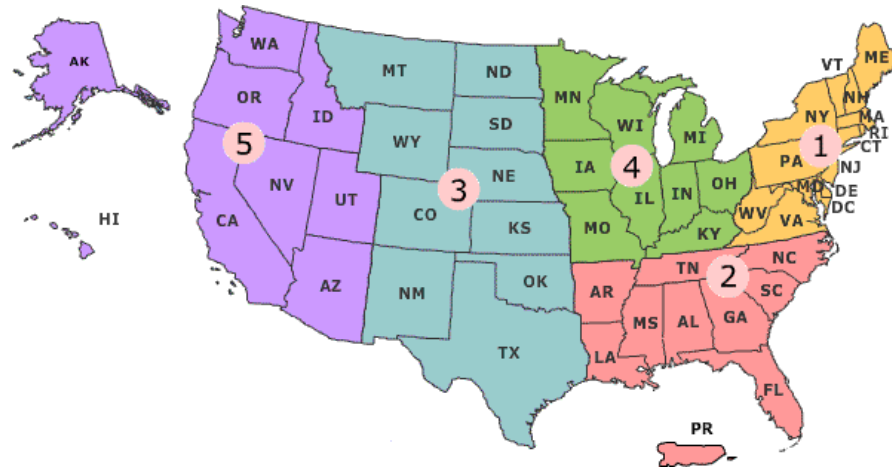




U.S. Department
of Veterans Affairs

Office of Construction & Facilities Management

Individual NCA Cost Guides – October 2013



MSN 1: Philadelphia Memorial Service Network

MSN 2: Atlanta Memorial Service Network

MSN 3: Denver Memorial Service Network

MSN 4: Indianapolis Memorial Service Network

MSN 5: Oakland Memorial Service Network

NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 1: Philadelphia Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management, Cost Estimating Service (003C2C).

Updated:

October, 2013

Index Basis: Boeckh Index =

SEP-OCT 2013

Location	Boeckh Indexes	P.I.C.	ADMIN.	REST	MAINT.	STORAGE	COMMITTAL	PRE-	COLUM-	MEMORIAL	24' ROAD	METAL	IRRIGATION
		BUILDING	BUILDING	ROOM	BUILDING	BUILDING	SHELTER	PLACED	BARIIUM	WALL	W/CURB	FENCE	
		\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	EA.	EA.	EA.	\$/SPACE	\$/LF	\$/LF	\$/ACRE
Togus, ME (AUGUSTA, ME)	2,764.7	\$329	\$268	\$282	\$188	\$94	\$375,664	\$423	\$470	\$235	\$94	\$164	\$37,566
Bourne, MA (BOSTON, MA)	3,784.0	\$450	\$366	\$386	\$257	\$129	\$514,165	\$578	\$643	\$321	\$129	\$225	\$51,417
Saratoga, NY (ALBANY, NY)	3,026.7	\$360	\$293	\$308	\$206	\$103	\$411,264	\$463	\$514	\$257	\$103	\$180	\$41,126
Bath, NY (ELMIRA, NY)	3,080.7	\$366	\$298	\$314	\$209	\$105	\$418,602	\$471	\$523	\$262	\$105	\$183	\$41,860
Brooklyn, NY (NEW YORK, NY)	4,651.0	\$553	\$450	\$474	\$316	\$158	\$631,972	\$711	\$790	\$395	\$158	\$276	\$63,197
Calverton, NY (SOUTHAMPTON, NY)	4,576.9	\$544	\$443	\$466	\$311	\$155	\$621,904	\$700	\$777	\$389	\$155	\$272	\$62,190
Beverly, NJ (PHILADELPHIA, PA)	3,759.5	\$447	\$364	\$383	\$255	\$128	\$510,836	\$575	\$639	\$319	\$128	\$223	\$51,084
Annapolis, MD	2,704.9	\$322	\$262	\$276	\$184	\$92	\$367,539	\$413	\$459	\$230	\$92	\$161	\$36,754
Baltimore, MD	2,691.4	\$320	\$261	\$274	\$183	\$91	\$365,704	\$411	\$457	\$229	\$91	\$160	\$36,570
Anncville, PA (HARRISBURG PA)	2,906.7	\$346	\$281	\$296	\$197	\$99	\$394,959	\$444	\$494	\$247	\$99	\$173	\$39,496
Bridgeville, PA (PITTSBURGH, PA)	3,158.2	\$375	\$306	\$322	\$215	\$107	\$429,132	\$483	\$536	\$268	\$107	\$188	\$42,913
Philadelphia, PA	3,759.5	\$447	\$364	\$383	\$255	\$128	\$510,836	\$575	\$639	\$319	\$128	\$223	\$51,084
Grafton, WV (PITTSBURGH, PA)	3,158.2	\$375	\$306	\$322	\$215	\$107	\$429,132	\$483	\$536	\$268	\$107	\$188	\$42,913
Culpeper, VA (WASHINGTON, DC)	2,815.4	\$335	\$273	\$287	\$191	\$96	\$382,553	\$430	\$478	\$239	\$96	\$167	\$38,255
Hampton, VA (ROANOKE, VA)	1,966.4	\$234	\$190	\$200	\$134	\$67	\$267,192	\$301	\$334	\$167	\$67	\$117	\$26,719

NOTES:

Unit costs have been updated using the most current project data available.

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 typical NCA 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.

Allow additional funds for special construction requirements such as: phasing; unusual site constraints, tie into existing structures.

Funds for Federally required Physical Security and Energy construction mandates are NOT INCLUDED in the unit costs.

Allow additional funds for compliance with VA Physical Security Standards and Sustainability Guidelines for 5' outside of 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.

For additional assistance contact: estimating@va.gov

NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 1: Philadelphia Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management, Cost Estimating Service (003C2C).

Updated: October, 2013

Index Basis: Boeckh Index = SEP-OCT 2013

Location	Boeckh Indexes	Escalation Rate				
		2014	2015	2016	2017	2018
Togus, ME (AUGUSTA, ME)	2,764.7	3.00%	4.00%	5.00%	5.00%	5.00%
Bourne, MA (BOSTON, MA)	3,784.0	3.00%	4.00%	5.00%	5.00%	5.00%
Saratoga, NY (ALBANY, NY)	3,026.7	3.00%	4.00%	5.00%	5.00%	5.00%
Bath, NY (ELMIRA, NY)	3,080.7	3.00%	4.00%	5.00%	5.00%	5.00%
Brooklyn, NY (NEW YORK, NY)	4,651.0	3.00%	4.00%	5.00%	5.00%	5.00%
Calverton, NY (SOUTHAMPTON, NY)	4,576.9	3.00%	4.00%	5.00%	5.00%	5.00%
Beverly, NJ (PHILADELPHIA, PA)	3,759.5	3.00%	4.00%	5.00%	5.00%	5.00%
Annapolis, MD	2,704.9	3.00%	4.00%	5.00%	5.00%	5.00%
Baltimore, MD	2,691.4	3.00%	4.00%	5.00%	5.00%	5.00%
Annville, PA (HARRISBURG PA)	2,906.7	3.00%	4.00%	5.00%	5.00%	5.00%
Bridgeville, PA (PITTSBURGH, PA)	3,158.2	3.00%	4.00%	5.00%	5.00%	5.00%
Philadelphia, PA	3,759.5	3.00%	4.00%	5.00%	5.00%	5.00%
Grafton, WV (PITTSBURGH, PA)	3,158.2	3.00%	4.00%	5.00%	5.00%	5.00%
Culpeper, VA (WASHINGTON, DC)	2,815.4	3.00%	4.00%	5.00%	5.00%	5.00%
Hampton, VA (ROANOKE, VA)	1,966.4	3.00%	4.00%	5.00%	5.00%	5.00%

NOTES:

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

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NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 2: Atlanta Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management, Cost Estimating Service (003C2C).

Updated:

October, 2013

Index Basis: Boeckh Index =

SEP-OCT 2013

Location	Boeckh Indexes	P.I.C.	ADMIN.	REST	MAINT.	STORAGE	COMMITTAL	PRE-	COLUM-	MEMORIAL	24' ROAD	METAL	IRRIGATION
		BUILDING	BUILDING	ROOM	BUILDING	BUILDING	SHELTER	PLACED	BARIIUM	WALL	W/CURB	FENCE	
		\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	EA.	EA.	EA.	\$/SPACE	\$/LF	\$/LF	\$/ACRE
Danville, VA (ROANOKE VA)	1,966.4	\$234	\$190	\$200	\$134	\$67	\$267,192	\$301	\$334	\$167	\$67	\$117	\$26,719
Raleigh, NC	2,197.9	\$261	\$213	\$224	\$149	\$75	\$298,648	\$336	\$373	\$187	\$75	\$131	\$29,865
Salisbury, NC (WINSTON SALEM, NC)	2,206.5	\$262	\$214	\$225	\$150	\$75	\$299,817	\$337	\$375	\$187	\$75	\$131	\$29,982
Mountain Home, TN (KNOXVILLE, TN)	2,326.3	\$277	\$225	\$237	\$158	\$79	\$316,095	\$356	\$395	\$198	\$79	\$138	\$31,609
Madison, TN (NASHVILLE, TN)	2,373.7	\$282	\$230	\$242	\$161	\$81	\$322,535	\$363	\$403	\$202	\$81	\$141	\$32,254
Chattanooga, TN	2,287.3	\$272	\$221	\$233	\$155	\$78	\$310,796	\$350	\$388	\$194	\$78	\$136	\$31,080
Fayetteville, AR (FT SMITH, AR)	2,333.1	\$277	\$226	\$238	\$159	\$79	\$317,019	\$357	\$396	\$198	\$79	\$139	\$31,702
Little Rock, AR	2,322.1	\$276	\$225	\$237	\$158	\$79	\$315,524	\$355	\$394	\$197	\$79	\$138	\$31,552
Pineville, LA (LAFAYETTE, LA)	2,142.5	\$255	\$207	\$218	\$146	\$73	\$291,120	\$328	\$364	\$182	\$73	\$127	\$29,112
Baton Rouge, LA	2,344.0	\$279	\$227	\$239	\$159	\$80	\$318,500	\$358	\$398	\$199	\$80	\$139	\$31,850
Biloxi, MS	2,172.3	\$258	\$210	\$221	\$148	\$74	\$295,170	\$332	\$369	\$184	\$74	\$129	\$29,517
Montevallo, AL (BIRMINGHAM, AL)	2,519.5	\$300	\$244	\$257	\$171	\$86	\$342,347	\$385	\$428	\$214	\$86	\$150	\$34,235
Seale, AL (MONTGOMERY, AL)	2,357.2	\$280	\$228	\$240	\$160	\$80	\$320,293	\$360	\$400	\$200	\$80	\$140	\$32,029
Canton, GA (ATLANTA, GA)	2,390.2	\$284	\$231	\$244	\$162	\$81	\$324,777	\$365	\$406	\$203	\$81	\$142	\$32,478
Jacksonville, FL	2,412.7	\$287	\$234	\$246	\$164	\$82	\$327,835	\$369	\$410	\$205	\$82	\$143	\$32,783
Lake Worth, FL (MIAMI, FL)	2,618.2	\$311	\$253	\$267	\$178	\$89	\$355,758	\$400	\$445	\$222	\$89	\$156	\$35,576
Sarasota, FL (TAMPA, FL)	2,624.7	\$312	\$254	\$267	\$178	\$89	\$356,641	\$401	\$446	\$223	\$89	\$156	\$35,664
Pensacola, FL	2,308.0	\$274	\$223	\$235	\$157	\$78	\$313,608	\$353	\$392	\$196	\$78	\$137	\$31,361
San Juan, PR (WASHINGTON, DC)	2,815.4	\$335	\$273	\$287	\$191	\$96	\$382,553	\$430	\$478	\$239	\$96	\$167	\$38,255

NOTES:

Unit costs have been updated using the most current project data available.

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NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 2: Atlanta Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management, Cost Estimating Service (003C2C).

Updated:

October, 2013

Index Basis: Boeckh Index =

SEP-OCT 2013

Location	Boeckh Indexes	Escalation Rate				
		2014	2015	2016	2017	2018
Danville, VA (ROANOKE VA)	1,966.4	3.00%	4.00%	5.00%	5.00%	5.00%
Raleigh, NC	2,197.9	3.00%	4.00%	5.00%	5.00%	5.00%
Salisbury, NC (WINSTON SALEM, NC)	2,206.5	3.00%	4.00%	5.00%	5.00%	5.00%
Mountain Home, TN (KNOXVILLE, TN)	2,326.3	3.00%	4.00%	5.00%	5.00%	5.00%
Madison, TN (NASHVILLE, TN)	2,373.7	3.00%	4.00%	5.00%	5.00%	5.00%
Chattanooga, TN	2,287.3	3.00%	4.00%	5.00%	5.00%	5.00%
Fayetteville, AR (FT SMITH, AR)	2,333.1	3.00%	4.00%	5.00%	5.00%	5.00%
Little Rock, AR	2,322.1	3.00%	4.00%	5.00%	5.00%	5.00%
Pineville, LA (LAFAYETTE, LA)	2,142.5	3.00%	4.00%	5.00%	5.00%	5.00%
Baton Rouge, LA	2,344.0	3.00%	4.00%	5.00%	5.00%	5.00%
Biloxi, MS	2,172.3	3.00%	4.00%	5.00%	5.00%	5.00%
Montevallo, AL (BIRMINGHAM, AL)	2,519.5	3.00%	4.00%	5.00%	5.00%	5.00%
Seale, AL (MONTGOMERY, AL)	2,357.2	3.00%	4.00%	5.00%	5.00%	5.00%
Canton, GA (ATLANTA, GA)	2,390.2	3.00%	4.00%	5.00%	5.00%	5.00%
Jacksonville, FL	2,412.7	3.00%	4.00%	5.00%	5.00%	5.00%
Lake Worth, FL (MIAMI, FL)	2,618.2	3.00%	4.00%	5.00%	5.00%	5.00%
Sarasota, FL (TAMPA, FL)	2,624.7	3.00%	4.00%	5.00%	5.00%	5.00%
Pensacola, FL	2,308.0	3.00%	4.00%	5.00%	5.00%	5.00%
San Juan, PR (WASHINGTON, DC)	2,815.4	3.00%	4.00%	5.00%	5.00%	5.00%

NOTES:

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NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 3: Denver Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management, Cost Estimating Service (003C2C).

Updated: October, 2013

Index Basis: Boeckh Index = SEP-OCT 2013

Location	Boeckh Indexes	P.I.C.	ADMIN.	REST	MAINT.	STORAGE	COMMITTAL	PRE-	COLUM-	MEMORIAL	24' ROAD	METAL	IRRIGATION
		BUILDING	BUILDING	ROOM	BUILDING	BUILDING	SHELTER	PLACED	BARIIUM	WALL	W/CURB	FENCE	
		\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	EA.	EA.	EA.	\$/SPACE	\$/LF	\$/LF	\$/ACRE
Sturgis, SD (RAPID CITY, SD)	2,524.6	\$300	\$244	\$257	\$172	\$86	\$343,040	\$386	\$429	\$214	\$86	\$150	\$34,304
Maxwell, NE (LINCOLN, NE)	2,521.5	\$300	\$244	\$257	\$171	\$86	\$342,618	\$385	\$428	\$214	\$86	\$150	\$34,262
Denver, CO	2,699.0	\$321	\$261	\$275	\$183	\$92	\$366,737	\$413	\$458	\$229	\$92	\$160	\$36,674
Las Animas, CO (COLORADO SPRINGS, CO)	2,583.7	\$307	\$250	\$263	\$176	\$88	\$351,070	\$395	\$439	\$219	\$88	\$154	\$35,107
Leavenworth, KS (TOPEKA, KS)	2,640.4	\$314	\$256	\$269	\$179	\$90	\$358,774	\$404	\$448	\$224	\$90	\$157	\$35,877
Santa Fe, NM	2,682.5	\$319	\$260	\$273	\$182	\$91	\$364,495	\$410	\$456	\$228	\$91	\$159	\$36,449
Ft. Bayard, NM (ALBUQUERQUE, NM)	2,482.0	\$295	\$240	\$253	\$169	\$84	\$337,251	\$379	\$422	\$211	\$84	\$148	\$33,725
Ft. Gibson, OK (TULSA, OK)	2,425.7	\$288	\$235	\$247	\$165	\$82	\$329,601	\$371	\$412	\$206	\$82	\$144	\$32,960
Elgin, OK (OKLAHOMA CITY, OK)	2,425.6	\$288	\$235	\$247	\$165	\$82	\$329,588	\$371	\$412	\$206	\$82	\$144	\$32,959
El Paso, TX	2,177.8	\$259	\$211	\$222	\$148	\$74	\$295,917	\$333	\$370	\$185	\$74	\$129	\$29,592
Dallas - Ft. Worth, TX	2,325.0	\$276	\$225	\$237	\$158	\$79	\$315,918	\$355	\$395	\$197	\$79	\$138	\$31,592
San Antonio, TX	2,223.0	\$264	\$215	\$227	\$151	\$76	\$302,059	\$340	\$378	\$189	\$76	\$132	\$30,206
Houston, TX	2,424.1	\$288	\$235	\$247	\$165	\$82	\$329,384	\$371	\$412	\$206	\$82	\$144	\$32,938

NOTES:

Unit costs have been updated using the most current project data available.

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NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 3: Denver Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

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PREPARED BY: Office of Construction & Facilities Management, Cost Estimating Service (003C2C).

Updated: October, 2013

Index Basis: Boeckh Index = SEP-OCT 2013

Location	Boeckh Indexes	Escalation Rate				
		2014	2015	2016	2017	2018
Sturgis, SD (RAPID CITY, SD)	2,524.6	3.00%	4.00%	5.00%	5.00%	5.00%
Maxwell, NE (LINCOLN, NE)	2,521.5	3.00%	4.00%	5.00%	5.00%	5.00%
Denver, CO	2,699.0	3.00%	4.00%	5.00%	5.00%	5.00%
Las Animas, CO (COLORADO SPRINGS, CO)	2,583.7	3.00%	4.00%	5.00%	5.00%	5.00%
Leavenworth, KS (TOPEKA, KS)	2,640.4	3.00%	4.00%	5.00%	5.00%	5.00%
Santa Fe, NM	2,682.5	3.00%	4.00%	5.00%	5.00%	5.00%
Ft. Bayard, NM (ALBUQUERQUE, NM)	2,482.0	3.00%	4.00%	5.00%	5.00%	5.00%
Ft. Gibson, OK (TULSA, OK)	2,425.7	3.00%	4.00%	5.00%	5.00%	5.00%
Elgin, OK (OKLAHOMA CITY, OK)	2,425.6	3.00%	4.00%	5.00%	5.00%	5.00%
El Paso, TX	2,177.8	3.00%	4.00%	5.00%	5.00%	5.00%
Dallas - Ft. Worth, TX	2,325.0	3.00%	4.00%	5.00%	5.00%	5.00%
San Antonio, TX	2,223.0	3.00%	4.00%	5.00%	5.00%	5.00%
Houston, TX	2,424.1	3.00%	4.00%	5.00%	5.00%	5.00%

NOTES:

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NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 4: Indianapolis Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

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Updated: October, 2013

Index Basis: Boeckh Index = SEP-OCT 2013

Location	Boeckh Indexes	P.I.C. BUILDING \$/SF	ADMIN. BUILDING \$/SF	REST ROOM \$/SF	MAINT. BUILDING \$/SF	STORAGE BUILDING \$/SF	COMMITTAL SHELTER EA.	PRE-PLACED CRYPTS EA.	COLUM-BARIUM EA.	MEMORIAL WALL \$/SPACE	24' ROAD W/CURB \$/LF	METAL FENCE \$/LF	IRRIGATION \$/ACRE
Minneapolis, MN	3,657.6	\$435	\$354	\$373	\$248	\$124	\$496,990	\$559	\$621	\$311	\$124	\$217	\$49,699
Milwaukee, WI	3,509.0	\$417	\$340	\$358	\$238	\$119	\$476,799	\$536	\$596	\$298	\$119	\$209	\$47,680
Keokuk, IA (CEDAR RAPIDS, IA)	2,744.2	\$326	\$266	\$280	\$186	\$93	\$372,879	\$419	\$466	\$233	\$93	\$163	\$37,288
St. Louis, MO	3,401.8	\$404	\$329	\$347	\$231	\$116	\$462,232	\$520	\$578	\$289	\$116	\$202	\$46,223
Elwood, IL (CHICAGO, IL)	4,019.6	\$478	\$389	\$410	\$273	\$137	\$546,178	\$614	\$683	\$341	\$137	\$239	\$54,618
Mound City, IL (CHICAGO, IL)	4,019.6	\$478	\$389	\$410	\$273	\$137	\$546,178	\$614	\$683	\$341	\$137	\$239	\$54,618
Springfield, IL	3,337.6	\$397	\$323	\$340	\$227	\$113	\$453,509	\$510	\$567	\$283	\$113	\$198	\$45,351
Marion, IN (FT WAYNE, IN)	2,968.4	\$353	\$287	\$303	\$202	\$101	\$403,343	\$454	\$504	\$252	\$101	\$176	\$40,334
Rittman, OH (AKRON, OH)	3,076.6	\$366	\$298	\$314	\$209	\$105	\$418,045	\$470	\$523	\$261	\$105	\$183	\$41,804
Dayton, OH	2,835.4	\$337	\$275	\$289	\$193	\$96	\$385,271	\$433	\$482	\$241	\$96	\$169	\$38,527
Louisville, KY	2,706.4	\$322	\$262	\$276	\$184	\$92	\$367,742	\$414	\$460	\$230	\$92	\$161	\$36,774
Holly, MI (FLINT, MI)	3,109.5	\$370	\$301	\$317	\$211	\$106	\$422,515	\$475	\$528	\$264	\$106	\$185	\$42,252

NOTES:

Unit costs have been updated using the most current project data available.

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 typical NCA 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.

Allow additional funds for special construction requirements such as: phasing; unusual site constraints, tie into existing structures.

Funds for Federally required Physical Security and Energy construction mandates are NOT INCLUDED in the unit costs.

Allow additional funds for compliance with VA Physical Security Standards and Sustainability Guidelines for 5' outside of 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.

For additional assistance contact: estimating@va.gov

NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 4: Indianapolis Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management, Cost Estimating Service (003C2C).

Updated: October, 2013

Index Basis: Boeckh Index = SEP-OCT 2013

Location	Boeckh Indexes	Escalation Rate				
		2014	2015	2016	2017	2018
Minneapolis, MN	3,657.6	3.00%	4.00%	5.00%	5.00%	5.00%
Milwaukee, WI	3,509.0	3.00%	4.00%	5.00%	5.00%	5.00%
Keokuk, IA (CEDAR RAPIDS, IA)	2,744.2	3.00%	4.00%	5.00%	5.00%	5.00%
St. Louis, MO	3,401.8	3.00%	4.00%	5.00%	5.00%	5.00%
Elwood, IL (CHICAGO, IL)	4,019.6	3.00%	4.00%	5.00%	5.00%	5.00%
Mound City, IL (CHICAGO, IL)	4,019.6	3.00%	4.00%	5.00%	5.00%	5.00%
Springfield, IL	3,337.6	3.00%	4.00%	5.00%	5.00%	5.00%
Marion, IN (FT WAYNE, IN)	2,968.4	3.00%	4.00%	5.00%	5.00%	5.00%
Rittman, OH (AKRON, OH)	3,076.6	3.00%	4.00%	5.00%	5.00%	5.00%
Dayton, OH	2,835.4	3.00%	4.00%	5.00%	5.00%	5.00%
Louisville, KY	2,706.4	3.00%	4.00%	5.00%	5.00%	5.00%
Holly, MI (FLINT, MI)	3,109.5	3.00%	4.00%	5.00%	5.00%	5.00%

NOTES:

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

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NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 5: Oakland Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management, Cost Estimating Service (003C2C).

Updated: October, 2013

Index Basis: Boeckh Index = SEP-OCT 2013

Location	Boeckh Indexes	P.I.C.	ADMIN.	REST	MAINT.	STORAGE	COMMITTAL	PRE-	COLUM-	MEMORIAL	24' ROAD	METAL	IRRIGATION
		BUILDING	BUILDING	ROOM	BUILDING	BUILDING	SHELTER	PLACED	BARIIUM	WALL	W/CURB	FENCE	
		\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	EA.	EA.	EA.	\$/SPACE	\$/LF	\$/LF	\$/ACRE
Kent, WA (TACOMA, WA)	3,409.6	\$405	\$330	\$347	\$232	\$116	\$463,292	\$521	\$579	\$290	\$116	\$203	\$46,329
Portland, OR	3,225.8	\$384	\$312	\$329	\$219	\$110	\$438,318	\$493	\$548	\$274	\$110	\$192	\$43,832
Eagle Point, OR (EUGENE, OR)	3,380.8	\$402	\$327	\$345	\$230	\$115	\$459,379	\$517	\$574	\$287	\$115	\$201	\$45,938
Dixon, CA (SACRAMENTO, CA)	3,722.0	\$443	\$360	\$379	\$253	\$126	\$505,741	\$569	\$632	\$316	\$126	\$221	\$50,574
Santa Nella, CA (SAN FRANCISCO, CA)	3,823.9	\$455	\$370	\$390	\$260	\$130	\$519,587	\$585	\$649	\$325	\$130	\$227	\$51,959
Bakersfield, CA	3,298.7	\$392	\$319	\$336	\$224	\$112	\$448,223	\$504	\$560	\$280	\$112	\$196	\$44,822
Los Angeles, CA	3,457.3	\$411	\$335	\$352	\$235	\$117	\$469,774	\$528	\$587	\$294	\$117	\$206	\$46,977
San Diego, CA	3,407.5	\$405	\$330	\$347	\$232	\$116	\$463,007	\$521	\$579	\$289	\$116	\$203	\$46,301
Phoenix, AZ	2,623.1	\$312	\$254	\$267	\$178	\$89	\$356,424	\$401	\$446	\$223	\$89	\$156	\$35,642
Ft. Richardson, AK (ANCHORAGE, AK)	4,276.1	\$508	\$414	\$436	\$291	\$145	\$581,031	\$654	\$726	\$363	\$145	\$254	\$58,103
Honolulu, HI	3,996.2	\$475	\$387	\$407	\$271	\$136	\$542,999	\$611	\$679	\$339	\$136	\$238	\$54,300

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NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

MSN 5: Oakland Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

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Eagle Point, OR (EUGENE, OR)	3,380.8	3.00%	4.00%	5.00%	5.00%	5.00%
Dixon, CA (SACRAMENTO, CA)	3,722.0	3.00%	4.00%	5.00%	5.00%	5.00%
Santa Nella, CA (SAN FRANCISCO, CA)	3,823.9	3.00%	4.00%	5.00%	5.00%	5.00%
Bakersfield, CA	3,298.7	3.00%	4.00%	5.00%	5.00%	5.00%
Los Angeles, CA	3,457.3	3.00%	4.00%	5.00%	5.00%	5.00%
San Diego, CA	3,407.5	3.00%	4.00%	5.00%	5.00%	5.00%
Phoenix, AZ	2,623.1	3.00%	4.00%	5.00%	5.00%	5.00%
Ft. Richardson, AK (ANCHORAGE, AK)	4,276.1	3.00%	4.00%	5.00%	5.00%	5.00%
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