

FY 2007 - VBA COSTING GUIDE

CURRENT BUILDING ONLY CONSTRUCTION UNIT COST

USE FOR STRATEGIC PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office Construction & Facilities Management (00CFM1B)

Date Prepared: January 3, 2008

Inedx Basis: Boeckh Index = November - December 2007

Station	Assigned Area	Boeckh Index of Nov - Dec 2007	Square Foot Unit Costs as of November-December 2007			
			New Construction	Light Renovations	Medium Renovations	Gut-Total Renovations
Albuquerque	28,864	2,132.4	\$144	\$25	\$73	\$105
Anchorage	6,700	3,595.1	\$243	\$43	\$123	\$177
Atlanta (new)	151,973	2,113.5	\$143	\$25	\$72	\$104
Baltimore	32,208	2,339.0	\$158	\$28	\$80	\$115
Boise	20,575	2,404.3	\$163	\$28	\$82	\$118
Boston	50,875	3,264.0	\$221	\$39	\$111	\$161
Buffalo	52,243	2,980.3	\$202	\$35	\$102	\$147
Cheyenne	N/A	2,095.4	\$142	\$25	\$72	\$103
Chicago	99,092	3,377.5	\$228	\$40	\$115	\$166
Cleveland	90,058	2,941.2	\$199	\$35	\$100	\$145
Columbia	51,129	1,829.1	\$124	\$22	\$62	\$90
Denver	96,396	2,355.3	\$159	\$28	\$80	\$116
Des Moines	34,142	2,378.6	\$161	\$28	\$81	\$117
Detroit	89,996	3,061.4	\$207	\$36	\$105	\$151
Fargo	19,200	2,315.3	\$157	\$27	\$79	\$114
Ft. Harrison	6,660	2,326.5	\$157	\$28	\$79	\$115
Hartford	30,019	2,973.4	\$201	\$35	\$102	\$146
Honolulu (new)	25,000	3,539.8	\$239	\$42	\$121	\$174
Houston	114,403	2,138.9	\$145	\$25	\$73	\$105
Huntington	35,865	2,578.8	\$174	\$30	\$88	\$127
Indianapolis	48,431	2,644.2	\$179	\$31	\$90	\$130
Jackson	50,907	1,792.8	\$121	\$21	\$61	\$88
Lincoln	30,612	2,003.3	\$136	\$24	\$68	\$99
Little Rock	60,667	2,008.1	\$136	\$24	\$69	\$99
Los Angeles	107,805	3,036.7	\$205	\$36	\$104	\$150
Louisville	48,673	2,344.0	\$159	\$28	\$80	\$115
Manchester	28,589	2,581.2	\$175	\$31	\$88	\$127
Manila	N/A	0.0	\$0	\$0	\$0	\$0
Milwaukee	59,645	2,994.0	\$203	\$35	\$102	\$147

For Assistance, call R.T. Smoot (202)565-6400

NOTE:

The unit costs shown are predicated on the lessons learned during the preparation of the Administration Study.

The costs shown are general in nature and will differ once a specific scope is identified.

Unit Costs are at each VBA location and indexed to November-December 2005.

The unit costs shown are "current bid costs" and do not include a pre-design allowance, escalation to the construction contract award, construction contingencies,

The above costs represent low bid as of today, they DO NOT include:

- Pre-Design Allowance, Construction Contingencies, Technical Services,
- Impact Costs, Franchise Fund Allowance, Construction Management,
- Market Condition Allowance, outside utility agreements, or land acquisition

Additional moneys should be included for known adverse sub-surface conditions, seismic and hurricane loading

Additional moneys are required to account for projects being "in the air" - i.e., new construction to be located on the 4th and 5th floors - but require structural support from the ground level through the 3rd floor to support the new construction

When constructing an addition to an existing building, moneys should be added to account for the "tying-in" functionally and psychically

Sitework cost for small projects can be quite high as a percentage of the cost of construction and

the cost of sitework as a percentage of construction could decrease as the size increa

A 20,000 SF building could require the same size of utilities as a 30,000 SF building. A safe percentage

for sitework for up to \$10 million is 15% and decreases to perhaps 10% at \$25 million.

3

ases

FY 2007 - VBA COSTING GUIDE

CURRENT BUILDING ONLY CONSTRUCTION UNIT COST

USE FOR STRATEGIC PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office Construction & Facilities Management (00CFM1B)

Date Prepared: January 3, 2008

Inedx Basis: Boeckh Index = November - December 2007

Station	Assigned Area	Boeckh Indexes of Nov-Dec 2007	Square Foot Unit Costs as of November-December 2007			
			New Construction	Light Renovations	Medium Renovations	Gut-Total Renovations
Montgomery	48,393	2,003.7	\$136	\$24	\$68	\$99
Muskogee	69,842	2,077.5	\$141	\$25	\$71	\$102
Nashville	53,265	2,057.7	\$139	\$24	\$70	\$101
New Orleans	53,816	2,063.1	\$140	\$24	\$70	\$102
New York	115,842	4,147.7	\$281	\$49	\$142	\$204
Newark	58,503	3,262.6	\$221	\$39	\$111	\$161
Oakland	118,116	3,285.2	\$222	\$39	\$112	\$162
Philadelphia	303,932	3,235.0	\$219	\$38	\$110	\$159
Phoenix	69,660	2,358.8	\$160	\$28	\$81	\$116
Pittsburgh	52,513	2,692.9	\$182	\$32	\$92	\$133
Portland	48,497	2,847.6	\$193	\$34	\$97	\$140
Providence	24,884	3,005.8	\$203	\$36	\$103	\$148
Reno	15,192	2,667.1	\$180	\$32	\$91	\$131
Roanoke	66,319	1,706.9	\$115	\$20	\$58	\$84
Salt Lake	23,610	2,289.3	\$155	\$27	\$78	\$113
San Diego (new)	76,000	2,981.6	\$202	\$35	\$102	\$147
San Juan	34,619	2,398.8	\$162	\$28	\$82	\$118
Seattle	57,310	3,023.9	\$205	\$36	\$103	\$149
Sioux Falls	12,374	2,092.6	\$142	\$25	\$71	\$103
St Louis	114,150	2,915.8	\$197	\$34	\$100	\$144
St Paul	135,095	3,085.5	\$209	\$36	\$105	\$152
St Petersburg (new)	176,000	2,392.9	\$162	\$28	\$82	\$118
Togus	15,114	2,347.9	\$159	\$28	\$80	\$116
Waco	85,666	1,878.6	\$127	\$22	\$64	\$93
Washington	98,026	2,398.8	\$162	\$28	\$82	\$118
White River Jct	8,433	2,441.2	\$165	\$29	\$83	\$120
Wichita	30,806	2,077.7	\$141	\$25	\$71	\$102
Wilmington	10,937	2,688.5	\$182	\$32	\$92	\$132
Winston-Salem	74,407	1,927.1	\$130	\$23	\$66	\$95

For Assistance, call R.T. Smoot (202)565-6400

NOTE:

The unit costs shown are predicated on the lessons learned during the preparation of the Administration Study.

The costs shown are general in nature and will differ once a specific scope is identified.

Unit Costs are at each VBA location and indexed to November-December 2005.

The unit costs shown are "current bid costs" and do not include a pre-design allowance, escalation to the construction contract award, construction contingencies,

The above costs represent low bid as of today, they DO NOT include:

- Pre-Design Allowance, Construction Contingencies, Technical Services, Impact Costs, Franchise Fund Allowance, Construction Management, Market Condition Allowance, outside utility agreements, or land acquisition

Additional moneys should be included for known adverse sub-surface conditions, seismic and hurricane loading

Additional moneys are required to account for projects being "in the air" - i.e., new construction to be located on the 4th and 5th floors - but require structural support from the ground level through the 3rd floor to support the new construction

When constructing an addition to an existing building, moneys should be added to account for the "tying-in" functionally and psychically

Sitework cost for small projects can be quite high as a percentage of the cost of construction and

the cost of sitework as a percentage of construction could decrease as the size increases

A 20,000 SF building could require the same size of utilities as a 30,000 SF building. A safe percentage

for sitework for up to \$10 million is 15% and decreases to perhaps 10% at \$25 million.