

STATE NURSING HOME GRANT COSTING GUIDE

Use Only For Strategic Planning Purposes

Date Prepared: June 30, 2007

Date of the Boeckh Index:

March - April 2007

STATE CAPITAL	CONSTRUCTION UNIT COST		REMARKS
	NEW \$/GSF	RENOVATION \$/GSF	
Montgomery, AL	\$153	\$117	
Juneau, AK	\$270	\$206	
Phoenix, AZ	\$173	\$132	1. Gross Square Feet - The total building area
Little Rock, AR	\$148	\$113	as measured from the outside face
Sacramento, CA	\$235	\$180	of the exterior walls.
Denver, CO	\$175	\$134	
Hartford, CT	\$224	\$171	
Washington, DC	\$179	\$137	2. Gross Square Foot (GSF) unit costs are
Dover, DE	\$202	\$154	for Building Only, and DO NOT include:
Tallahassee, FL	\$159	\$122	Sitework costs, pre-design allowances,
Atlanta, GA	\$156	\$119	escalation to construction contract award,
Honolulu, HI	\$263	\$201	A/E fees, movable equipment or
Boise, ID	\$183	\$140	construction contingencies.
Springfield, IL	\$207	\$158	
Indianapolis, IN	\$200	\$153	
Des Moines, IA	\$179	\$137	3. \$/GSF are construction unit costs at
Topeka, KS	\$167	\$128	each State's capital location and are
Frankford, KY	\$164	\$126	at the appropriate Boeckh Index as of
Baton Rouge, LA	\$150	\$115	March - April 2007
Augusta, ME	\$176	\$134	The \$/GSF Unit Cost can and will vary
Annapolis, MD	\$174	\$133	depending on actual location within the State,
Boston MA	\$244	\$186	local economy, and the particulars of the site.
Lansing, MI	\$197	\$151	
St. Paul, MN	\$232	\$177	
Jackson, MS	\$132	\$101	4. These unit costs, compiled from VA's historical
Jefferson City, MO	\$171	\$131	historical cost database, are useful
Helena, MT	\$173	\$132	to obtain quick rough ideas
Lincoln, NE	\$164	\$126	of probable costs of potential
Carson City, NE	\$201	\$154	construction alternatives.
Concord, NH	\$190	\$146	
Trenton, NJ	\$251	\$192	
Santa Fe, NM	\$168	\$129	5. REMINDER: Each project is unique!!!
Albany, NY	\$192	\$147	This document is for strategic planning only.
Raleigh, NC	\$143	\$109	
Bismarck, ND	\$152	\$116	
Columbus, OH	\$193	\$148	6. All Program questions should be directed to:
Oklahoma City, OK	\$155	\$118	Dennis Hancher: (202) 565-5826
Salem, OR	\$215	\$165	All Estimating questions should be directed to :
Harrisburg, PA	\$183	\$140	Bob Smoot (202) 565-6400
San Juan, PR	\$179	\$137	
Providence, RI	\$225	\$172	
Columbia, SC	\$135	\$103	
Pierre, SD	\$160	\$123	
Nashville, TE	\$151	\$116	
Austin, TX	\$144	\$110	
Salt Lake City, UT	\$168	\$129	
Montpelier, VT	\$182	\$140	
Richmond, VA	\$156	\$119	
Olympia, WA	\$219	\$167	
Madison, WI	\$180	\$138	
Charleston, WV	\$201	\$153	
Cheyenne, WY	\$154	\$117	

Note: Questions concerning these unit costs should be directed to Bob Smoot at (202) 565-6400