

VISN COSTING GUIDE - BUILDING TYPE

VISN 9: MID SOUTH 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-JUN 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
Huntington, WV	2,578.8	\$352	\$275	\$179	\$94	\$305	\$238	\$154	\$81	\$343	\$266	\$173	\$91
Lexington, KY	2,257.6	\$308	\$240	\$156	\$82	\$267	\$208	\$135	\$71	\$300	\$232	\$151	\$79
Louisville, KY	2,332.5	\$318	\$248	\$161	\$85	\$276	\$215	\$140	\$73	\$310	\$240	\$156	\$82
Memphis, TN	2,025.1	\$276	\$216	\$140	\$74	\$239	\$187	\$121	\$64	\$269	\$209	\$136	\$71
Mountain Home, TN	2,062.0	\$281	\$220	\$143	\$75	\$244	\$190	\$123	\$65	\$274	\$212	\$138	\$72
Murfreesboro, TN	2,068.7	\$282	\$220	\$143	\$75	\$244	\$191	\$124	\$65	\$275	\$213	\$138	\$73
Nashville, TN	2,068.7	\$282	\$220	\$143	\$75	\$244	\$191	\$124	\$65	\$275	\$213	\$138	\$73
		\$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

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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.

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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
Huntington, WV	2,578.8	\$363	\$291	\$189	\$99	\$210	\$145	\$94	\$49	\$291	\$224	\$145	\$76
Lexington, KY	2,257.6	\$318	\$254	\$165	\$87	\$184	\$127	\$82	\$43	\$254	\$196	\$127	\$67
Louisville, KY	2,332.5	\$329	\$263	\$171	\$90	\$190	\$131	\$85	\$45	\$263	\$202	\$131	\$69
Memphis, TN	2,025.1	\$285	\$228	\$148	\$78	\$165	\$114	\$74	\$39	\$228	\$176	\$114	\$60
Mountain Home, TN	2,062.0	\$291	\$232	\$151	\$79	\$168	\$116	\$75	\$39	\$232	\$179	\$116	\$61
Murfreesboro, TN	2,068.7	\$292	\$233	\$152	\$80	\$169	\$116	\$75	\$40	\$233	\$179	\$117	\$61
Nashville, TN	2,068.7	\$292	\$233	\$152	\$80	\$169	\$116	\$75	\$40	\$233	\$179	\$117	\$61
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Acute Psychiatric				Mental Health				Poly Trauma			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation
Huntington, WV	2,578.8	\$361	\$288	\$187	\$98	\$298	\$232	\$151	\$79	\$344	\$271	\$176	\$92
Lexington, KY	2,257.6	\$316	\$252	\$164	\$86	\$261	\$203	\$132	\$69	\$301	\$237	\$154	\$81
Louisville, KY	2,332.5	\$326	\$261	\$169	\$89	\$270	\$210	\$137	\$72	\$311	\$245	\$159	\$84
Memphis, TN	2,025.1	\$283	\$226	\$147	\$77	\$234	\$182	\$119	\$62	\$270	\$213	\$138	\$73
Mountain Home, TN	2,062.0	\$289	\$230	\$150	\$79	\$239	\$186	\$121	\$63	\$275	\$217	\$141	\$74
Murfreesboro, TN	2,068.7	\$289	\$231	\$150	\$79	\$239	\$186	\$121	\$64	\$276	\$217	\$141	\$74
Nashville, TN	2,068.7	\$289	\$231	\$150	\$79	\$239	\$186	\$121	\$64	\$276	\$217	\$141	\$74
		\$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
Huntington, WV	2,578.8	\$314	\$255	\$166	\$87	\$288	\$229	\$149	\$78	\$312	\$238	\$155	\$81
Lexington, KY	2,257.6	\$275	\$223	\$145	\$76	\$252	\$200	\$130	\$68	\$273	\$209	\$136	\$71
Louisville, KY	2,332.5	\$284	\$231	\$150	\$79	\$260	\$207	\$135	\$71	\$282	\$216	\$140	\$74
Memphis, TN	2,025.1	\$247	\$200	\$130	\$68	\$226	\$180	\$117	\$61	\$245	\$187	\$122	\$64
Mountain Home, TN	2,062.0	\$251	\$204	\$133	\$70	\$230	\$183	\$119	\$62	\$250	\$191	\$124	\$65
Murfreesboro, TN	2,068.7	\$252	\$205	\$133	\$70	\$231	\$184	\$119	\$63	\$250	\$191	\$124	\$65
Nashville, TN	2,068.7	\$252	\$205	\$133	\$70	\$231	\$184	\$119	\$63	\$250	\$191	\$124	\$65
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Research - Heavy; Wetlabs & 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	
Huntington, WV	2,578.8	\$545	\$463	\$301	\$158	\$483	\$396	\$257	\$135	\$393	\$483	\$334	\$217	\$114
Lexington, KY	2,257.6	\$477	\$406	\$264	\$138	\$423	\$347	\$225	\$118	\$344	\$292	\$190	\$100	
Louisville, KY	2,332.5	\$493	\$419	\$272	\$143	\$437	\$358	\$233	\$122	\$356	\$302	\$196	\$103	
Memphis, TN	2,025.1	\$428	\$364	\$236	\$124	\$380	\$311	\$202	\$106	\$309	\$262	\$170	\$89	
Mountain Home, TN	2,062.0	\$436	\$370	\$241	\$126	\$387	\$317	\$206	\$108	\$315	\$267	\$173	\$91	
Murfreesboro, TN	2,068.7	\$437	\$372	\$242	\$127	\$388	\$318	\$206	\$108	\$316	\$268	\$174	\$91	
Nashville, TN	2,068.7	\$437	\$372	\$242	\$127	\$388	\$318	\$206	\$108	\$316	\$268	\$174	\$91	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Index Basis: Boeckh Index = MAY-JUN 2008

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			
Huntington, WV	2,578.8	\$222	\$173	\$113	\$59	\$51	\$23	\$15	\$8	\$2,885	\$0	\$0	\$0
Lexington, KY	2,257.6	\$194	\$152	\$99	\$52	\$45	\$20	\$13	\$7	\$2,526	\$0	\$0	\$0
Louisville, KY	2,332.5	\$201	\$157	\$102	\$54	\$46	\$21	\$13	\$7	\$2,609	\$0	\$0	\$0
Memphis, TN	2,025.1	\$174	\$136	\$89	\$46	\$40	\$18	\$12	\$6	\$2,265	\$0	\$0	\$0
Mountain Home, TN	2,062.0	\$177	\$139	\$90	\$47	\$41	\$18	\$12	\$6	\$2,307	\$0	\$0	\$0
Murfreesboro, TN	2,068.7	\$178	\$139	\$90	\$47	\$41	\$18	\$12	\$6	\$2,314	\$0	\$0	\$0
Nashville, TN	2,068.7	\$178	\$139	\$90	\$47	\$41	\$18	\$12	\$6	\$2,314	\$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									
Huntington, WV	2,578.8	\$173	\$125	\$81	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lexington, KY	2,257.6	\$152	\$109	\$71	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Louisville, KY	2,332.5	\$157	\$113	\$73	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Memphis, TN	2,025.1	\$136	\$98	\$64	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mountain Home, TN	2,062.0	\$139	\$100	\$65	\$34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murfreesboro, TN	2,068.7	\$139	\$100	\$65	\$34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nashville, TN	2,068.7	\$139	\$100	\$65	\$34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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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	
Huntington, WV	2,578.8	\$9.33	\$10.59	\$0.00	\$0.00	\$33.19	\$0.00	\$0.00	\$0.00	\$20.55	\$11.99	\$5.52	\$0.00
Lexington, KY	2,257.6	\$8.17	\$9.27	\$0.00	\$0.00	\$29.06	\$0.00	\$0.00	\$0.00	\$17.99	\$10.50	\$4.83	\$0.00
Louisville, KY	2,332.5	\$8.44	\$9.58	\$0.00	\$0.00	\$30.02	\$0.00	\$0.00	\$0.00	\$18.59	\$10.85	\$4.99	\$0.00
Memphis, TN	2,025.1	\$7.33	\$8.32	\$0.00	\$0.00	\$26.07	\$0.00	\$0.00	\$0.00	\$16.14	\$9.42	\$4.33	\$0.00
Mountain Home, TN	2,062.0	\$7.46	\$8.47	\$0.00	\$0.00	\$26.54	\$0.00	\$0.00	\$0.00	\$16.43	\$9.59	\$4.41	\$0.00
Murfreesboro, TN	2,068.7	\$7.48	\$8.50	\$0.00	\$0.00	\$26.63	\$0.00	\$0.00	\$0.00	\$16.49	\$9.62	\$4.43	\$0.00
Nashville, TN	2,068.7	\$7.48	\$8.50	\$0.00	\$0.00	\$26.63	\$0.00	\$0.00	\$0.00	\$16.49	\$9.62	\$4.43	\$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

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"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:

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VISN COSTING GUIDE - BUILDING TYPE

VISN 9: MID SOUTH 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-JUN 2008

Location	Boeckh Indexes	Roof Replacement				Modernize Restrooms for UFAS/ADA				Fire Alarms			
		EDPM	Built Up	Shingles	Metal	Total Renovation				New	Total Renovation		
Huntington, WV	2,578.8	\$8.92	\$8.52	\$5.47	\$7.19	\$222.75	\$0.00	\$0.00	\$0.00	\$7.67	\$9.02	\$0.00	\$0.00
Lexington, KY	2,257.6	\$7.81	\$7.45	\$4.79	\$6.29	\$195.00	\$0.00	\$0.00	\$0.00	\$6.71	\$7.89	\$0.00	\$0.00
Louisville, KY	2,332.5	\$8.07	\$7.70	\$4.95	\$6.50	\$201.47	\$0.00	\$0.00	\$0.00	\$6.94	\$8.16	\$0.00	\$0.00
Memphis, TN	2,025.1	\$7.01	\$6.69	\$4.30	\$5.64	\$174.92	\$0.00	\$0.00	\$0.00	\$6.02	\$7.08	\$0.00	\$0.00
Mountain Home, TN	2,062.0	\$7.13	\$6.81	\$4.37	\$5.75	\$178.11	\$0.00	\$0.00	\$0.00	\$6.13	\$7.21	\$0.00	\$0.00
Murfreesboro, TN	2,068.7	\$7.16	\$6.83	\$4.39	\$5.76	\$178.69	\$0.00	\$0.00	\$0.00	\$6.15	\$7.23	\$0.00	\$0.00
Nashville, TN	2,068.7	\$7.16	\$6.83	\$4.39	\$5.76	\$178.69	\$0.00	\$0.00	\$0.00	\$6.15	\$7.23	\$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.

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VISN COSTING GUIDE - BUILDING TYPE

VISN 9: MID SOUTH 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-JUN 2008

Location	Boeckh Indexes	Escalation Rates				Escalation Rates				Escalation Rates			
		2009	2010	2011	2012	2013	2014	2015	2016				
Huntington, WV	2,578.8	6.00%	6.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Lexington, KY	2,257.6	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Louisville, KY	2,332.5	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Memphis, TN	2,025.1	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Mountain Home, TN	2,062.0	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Murfreesboro, TN	2,068.7	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Nashville, TN	2,068.7	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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VISN COSTING GUIDE - BUILDING TYPE

VISN 9: MID SOUTH 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-JUN 2008

Location	Boeckh Indexes	Cost Factor	EXPLANATION
Huntington, WV	2,578.8	1.07	Example: Louisville, KY is 1.15 higher than Memphis, TN.
Lexington, KY	2,257.6	0.94	To calculate, use Louisville, KY's factor of 0.97
Louisville, KY	2,332.5	0.97	and divide Memphis, TN's factor of 0.84 into it.
Memphis, TN	2,025.1	0.84	That is $0.97/0.84 = 1.15$.
Mountain Home, TN	2,062.0	0.86	If one dollar (\$1.00) was spent in Memphis, TN
Murfreesboro, TN	2,068.7	0.86	then to get the equivalent building in Louisville, KY
Nashville, TN	2,068.7	0.86	one dollar and fifteen cents (\$1.15) would be required.
		0.00	
		0.00	Example: Nashville, TN is 0.80 of Huntington, WV.
		0.00	This is calculated by dividing Nashville, TN's cost factor of 0.86
		0.00	by Huntington, WV's cost factor of 1.07 or $0.86/1.07 = 0.80$.
		0.00	That means that for every dollar (\$1.00) spent in Huntington, WV
		0.00	it would cost eighty cents (\$0.80)
		0.00	for an equivalent building in Nashville, TN.
		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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