\$395	\$308	\$200	\$105	\$445	\$344	\$224	\$118
Jamaica Plain, MA	3,348.0	\$456	\$356	\$232	\$122	\$395	\$308	\$200	\$105	\$445	\$344	\$224	\$118
Manchester, NH	2,616.7	\$357	\$279	\$181	\$95	\$309	\$241	\$157	\$82	\$347	\$269	\$175	\$92
Newington, CT	2,953.2	\$403	\$314	\$204	\$107	\$349	\$272	\$177	\$93	\$392	\$304	\$197	\$104
Northampton, MA	2,695.5	\$368	\$287	\$186	\$98	\$318	\$248	\$161	\$85	\$358	\$277	\$180	\$95
Providence, RI	3,001.7	\$409	\$319	\$208	\$109	\$354	\$276	\$180	\$94	\$399	\$309	\$201	\$105
Togus, ME	2,367.0	\$323	\$252	\$164	\$86	\$279	\$218	\$142	\$74	\$314	\$244	\$158	\$83
West Haven, CT	2,914.3	\$397	\$310	\$202	\$106	\$344	\$268	\$174	\$92	\$387	\$300	\$195	\$102
West Roxbury, MA	3,348.0	\$456	\$356	\$232	\$122	\$395	\$308	\$200	\$105	\$445	\$344	\$224	\$118
White River Junction, VT	2,449.1	\$334	\$261	\$169	\$89	\$289	\$225	\$147	\$77	\$325	\$252	\$164	\$86
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### NOTES:

Unit costs have been updated using the most current projects and VA/PACES, to reflect the dynamics of the delivery of healthcare.

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 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, and hurricane loading.

Allow additional funds for special construction requirements such as: phasing; unusual site constraints; tie-in to existing structure; shoring; vertical expansion.

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

Ambulatory Care is considered a "9 to 5" soft clinic - few heavy labs, diagnostic areas, or beds. Functions consist of those found in exam rooms, minor surgery, small radiology suites, clinics, etc.

Clinical Improvements include intensive clinical space - diagnostics, labs, surgical suites. These represent the most expensive departments.

### MARKET CONDITIONS:

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For additional assistance, contact Bob Smoot (00CFM1B) at bob.smoot@va.gov or at 202-461-8220.

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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
Bedford, MA	3,348.0	\$471	\$377	\$245	\$129	\$273	\$187	\$122	\$64	\$377	\$290	\$189	\$99
Brockton, MA	3,348.0	\$471	\$377	\$245	\$129	\$273	\$187	\$122	\$64	\$377	\$290	\$189	\$99
Jamaica Plain, MA	3,348.0	\$471	\$377	\$245	\$129	\$273	\$187	\$122	\$64	\$377	\$290	\$189	\$99
Manchester, NH	2,616.7	\$368	\$295	\$192	\$101	\$213	\$147	\$95	\$50	\$295	\$227	\$147	\$77
Newington, CT	2,953.2	\$416	\$333	\$216	\$113	\$241	\$165	\$107	\$56	\$333	\$256	\$166	\$87
Northampton, MA	2,695.5	\$380	\$304	\$197	\$104	\$220	\$151	\$98	\$52	\$304	\$234	\$152	\$80
Providence, RI	3,001.7	\$423	\$338	\$220	\$115	\$245	\$168	\$109	\$57	\$338	\$260	\$169	\$89
Togus, ME	2,367.0	\$333	\$267	\$173	\$91	\$193	\$133	\$86	\$45	\$267	\$205	\$133	\$70
West Haven, CT	2,914.3	\$410	\$328	\$213	\$112	\$238	\$163	\$106	\$56	\$328	\$253	\$164	\$86
West Roxbury, MA	3,348.0	\$471	\$377	\$245	\$129	\$273	\$187	\$122	\$64	\$377	\$290	\$189	\$99
White River Junction, VT	2,449.1	\$345	\$276	\$179	\$94	\$200	\$137	\$89	\$47	\$276	\$212	\$138	\$72
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Acute Psychiatric				Mental Health				Poly Trama			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation
Bedford, MA	3,348.0	\$468	\$374	\$243	\$128	\$387	\$301	\$196	\$103	\$446	\$352	\$229	\$120
Brockton, MA	3,348.0	\$468	\$374	\$243	\$128	\$387	\$301	\$196	\$103	\$446	\$352	\$229	\$120
Jamaica Plain, MA	3,348.0	\$468	\$374	\$243	\$128	\$387	\$301	\$196	\$103	\$446	\$352	\$229	\$120
Manchester, NH	2,616.7	\$366	\$292	\$190	\$100	\$302	\$236	\$153	\$80	\$349	\$275	\$179	\$94
Newington, CT	2,953.2	\$413	\$330	\$214	\$113	\$341	\$266	\$173	\$91	\$393	\$310	\$202	\$106
Northampton, MA	2,695.5	\$377	\$301	\$196	\$103	\$312	\$243	\$158	\$83	\$359	\$283	\$184	\$97
Providence, RI	3,001.7	\$420	\$335	\$218	\$114	\$347	\$270	\$176	\$92	\$400	\$315	\$205	\$108
Togus, ME	2,367.0	\$331	\$264	\$172	\$90	\$274	\$213	\$139	\$73	\$315	\$249	\$162	\$85
West Haven, CT	2,914.3	\$407	\$325	\$211	\$111	\$337	\$262	\$171	\$90	\$388	\$306	\$199	\$104
West Roxbury, MA	3,348.0	\$468	\$374	\$243	\$128	\$387	\$301	\$196	\$103	\$446	\$352	\$229	\$120
White River Junction, VT	2,449.1	\$342	\$273	\$178	\$93	\$283	\$221	\$143	\$75	\$326	\$257	\$167	\$88
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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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
Bedford, MA	3,348.0	\$407	\$331	\$215	\$113	\$373	\$297	\$193	\$101	\$405	\$309	\$201	\$105
Brockton, MA	3,348.0	\$407	\$331	\$215	\$113	\$373	\$297	\$193	\$101	\$405	\$309	\$201	\$105
Jamaica Plain, MA	3,348.0	\$407	\$331	\$215	\$113	\$373	\$297	\$193	\$101	\$405	\$309	\$201	\$105
Manchester, NH	2,616.7	\$318	\$259	\$168	\$88	\$292	\$232	\$151	\$79	\$316	\$242	\$157	\$82
Newington, CT	2,953.2	\$359	\$292	\$190	\$100	\$329	\$262	\$170	\$89	\$357	\$273	\$177	\$93
Northampton, MA	2,695.5	\$328	\$266	\$173	\$91	\$301	\$239	\$155	\$82	\$326	\$249	\$162	\$85
Providence, RI	3,001.7	\$365	\$297	\$193	\$101	\$335	\$266	\$173	\$91	\$363	\$277	\$180	\$95
Togus, ME	2,367.0	\$288	\$234	\$152	\$80	\$264	\$210	\$136	\$72	\$286	\$219	\$142	\$75
West Haven, CT	2,914.3	\$355	\$288	\$187	\$98	\$325	\$258	\$168	\$88	\$352	\$269	\$175	\$92
West Roxbury, MA	3,348.0	\$407	\$331	\$215	\$113	\$373	\$297	\$193	\$101	\$405	\$309	\$201	\$105
White River Junction, VT	2,449.1	\$298	\$242	\$157	\$83	\$273	\$217	\$141	\$74	\$296	\$226	\$147	\$77
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Research - Heavy; Wetlabs & 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
Bedford, MA	3,348.0	\$707	\$601	\$391	\$205	\$627	\$514	\$334	\$175	\$510	\$433	\$281	\$148
Brockton, MA	3,348.0	\$707	\$601	\$391	\$205	\$627	\$514	\$334	\$175	\$510	\$433	\$281	\$148
Jamaica Plain, MA	3,348.0	\$707	\$601	\$391	\$205	\$627	\$514	\$334	\$175	\$510	\$433	\$281	\$148
Manchester, NH	2,616.7	\$553	\$470	\$305	\$160	\$490	\$401	\$261	\$137	\$399	\$338	\$220	\$115
Newington, CT	2,953.2	\$624	\$530	\$345	\$181	\$553	\$453	\$294	\$155	\$450	\$382	\$248	\$130
Northampton, MA	2,695.5	\$569	\$484	\$314	\$165	\$505	\$413	\$269	\$141	\$411	\$348	\$227	\$119
Providence, RI	3,001.7	\$634	\$539	\$350	\$184	\$562	\$460	\$299	\$157	\$457	\$388	\$252	\$132
Togus, ME	2,367.0	\$500	\$425	\$276	\$145	\$443	\$363	\$236	\$124	\$361	\$306	\$199	\$104
West Haven, CT	2,914.3	\$616	\$523	\$340	\$179	\$546	\$447	\$291	\$153	\$444	\$377	\$245	\$129
West Roxbury, MA	3,348.0	\$707	\$601	\$391	\$205	\$627	\$514	\$334	\$175	\$510	\$433	\$281	\$148
White River Junction, VT	2,449.1	\$517	\$440	\$286	\$150	\$459	\$376	\$244	\$128	\$373	\$317	\$206	\$108
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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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			
Bedford, MA	3,348.0	\$288	\$225	\$146	\$77	\$66	\$30	\$19	\$10	\$3,742	\$0	\$0	\$0
Brockton, MA	3,348.0	\$288	\$225	\$146	\$77	\$66	\$30	\$19	\$10	\$3,742	\$0	\$0	\$0
Jamaica Plain, MA	3,348.0	\$288	\$225	\$146	\$77	\$66	\$30	\$19	\$10	\$3,742	\$0	\$0	\$0
Manchester, NH	2,616.7	\$225	\$176	\$114	\$60	\$52	\$23	\$15	\$8	\$2,925	\$0	\$0	\$0
Newington, CT	2,953.2	\$254	\$198	\$129	\$68	\$59	\$26	\$17	\$9	\$3,301	\$0	\$0	\$0
Northampton, MA	2,695.5	\$232	\$181	\$118	\$62	\$53	\$24	\$15	\$8	\$3,013	\$0	\$0	\$0
Providence, RI	3,001.7	\$258	\$202	\$131	\$69	\$60	\$27	\$17	\$9	\$3,355	\$0	\$0	\$0
Togus, ME	2,367.0	\$203	\$159	\$103	\$54	\$47	\$21	\$14	\$7	\$2,646	\$0	\$0	\$0
West Haven, CT	2,914.3	\$250	\$196	\$127	\$67	\$58	\$26	\$17	\$9	\$3,257	\$0	\$0	\$0
West Roxbury, MA	3,348.0	\$288	\$225	\$146	\$77	\$66	\$30	\$19	\$10	\$3,742	\$0	\$0	\$0
White River Junction, VT	2,449.1	\$210	\$165	\$107	\$56	\$49	\$22	\$14	\$7	\$2,738	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Parking garage costs are for above grade parking. Allow additional funds for any levels below grade.

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Location	Boeckh Indexes	Warehouses -w/ Offices											
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation				
Bedford, MA	3,348.0	\$225	\$162	\$105	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Brockton, MA	3,348.0	\$225	\$162	\$105	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Jamaica Plain, MA	3,348.0	\$225	\$162	\$105	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Manchester, NH	2,616.7	\$176	\$127	\$82	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Newington, CT	2,953.2	\$198	\$143	\$93	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northampton, MA	2,695.5	\$181	\$131	\$85	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Providence, RI	3,001.7	\$202	\$145	\$94	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Togus, ME	2,367.0	\$159	\$115	\$75	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Haven, CT	2,914.3	\$196	\$141	\$92	\$48	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Roxbury, MA	3,348.0	\$225	\$162	\$105	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
White River Junction, VT	2,449.1	\$164	\$119	\$77	\$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, and hurricane loading.

Allow additional funds for special construction requirements such as: phasing; unusual site constraints; tie-in to existing structure; shoring; vertical expansion.

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

**MARKET CONDITIONS:**

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For additional assistance, contact Bob Smoot (00CFM1B) at bob.smoot@va.gov or at 202-461-8220.

# FY 2010 & FY 2011 - VISN COSTING GUIDE - BUILDING TYPE

## VISN 1: NEW ENGLAND Veterans Healthcare Network

CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT

USE FOR STRATEGIC PLANNING PURPOSES ONLY - NOT FOR BUDGETING

Ninth

PREPARED BY: Office of Construction & Facilities Management Cost Estimating & A/E Evaluation Service (00CFM1B)

Date Prepared: July 15, 2008

Index Basis: Boeckh Index = MAY-JUNE 2008

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	
Bedford, MA	3,348.0	\$12.10	\$13.74	\$0.00	\$0.00	\$43.06	\$0.00	\$0.00	\$0.00	\$26.66	\$15.56	\$7.16	\$0.00
Brockton, MA	3,348.0	\$12.10	\$13.74	\$0.00	\$0.00	\$43.06	\$0.00	\$0.00	\$0.00	\$26.66	\$15.56	\$7.16	\$0.00
Jamaica Plain, MA	3,348.0	\$12.10	\$13.74	\$0.00	\$0.00	\$43.06	\$0.00	\$0.00	\$0.00	\$26.66	\$15.56	\$7.16	\$0.00
Manchester, NH	2,616.7	\$9.46	\$10.74	\$0.00	\$0.00	\$33.65	\$0.00	\$0.00	\$0.00	\$20.84	\$12.16	\$5.59	\$0.00
Newington, CT	2,953.2	\$10.68	\$12.12	\$0.00	\$0.00	\$37.98	\$0.00	\$0.00	\$0.00	\$23.51	\$13.72	\$6.31	\$0.00
Northampton, MA	2,695.5	\$9.74	\$11.06	\$0.00	\$0.00	\$34.67	\$0.00	\$0.00	\$0.00	\$21.46	\$12.52	\$5.76	\$0.00
Providence, RI	3,001.7	\$10.85	\$12.32	\$0.00	\$0.00	\$38.60	\$0.00	\$0.00	\$0.00	\$23.90	\$13.95	\$6.42	\$0.00
Togus, ME	2,367.0	\$8.56	\$9.71	\$0.00	\$0.00	\$30.44	\$0.00	\$0.00	\$0.00	\$18.85	\$11.00	\$5.06	\$0.00
West Haven, CT	2,914.3	\$10.54	\$11.96	\$0.00	\$0.00	\$37.48	\$0.00	\$0.00	\$0.00	\$23.21	\$13.54	\$6.23	\$0.00
West Roxbury, MA	3,348.0	\$12.10	\$13.74	\$0.00	\$0.00	\$43.06	\$0.00	\$0.00	\$0.00	\$26.66	\$15.56	\$7.16	\$0.00
White River Junction, VT	2,449.1	\$8.85	\$10.05	\$0.00	\$0.00	\$31.50	\$0.00	\$0.00	\$0.00	\$19.50	\$11.38	\$5.24	\$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:**

Unit costs have been updated using the most current projects and VA/PACES, to reflect the dynamics of the delivery of healthcare.

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 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:**

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# FY 2010 & FY 2011 - VISN COSTING GUIDE - BUILDING TYPE

## VISN 1: NEW ENGLAND Veterans Healthcare Network CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT USE FOR STRATEGIC PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management Cost Estimating & A/E Evaluation Service (00CFM1B)

Date Prepared: July 15, 2008

Index Basis: Boeckh Index = MAY-JUNE 2008

Location	Boeckh Indexes	Roof Replacement				Modernize Restrooms for UFAS / ADA				Fire Alarms			
		EDPM	Built Up	Shingles	Metal	Total Renovation				New	Total Renovation		
Bedford, MA	3,348.0	\$11.57	\$11.05	\$7.09	\$9.32	\$288.95	\$0.00	\$0.00	\$0.00	\$9.95	\$11.70	\$0.00	\$0.00
Brockton, MA	3,348.0	\$11.57	\$11.05	\$7.09	\$9.32	\$288.95	\$0.00	\$0.00	\$0.00	\$9.95	\$11.70	\$0.00	\$0.00
Jamaica Plain, MA	3,348.0	\$11.57	\$11.05	\$7.09	\$9.32	\$288.95	\$0.00	\$0.00	\$0.00	\$9.95	\$11.70	\$0.00	\$0.00
Manchester, NH	2,616.7	\$9.05	\$8.63	\$5.55	\$7.28	\$225.83	\$0.00	\$0.00	\$0.00	\$7.77	\$9.14	\$0.00	\$0.00
Newington, CT	2,953.2	\$10.21	\$9.74	\$6.26	\$8.22	\$254.87	\$0.00	\$0.00	\$0.00	\$8.77	\$10.32	\$0.00	\$0.00
Northampton, MA	2,695.5	\$9.32	\$8.89	\$5.71	\$7.50	\$232.63	\$0.00	\$0.00	\$0.00	\$8.01	\$9.42	\$0.00	\$0.00
Providence, RI	3,001.7	\$10.38	\$9.90	\$6.36	\$8.36	\$259.06	\$0.00	\$0.00	\$0.00	\$8.92	\$10.49	\$0.00	\$0.00
Togus, ME	2,367.0	\$8.18	\$7.81	\$5.02	\$6.59	\$204.28	\$0.00	\$0.00	\$0.00	\$7.03	\$8.27	\$0.00	\$0.00
West Haven, CT	2,914.3	\$10.08	\$9.62	\$6.18	\$8.11	\$251.52	\$0.00	\$0.00	\$0.00	\$8.66	\$10.18	\$0.00	\$0.00
West Roxbury, MA	3,348.0	\$11.57	\$11.05	\$7.09	\$9.32	\$288.95	\$0.00	\$0.00	\$0.00	\$9.95	\$11.70	\$0.00	\$0.00
White River Junction, VT	2,449.1	\$8.47	\$8.08	\$5.19	\$6.82	\$211.37	\$0.00	\$0.00	\$0.00	\$7.28	\$8.56	\$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:**

Unit costs have been updated using the most current projects and VA/PACES, to reflect the dynamics of the delivery of healthcare.

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 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:**

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# FY 2010 & FY 2011 - VISN COSTING GUIDE - BUILDING TYPE

## VISN 1: NEW ENGLAND Veterans Healthcare Network

CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT

USE FOR STRATEGIC PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management Cost Estimating & A/E Evaluation Service (00CFM1B)

Date Prepared: July 15, 2008

Index Basis: Boeckh Index = MAY-JUNE 2008

Location	Boeckh Indexes	Escalation Rates				Escalation Rates				Escalation Rates			
		2009	2010	2011	2012	2013	2014	2015	2016				
Bedford, MA	3,348.0	6.00%	6.00%	6.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Brockton, MA	3,348.0	6.00%	6.00%	6.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Jamaica Plain, MA	3,348.0	6.00%	6.00%	6.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Manchester, NH	2,616.7	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Newington, CT	2,953.2	6.00%	6.00%	6.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Northampton, MA	2,695.5	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Providence, RI	3,001.7	6.00%	6.00%	6.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Togus, ME	2,367.0	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
West Haven, CT	2,914.3	6.00%	6.00%	6.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
West Roxbury, MA	3,348.0	6.00%	6.00%	6.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
White River Junction, VT	2,449.1	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				

NOTES: Escalation rates sheet has been updated on January 7, 2009 per current market/economic conditions.

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

**MARKET CONDITIONS:**

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# FY 2010 & FY 2011 - VISN COSTING GUIDE - BUILDING TYPE

## VISN 1: NEW ENGLAND Veterans Healthcare Network

### RELATIVE COST FACTOR COMPARISONS BETWEEN VAMCs

#### USE FOR STRATEGIC PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management Cost Estimating & A/E Evaluation Service (00CFM1F)

Date Prepared: July 15, 2008

Index Basis: Boeckh Index = MAY-JUNE 2008

Location	Boeckh Indexes	Cost Factor	EXPLANATION
Bedford, MA	3,348.0	1.39	Example: Bedford, MA is 1.42 higher than Togus, ME.
Brockton, MA	3,348.0	1.39	To calculate, use Bedford, MA's factor of 1.39
Jamaica Plain, MA	3,348.0	1.39	and divide Togus, ME's factor of 0.98 into it.
Manchester, NH	2,616.7	1.09	That is $1.39/0.98 = 1.42$ .
Newington, CT	2,953.2	1.23	If one dollar (1.00) was spent in Togus, ME
Northampton, MA	2,695.5	1.12	then to get the equivalent building in Bedford, MA
Providence, RI	3,001.7	1.25	one dollar and forty-two cents (\$1.42) would be required.
Togus, ME	2,367.0	0.98	
West Haven, CT	2,914.3	1.21	Example: White River Junction, VT is 0.82 of Providence, RI.
West Roxbury, MA	3,348.0	1.39	This is calculated by dividing White River Jn, VT's cost factor of 1.02
White River Junction, VT	2,449.1	1.02	by Providence, RI's cost factor of 1.25 or $1.02/1.25 = 0.82$ .
		0.00	That means that for every dollar (\$1.00) spent in Providence, RI
		0.00	it would cost eighty-two cents (\$0.82)
		0.00	for an equivalent building in White River Junction, VT.
		0.00	
		0.00	These relative cost factors are based on
		0.00	the Boeckh Indexes for MAY-JUN 2008,
		0.00	and are useful to obtain quick rough ideas of
		0.00	probable costs relative from one city to another.
		0.00	
		0.00	REMINDER: Each project is unique.
		0.00	This document - for strategic planning only

In addition, local economic market conditions can significantly impact costs.

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