

## Capital Cost Data Explanation

The Office of Construction & Facilities Management; Cost Estimating Service (003C2C) has assembled current estimated construction cost data for various VA building types. Tables for each VISN can be found at:

<http://www.cfm.va.gov/cost/vamcPricing.asp>

The types of Facilities and functions covered by CFM's database are:

- Medical Centers
- Ambulatory Care Facilities
- Clinical Improvement Facilities
- Bed Towers
- Domiciliary
- Stand Alone Out-Patient Clinics
- Acute Psychiatric
- Mental Health
- Poly Trauma
- Spinal Cord Injury Units
- Nursing Home Care Units (NHCU)
- Blind Rehabilitation Units
- Research – Heavy; Wet Labs and Animals
- Surgery and PACU
- Research - Normal; Mixed Heavy and Offices
- Administration Space Housed in Main Hospital
- Parking Garages
- Surface Parking - Priced per Parking Space
- Warehouses with Offices

The data includes new construction, and three levels of renovation. These costs are for building construction in compliance with VA standards. Unit costs shown in the tables do not include the associated site work, parking, central plant requirements, impact costs, activation costs, and other elements outside of the building that may be required for a complete & functional project.

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The three levels of renovation are:

- Total Renovation - all finishes and backbone systems (mechanical, electrical, etc.) are removed, space is taken down to the structural elements and exterior skin of the building. Only the shell of the building remains.
- Medium Renovation - roughly two thirds (67%) of the finishes and systems are demolished and replaced. No structural work. No change of function. When the function of a space changes it will require total renovation in most cases.
- Light Renovation - removes and replaces approximately thirty percent (30%) of the finishes and systems. No change of function. No structural work.

The tables also include estimated costs for: Demolition; Lease; Operating & Mothballing; Roof Replacement; Modernization of Restrooms for Accessibility; & Fire Alarms.

Escalation Rates:

This table is a projection of probable rate of cost increase for the coming years. For contracts that will be awarded one year or more in the future, multiply the base cost times the escalation rate. Escalation will vary by location depending on local market factors. Adjust if market research indicates higher or lower increases. Rates should be compounded for each year (yr1 x yr2 x yr3) rather than added.