

UNIFIED FACILITIES CRITERIA (UFC)

DoD FACILITIES PRICING GUIDE FOR FY 2010



APPROVED FOR PUBLIC RELEASE; DISTRIBUTION UNLIMITED

**UNIFIED FACILITIES CRITERIA (UFC)
DoD FACILITIES PRICING GUIDE FOR FY 2010**

Any copyrighted material included in this UFC is identified at its point of use.
Use of the copyrighted material apart from this UFC must have the permission of the
copyright holder.

DEPUTY UNDER SECRETARY OF DEFENSE FOR INSTALLATIONS AND
ENVIRONMENT (Preparing Activity)

U.S. ARMY CORPS OF ENGINEERS

NAVAL FACILITIES ENGINEERING COMMAND (Preparing Activity)

AIR FORCE CIVIL ENGINEER SUPPORT AGENCY

Record of Changes (changes are indicated by \1\ ... /1/)

Change No.	Date	Location

FOREWORD

The Unified Facilities Criteria (UFC) system is prescribed by MIL-STD 3007 and provides planning, design, construction, sustainment, restoration, and modernization criteria, and applies to the Military Departments, Defense Agencies, and DoD Field Activities in accordance with [USD\(AT&L\) Memorandum](#) dated 29 May 2002. UFC will be used for all DoD projects and work for other customers where appropriate. All construction outside of the United States is also governed by Status of Forces Agreements (SOFA), Host Nation Funded Construction Agreements (HNFA), and in some instances, Bilateral Infrastructure Agreements (BIA). Therefore, the acquisition team must ensure compliance with the more stringent of the UFC, the SOFA, the HNFA, and the BIA, as applicable.

UFC are living documents and will be periodically reviewed, updated, and made available to users as part of the Services' responsibility for providing technical criteria for military construction. Headquarters, U.S. Army Corps of Engineers (HQUSACE), Naval Facilities Engineering Command (NAVFAC), and Air Force Center for Engineering and the Environment (AFCEE) are responsible for administration of the UFC system. Defense agencies should contact the preparing service for document interpretation and improvements. Technical content of UFC is the responsibility of the cognizant DoD working group. Recommended changes with supporting rationale should be sent to the respective service proponent office by the following electronic form: [Criteria Change Request \(CCR\)](#). The form is also accessible from the Internet sites listed below.

UFC are effective upon issuance and are distributed only in electronic media from the Whole Building Design Guide web site: <http://dod.wbdg.org/>.

Hard copies of UFC printed from electronic media should be checked against the current electronic version prior to use to ensure that they are current.



JAMES C. DALTON, P.E.
Chief, Engineering and Construction
U.S. Army Corps of Engineers



JOSEPH E. GOTT, P.E.
Chief Engineer
Naval Facilities Engineering Command



DENNIS FIRMAN, P.E.
Director of the Air Force Center for Engineering
and the Environment
Department of the Air Force



MICHAEL McANDREW
Director, Facility Investment and
Management
Office of the Deputy Under Secretary of Defense
(Installations and Environment)

UNIFIED FACILITIES CRITERIA (UFC)
REVISION SUMMARY SHEET

Subject: UFC 3-701-01

Cancel: UFC 3-701-09, dated September 2009

Description of revision: This revision:

1. Adopts a standard permanent UFC number in lieu of a dynamic UFC number that changes each year to reflect the year of publication
2. Updates all UFC tables (listed below) for FY 2010 using pricing data available as of January 2010.

Table 2-1: Facility Unit Costs for Military Construction	3
Table 3-1: Unit Costs for DoD Facility Cost Models	11
Table 4-1: Area Cost Factors	32
Table 4-2: Military Construction Escalation Rates	42
Table 4-3: PRV Escalation Rates	43
Table 4-4: Operation and Maintenance Escalation Rates	44

CANCELLED

CONTENTS

CHAPTER 1 INTRODUCTION.....	1
1-1 SCOPE	1
1-1.1 Chapter 2: Unit Costs for Military Construction Projects	1
1-1.2 Chapter 3: Unit Costs for DoD Facilities Cost Models	1
1-1.3 Chapter 4: Cost Adjustment Factors	1
1-2 DATA TABLES	1
1-3 PROPONENT	1
CHAPTER 2 UNIT COSTS FOR MILITARY CONSTRUCTION PROJECTS.....	2
2-1 OVERVIEW	2
2-2 FACILITY UNIT COST TABLE	2
CHAPTER 3 UNIT COSTS FOR DOD FACILITIES COST MODELS.....	6
3-1 OVERVIEW	6
3-2 REPLACEMENT UNIT COSTS	6
3-2.1 Definition	6
3-2.2 Use of Replacement Unit Costs	6
3-3 SUSTAINMENT UNIT COSTS	7
3-3.1 Definition	7
3-3.2 Use of Sustainment Unit Costs	8
3-4 MODERNIZATION FACTORS	8
3-4.1 Definitions	8
3-4.2 Use of Modernization Factors	8
3-5 OPERATION UNIT COSTS	9
3-5.1 Definition	9
3-5.2 Use of Operation Unit Costs	9
3-6 UNIT COST HEIRARCHY	9
3-7 REVISING UNIT COSTS	10
CHAPTER 4 COST ADJUSTMENT FACTORS.....	30
4-1 LOCATION ADJUSTMENTS	30
4-2 ESCALATION	42
4-2.1 Military Construction	42
4-2.2 Plant Replacement Value Escalation Rates	43
4-2.3 Facilities Sustainment and Operation	43

TABLES

Table 2-1: Facility Unit Costs for Military Construction.....	3
Table 3-1: Unit Costs for DoD Facility Cost Models.....	11
Table 4-1: Area Cost Factors.....	32
Table 4-2: Military Construction Escalation Rates.....	42
Table 4-3: PRV Escalation Rates.....	43
Table 4-4: Operation and Maintenance Escalation Rates.....	44

CHAPTER 1 INTRODUCTION

1-1 SCOPE

The DoD Facilities Pricing Guide supports a spectrum of facility planning, investment, and analysis needs. This version of the Guide reflects updated cost and pricing data for FY 2010 intended to support preparation of the DoD budget for FY 2012. It includes reference information organized into three chapters:

1-1.1 Chapter 2: Unit Costs for Military Construction Projects

Chapter 2 provides facility unit cost data for selected DoD facility types in support of preparing Military Construction (MILCON) project documentation (DD Forms 1391) and other project-level estimates in accordance with UFC 3-700-01A *Programming Cost Estimates for Military Construction*.

1-1.2 Chapter 3: Unit Costs for DoD Facilities Cost Models

Chapter 3 provides unit costs in support of DoD facilities cost models. These unit costs are based upon the reported average DoD facility size or an established benchmark size, as annotated for each Facility Analysis Category (FAC) in the DoD Real Property Classification System (published separately). These unit costs are intended for macro-level analysis and planning rather than individual facilities or projects.

1-1.3 Chapter 4: Cost Adjustment Factors

Chapter 4 provides cost adjustment factors for location and future price escalation that are applicable to the base unit costs in both chapters 2 and 3.

1-2 DATA TABLES

For the convenience of UFC users, all data tables in this UFC are available as part of the supporting documentation download file accompanying this UFC on the Whole Building Design Guide web site:

http://www.wbdg.org/ccb/DOD/UFC/ufc_3_701_01_FY10supplement.zip.

1-3 PROPONENT

The Office of the Deputy Under Secretary of Defense for Installations and Environment is the proponent for the Facilities Pricing Guide. Recommendations from users toward improving the usefulness of this reference are welcome.

CHAPTER 2 UNIT COSTS FOR MILITARY CONSTRUCTION PROJECTS

2-1 OVERVIEW

The facility unit costs in this chapter apply to preparation of programming-level cost estimates for constructing military facilities in accordance with the methodology described in UFC 3-700-01A. The unit cost table is also maintained and available on the National Institute of Bldg Science (NIBS) Construction Criteria Database (CCB) through the Whole Building Design Guide (WBDG). As explained in UFC 3-700-01A, these unit costs are not to limit more detailed cost estimates.

2-2 FACILITY UNIT COST TABLE

Table 2-1 provides facility unit costs for various DoD facility types in dollars per square meter (\$/m²) and equivalent English unit cost data in dollars per square foot (\$/SF) as of October 2009. The listed facility types represent those facilities most frequently constructed by the Military Services.

The unit costs in Table 2-1 are average unit costs from actual project awards since September 2006 for Army, Navy, Air Force, and (for medical projects) TRICARE Management Activity from the HII unit cost database. The database includes new construction projects in the U.S.; it does not include renovation or add/alter projects, or projects outside of the U.S.

The unit costs include the following:

- minimum antiterrorism design features (reference UFC 4-010-01 *DoD Minimum Antiterrorism Standards for Buildings*) meeting Table B-1 standoff distance requirements
- an average sales tax

The unit costs do not include the following:

- gross receipt taxes or gross excise taxes. (Arizona, Mississippi, Washington, and New Mexico have varying amounts of gross receipt taxes in lieu of a sales tax. Hawaii has a general excise tax.)
- “Acts of God” or unusual market conditions

Applicable adjustments for gross receipt or excise taxes, Acts of God, and unusual market conditions shall be documented and added to the cost estimate.

Various qualifications and restrictions apply to the unit costs in Table 2-1. These are specified in the leading notes.

Table 2-1: Facility Unit Costs for Military Construction – Leading Notes

General: Facility unit costs include installed (built-in) building equipment and furnishings normally funded with MILCON funds. Unit costs are for primary facilities only and do not include the following:

- supporting facility costs
- equipment acquired with other fund sources, including pre-wired workstations or furnishing systems, intrusion detection systems
- sustainable design and construction features; these will be estimated separately in accordance with component guidelines and documented on DD form 1391 per DoD Instruction 4170.11, *Installation Energy Management*, and applicable component guidance
- state imposed gross receipts taxes and general excise taxes
- special foundations, evidence-based design, intrusion detection system installation, base exterior architectural preservation guidelines
- enhanced Anti-Terrorism (AT) standards (exceeding the minimum in UFC 4-01-01, or when minimum standoff distances [Table B-1] are not achieved)
- construction contingency allowances
- supervision, inspection, and overhead (SIOH)
- design costs (design-build contracts)
- construction cost growth resulting from user changes, unforeseen site conditions, or contract document errors and omissions, unusual market conditions (for example material shortages, labor shortages, or Acts of God)

Medical facilities: Unit costs include category A and category B equipment, but do not include category E and category F equipment costs.

Barracks and unaccompanied officers quarters: Unit costs do not include free-standing kitchen equipment. In addition to using the size adjustment factors, use the project size adjustment factors in UFC 3-700-01A.

Child development centers: Unit costs do not include free-standing food service equipment or playground area and equipment.

Family housing: Unit costs are based upon gross area and include sprinkler systems or fire-rated construction. Unit costs include post-award design costs.

Reserve facilities other than reserve centers: Use the unit cost of the appropriate facility type.

Table 2-1: Facility Unit Costs for Military Construction

Unit Costs for Military Construction	Reference size (gross SM)	Oct 2009 unit cost (\$/SM)	Reference size (gross SF)	Oct 2009 unit cost (\$/SF)
COMMUNICATIONS BUILDINGS:				
SATELLITE COMMUNICATIONS CENTER	550	7,112	6,000	661
INTELLIGENCE COMMUNICATION CENTER	3,720	3,410	40,000	317
AIRCRAFT OPERATIONS BUILDINGS:				
WITHOUT TOWER	2,300	2,830	25,000	263
CONTROL TOWER (STAND-ALONE)	VM*	116,360	VF**	35,475
AIRFIELD FIRE AND RESCUE STATION (does not include central alarm system)	2,800	3,325	30,000	309
OPERATIONS BUILDINGS:				
GENERAL PURPOSE	2,300	2,087	25,000	194
SQUADRON / BATTALION	3,350	2,529	36,000	235
APPLIED INSTRUCTION BUILDINGS:				
GENERAL INSTRUCTION	2,300	2,475	25,000	230
HIGH TECH/SIMULATION TRAINING (High Bay)	2,300	2,959	25,000	275
RESERVE CENTER (see note)	4,480	1,948	48,000	181
HANGARS:				
MAINTENANCE / GENERAL PURPOSE	7,440	2,486	80,000	231
HIGH BAY MAINTENANCE	5,600	2,647	60,000	246
CORROSION CONTROL	3,250	3,228	35,000	300
SHOPS:				
VEHICLE MAINTENANCE	2,800	2,130	30,000	198
AIRCRAFT AVIONICS	2,150	1,969	23,000	183
INSTALLATION MAINTENANCE	2,900	1,722	31,000	160
PARACHUTE AND DINGHY	375	2,281	4,000	212
AIRCRAFT MACHINE SHOP	1,860	2,443	20,000	227
STORAGE FACILITIES:				
COLD STORAGE PROCESSING		***	-	***
COLD STORAGE WAREHOUSE		***		***
GENERAL PURPOSE WAREHOUSE – LOW BAY	3,700	1,140	40,000	106
GENERAL PURPOSE WAREHOUSE – HIGH BAY	9,290	1,291	100,000	133
GENERAL PURPOSE MAGAZINE W/O CRANE	375	2,755	4,000	256
HIGH EXPLOSIVE MAGAZINE	450	2,636	5,000	245
ARMORY	930	2,217	10,000	206
MEDICAL FACILITIES (see note):				
INPATIENT HOSPITAL / MED CENTER	NA	4,734	NA	440
MEDICAL CLINIC (FREE STANDING)	6,500	3,250	70,000	302
DENTAL CLINIC	1,670	4,326	18,000	402
AMBULATORY CLINIC		***		***
MEDICAL CLINIC (attached to HOSPITAL / MED CENTER)	13,950	3,745	150,000	348
ADMINISTRATIVE FACILITIES:				
MULTI-PURPOSE ADMIN	6,040	2,281	65,000	212

Unit Costs for Military Construction	Reference size	Oct 2009 unit cost	Reference size	Oct 2009 unit cost
FACILITY TYPE	(gross SM)	(\$/SM)	(gross SF)	(\$/SF)
DATA PROCESSING AREA FACILITY (includes admin and storage)	1,950	2,959	21,000	275
COMMAND HEADQUARTERS BUILDING	3,700	2,582	40,000	240
UNACCOMPANIED HOUSING:				
BARRACKS / DORMITORY (does not include kitchenette equipment)	9,250	2,272	99,500	211
RECRUIT OPEN BAY	23,250	1,915	250,000	178
OFFICERS QUARTERS (does not include kitchenette equipment)	4,100	2,195	44,000	204
DINING FACILITY (includes kitchen equipment and installation)	2,000	3,357	21,500	312
TEMPORARY LODGING FACILITY		***		***
FAMILY HOUSING (see note):				
CONUS FAMILY HOUSING	NA	NA	NA	113
OCONUS FAMILY HOUSING	NA	1,948	NA	181
FAMILY SUPPORT FACILITIES:				
CHILD DEVELOPMENT CTR (under 6 years old)	2,300	2,389	25,000	222
CHILD DEVELOPMENT CTR (school age)	1,860	2,841	20,000	264
EDUCATION CENTER	2,800	2,313	30,000	215
YOUTH CENTER	1,860	2,496	20,000	232
FAMILY SERVICE CENTER	450	2,249	5,000	209
COMMUNITY SUPPORT FACILITIES:				
FIRE STATION, COMMUNITY	1,125	2,572	12,000	239
CHAPEL CENTER	1,400	2,905	15,000	270
COMMISSARY (sales store w/ operational equipment)		***		***
PHYSICAL FITNESS TRAINING CENTER	6,050	2,184	65,000	203
MAIN EXCHANGE (w/ mall service shops)		***		***
SERVICE CLUB		***		***
LIBRARY		***		***
RECREATION CENTER		***		***
BOWLING CENTER (8 lanes w/ pin-spotting and automatic scoring equipment)		***		***
DEPENDENT SCHOOLS:				
ELEMENTARY SCHOOL	NA	2,217	NA	206
JUNIOR HIGH / MIDDLE SCHOOL	NA	2,227	NA	207
HIGH SCHOOL	NA	2,335	NA	217
PARKING GARAGE / BUILDING (450 SF/vehicle includes turning space and ramps)	16,260	570	175,000	53

* Unit cost per vertical meter

** Unit cost per vertical foot

*** Insufficient pricing data in the Historical Analysis Generator (HII) @ www.hnd.usace.army.mil/HII

CHAPTER 3 UNIT COSTS FOR DOD FACILITIES COST MODELS

3-1 OVERVIEW

This chapter describes the unit costs and related factors used in support of DoD facilities cost models. These are intended for macro-level analysis and planning and should not be used for individual facilities or project estimates.

Unit costs and related factors are associated with Facility Analysis Categories (FACs) represented by a 4-digit code in the DoD Real Property Classification System (RPCS), a hierarchical scheme of real property types and functions that serves as the framework for identifying, categorizing, and modeling the department's inventory of land and facilities. FACs are common across the department and suitable for department-wide applications. For each FAC, Table 3-1 identifies the associated unit cost or factor to be used in DoD facilities cost models and metrics.

Whenever possible, unit costs and factors have been based upon commercial benchmarks. Detailed supporting data for unit costs is available as part of the supporting documentation download file accompanying this UFC on the Whole Building Design Guide web site:

http://www.wbdg.org/ccb/DOD/UFC/ufc_3_701_01_FY10supplement.zip.

3-2 REPLACEMENT UNIT COSTS

3-2.1 Definition

Replacement provides a complete and useable facility capable of serving the purpose of the original facility. Replacement costs include construction of standard foundations, all interior and exterior walls and doors, the roof, utilities out to the 5-foot line, all built-in plumbing and lighting fixtures, security and fire protection systems, electrical distribution, wall and floor coverings, heating and air conditioning systems, and elevators. Not included are project costs such as design, supporting facility costs, special foundations, equipment acquired with other funding sources (e.g. mission-funded range targets), contingency costs, and supervision, inspection, and overhead (SIOH). Also not included are items generally considered personal property such as computer systems, telephone instruments, and furniture.

3-2.2 Use of Replacement Unit Costs

Replacement unit costs form the basis of calculating plant replacement value in a consistent manner across DoD. Plant replacement value represents the cost to design and construct a notional facility to current standards to replace an existing facility at the same location. The standard DoD formula for calculating plant replacement value is:

$$\text{Plant Replacement Value} = \text{Facility Quantity} \times \text{Replacement Unit Cost} \times \text{Area Cost Factor}^1 \times \text{Historical Records Adjustment}^2 \times \text{Planning and Design Factor}^3 \times \text{Supervision Inspection and Overhead Factor}^4 \times \text{Contingency factor}^5$$

Replacement unit costs can also support large-scale program-level estimates for re-stationing plans with the addition of allowance for site preparation, earthwork, landscaping, and related factors. Replacement unit costs should not be used for individual project estimates.

3-3 SUSTAINMENT UNIT COSTS

3-3.1 Definition

Sustainment provides for maintenance and repair activities necessary to keep a typical inventory of facilities in good working order over their expected service life. It includes:

- regularly scheduled adjustments and inspections, including maintenance inspections (fire sprinkler heads, HVAC systems) and regulatory inspections (elevators, bridges)
- preventive maintenance tasks
- emergency response and service calls for minor repairs
- major repair or replacement of facility components (usually accomplished by contract) that are expected to occur periodically throughout the facility service life

Sustainment includes regular roof replacement, refinishing wall surfaces, repairing and replacing electrical, heating, and cooling systems, replacing tile and carpeting, and similar types of work.⁶ It does not include repairing or replacing non-attached equipment or furniture, or bldg components that typically last more than 50 years (such as foundations and structural members). Sustainment does not include restoration, modernization, environmental compliance, specialized historical preservation,⁷ general facility condition inspections and assessments, planning and design (other than shop drawings), or costs related to acts of God, which are funded elsewhere. Other tasks

¹ A geographic location adjustment for costs of labor, material, and equipment, published in Chapter 4.

² An adjustment to account for increased costs for replacement of historical facilities or for construction in a historic district; the current value of the factor is 1.05.

³ A factor to account for the planning and design of a facility; the current value of this factor is 1.09 for all but medical facilities and 1.13 for medical facilities.

⁴ A factor to account for the supervision, inspection, and overhead activities associated with the management of a construction project; the current value of the factor is 1.06 for facilities in the continental US (CONUS) and 1.065 for facilities outside of the continental US (OCONUS).

⁵ A factor to account for construction contingencies; the current value of the factor is 1.05.

⁶ Facilities Sustainment also generally allows for overhead costs, which include architectural and engineering services.

⁷ Specialized historical preservation costs are those for customized components or materials that are no longer readily available.

associated with facilities operations (such as custodial services, grass cutting, landscaping, waste disposal, and the provision of central utilities) are also not included.⁸

3-3.2 Use of Sustainment Unit Costs

Sustainment unit costs represent the annual average sustainment cost for each FAC, and serve as the basis for calculating annual facilities sustainment requirements for DoD using the following formula:

$$\text{Sustainment requirement} = \frac{\text{Facility Quantity} \times \text{Sustainment Unit Cost} \times \text{Area Cost Factor}^9 \times \text{Inflation Factor}}{\text{Factor}}$$

3-4 MODERNIZATION FACTORS

3-4.1 Definitions

Modernization, along with restoration, improves facilities. Modernization consists of alteration of facilities solely to implement new or higher standards (including regulatory changes), to accommodate new functions, or to renew building components that typically last more than 50 years (such as foundations and structural members). Restoration includes repair and replacement work to restore facilities damaged by inadequate sustainment, excessive age, disaster, accident, or other causes. Restoration and modernization do not include recurring sustainment tasks or certain environmental measures which are funded elsewhere. Other tasks associated with facilities operations (such as custodial services, grounds services, waste disposal, and the provision of central utilities) are also not included.

3-4.2 Use of Modernization Factors

Modernization factors represent the average annual decrease in facility value over the useful service life due to obsolescence. Conversely, this value represents the average annual investment required to preserve the original facility value, adjusted for inflation, through modernization. As such, modernization factors are fractional values with no units (such as dollars) that are used in conjunction with plant replacement value to generate estimates of modernization funding requirements.

Modernization factors are calculated using the following formula:

$$\text{Annual modernization factor} = \text{total depreciation (\%)} / \text{useful service life}$$

Where the total depreciation is a percent of total facility value, and the useful service life is expressed in years for each FAC.

⁸ Facilities Sustainment Program Element (PE) definition.

⁹ A geographic location adjustment for costs of labor, material, and equipment.

In turn, the modernization factor is used to generate the average annual modernization requirement using the following formula:

$$\text{Modernization requirement} = \text{PRV} \times \text{modernization factor}$$

3-5 OPERATION UNIT COSTS

3-5.1 Definition

Facilities Operation describes the functions associated with the use of facilities or infrastructure: fire and emergency services, provision of energy utilities, provision of water/wastewater utilities, pavement clearance, refuse collection and disposal, real property leases, grounds maintenance and landscaping, pest control, custodial services, real property management and engineering services, energy management, and readiness engineering.

3-5.2 Use of Operation Unit Costs

Operation unit costs represent the annual average “bare” operational cost for each FAC, and serve as the basis for calculating annual facilities operations requirements for DoD using the following formula:

$$\text{Operation requirement}^{10} = \text{Facility Quantity} \times \text{Operation Unit Cost} \times \text{Locality Index}^{11} \times \text{Inflation Factor}$$

3-6 UNIT COST HEIRARCHY

Unit costs for DoD cost models are classified by the following hierarchy of data sources:

Source 1: Standard, easily-accessible published data. Source 1 is the most desirable due to ease of access, wide applicability, and lack of bias. Examples include the DoD Tri-Service Committee on Cost Engineering, Service-specific cost guidance (USACE, USAF), commercial cost-estimating guidelines or models (e.g., M&S or Whitestone), or other Government-published cost guidance from federal, state, or local government agencies (e.g. Fairfax County (Virginia) Park Authority).

Source 2: Source 1 cost factors that are applied to facilities with similar but not identical characteristics (e.g., sewage waste treatment facilities and industrial waste treatment facilities). Source 2 also includes unpublished government or trade association cost data (e.g. CEAC), and Service-validated cost factors for non-standard facilities that have no commercial counterparts (e.g. missile launch facilities or military ranges).

Source 3: Includes unpublished project-specific data derived from Service project documents (e.g. DD Forms 1391) or by calculating costs from reported plant

¹⁰ For each operation function

¹¹ A geographic location adjustment for costs of labor, material, and equipment for each operational function, equivalent to the Area Cost Factor for construction or sustainment.

replacement value and inventory, or derived from using a ratio of sustainment to construction from a similar Source-1 Facilities Analysis Category (e.g. FAC 2115, Aircraft Maintenance Hangar, Depot derived from FAC 2111, Aircraft Maintenance Hangar).

3-7 REVISING UNIT COSTS

Users of this UFC are encouraged to suggest revisions to the published cost factors, particularly for facilities unique to their mission. Submit proposed changes to the proponent office in accordance with the following guidelines:

- Revised costs should come from an equivalent or superior source
- Revised costs should be easily audited
- Revised costs should be consistent with the functional definitions
- Revised costs should be consistent with the scope of the Facility Analysis Category
- Revised costs should be suitable for application throughout DoD

CANCELLED

Table 3-1: Unit Costs for DoD Facility Cost Models

(not to be used for military construction projects)			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
1111	Fixed-Wing Runway, Surfaced	SY	\$170.49	\$1.37	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.2782	\$0.1379	\$0.0608	45	0.0133
1112	Rotary-Wing Landing Area, Surfaced	SY	\$70.22	\$1.06	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.1192	\$0.1379	\$0.0261	45	0.0133
1113	Runway Overrun Area, Surfaced	SY	\$70.22	\$0.86	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.2782	\$0.1379	\$0.0608	45	0.0133
1114	Runway, Unsurfaced	SY	\$9.95	\$0.21	\$0.0000	\$0.0163	\$0.0000	\$0.0000	\$0.2782	\$0.0005	\$0.0608	45	0.0133
1121	Taxiway, Surfaced	SY	\$70.22	\$1.04	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.0696	\$0.1379	\$0.0152	60	0.0099
1122	Rotary-Wing Taxiway, Surfaced	SY	\$70.22	\$1.04	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.0696	\$0.1379	\$0.0152	60	0.0099
1131	Aircraft Apron, Surfaced	SY	\$98.67	\$1.04	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.0000	\$0.1379	\$0.0000	60	0.0099
1161	Compass Calibration Pad, Surfaced	SY	\$98.67	\$1.04	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.0696	\$0.0489	\$0.0152	60	0.0099
1162	Missile Launching Pad, Surfaced	SY	\$98.67	\$1.04	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.0696	\$0.0489	\$0.0152	60	0.0099
1163	Aircraft Washing Pad, Surfaced	SY	\$98.67	\$1.04	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.0696	\$0.0489	\$0.0152	60	0.0099
1164	Miscellaneous Airfield Pavement, Surfaced	SY	\$98.67	\$1.04	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.0696	\$0.1379	\$0.0152	60	0.0099
1165	Aircraft Pavement Shoulder	SY	\$70.22	\$1.04	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.0696	\$0.0489	\$0.0152	60	0.0099
1166	Miscellaneous Airfield Pavement, Unsurfaced	SY	\$9.95	\$0.21	\$0.0000	\$0.0163	\$0.0000	\$0.0000	\$0.0696	\$0.0005	\$0.0152	45	0.0133
1167	Aircraft Rinse Facility	SY	\$161.91	\$1.04	\$0.0000	\$0.2291	\$0.0000	\$0.0000	\$0.0696	\$0.0489	\$0.0152	30	0.0210
1211	Aircraft Fueling Facility	GM	\$1,994.53	\$7.86	\$0.0000	\$0.7102	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.0210
1212	Aircraft Defueling Facility	GM	\$1,994.53	\$7.86	\$0.0000	\$0.7102	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.0210
1221	Marine Fueling Facility	GM	\$365.13	\$0.41	\$0.0000	\$0.0553	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.0170
1231	Vehicle Fueling Facility	OL	\$114,731.07	\$465.85	\$0.0000	\$28.90	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0252
1241	Aircraft Operating Fuel Storage	GA	\$4.35	\$2.07	\$0.0000	\$0.0098	\$0.0000	\$0.0000	\$0.0018	\$0.0000	\$0.0000	31	0.0199
1242	Marine Operating Fuel Storage	GA	\$13.55	\$2.07	\$0.0000	\$0.0098	\$0.0000	\$0.0000	\$0.0018	\$0.0000	\$0.0000	31	0.0199
1243	Vehicle Operating Fuel Storage	GA	\$3.19	\$2.07	\$0.0000	\$0.0098	\$0.0000	\$0.0000	\$0.0018	\$0.0000	\$0.0000	31	0.0199
1244	Other Operating Fuel Storage	GA	\$2.31	\$2.07	\$0.0000	\$0.0098	\$0.0000	\$0.0000	\$0.0018	\$0.0000	\$0.0000	31	0.0199
1251	POL Pipeline	LF	\$402.36	\$6.94	\$0.0000	\$0.2516	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	31	0.0199

**UFC 3-701-01
June 2010**

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
1261	Liquid Fuel Loading/Unloading Facility	OL	\$104,755.02	\$749.42	\$0.0000	\$10.71	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0252
1262	POL Pump Station	SF	\$1,843.24	\$23.85	\$0.0000	\$1.36	\$0.0000	\$0.0000	\$0.0077	\$0.0000	\$0.0000	50	0.0119
1311	Communications Building	SF	\$296.89	\$3.16	\$0.1884	\$0.4737	\$1.23	\$0.0869	\$0.0077	\$0.0000	\$0.0326	50	0.0120
1312	Satellite Communications Building	SF	\$489.00	\$8.22	\$0.0979	\$1.18	\$1.23	\$0.0869	\$0.0077	\$0.0000	\$0.0326	50	0.0123
1321	Communications Facility	EA	\$48,378.81	\$539.26	\$0.0000	\$100.15	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0123
1331	Aircraft Navigation Building	SF	\$284.23	\$7.15	\$0.0000	\$0.6806	\$1.23	\$0.0869	\$0.0077	\$0.0000	\$0.0109	50	0.0120
1341	Aircraft Navigation Facility	EA	\$9,950.94	\$110.92	\$0.0000	\$20.65	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0123
1351	Communications Lines	MI	\$89,729.67	\$146.78	\$0.0000	\$185.75	\$0.0000	\$0.0000	\$21.72	\$0.0000	\$0.0000	28	0.0221
1361	Airfield Pavement Lighting	LF	\$67.97	\$7.13	\$0.0000	\$1.03	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	20	0.0301
1362	Airfield Lighting	EA	\$3,144.84	\$47.23	\$0.0000	\$5.85	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	20	0.0301
1371	Ship Navigation Building	SF	\$296.89	\$3.61	\$0.2501	\$0.4765	\$1.23	\$0.0874	\$0.0078	\$0.0000	\$0.0328	50	0.0120
1381	Ship Navigation Facility	EA	\$14,581.44	\$162.53	\$0.0000	\$30.44	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0123
1402	Air Defense Operations Building	SF	\$296.89	\$3.04	\$0.1070	\$0.4779	\$1.23	\$0.0874	\$0.0078	\$0.0000	\$0.0328	50	0.0120
1403	Missile Operations Building	SF	\$296.89	\$5.20	\$0.1070	\$0.9740	\$1.23	\$0.0874	\$0.0078	\$0.0000	\$0.0328	50	0.0120
1404	Emergency Operations Center / SCIF	SF	\$246.27	\$4.53	\$0.1070	\$0.4382	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0134
1411	Airfield Fire And Rescue Station	SF	\$309.00	\$3.47	\$0.5685	\$0.5507	\$0.0000	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0133
1412	Aviation Operations Building	SF	\$263.00	\$3.25	\$0.5610	\$0.5268	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
1413	Air Control Tower	SF	\$848.87	\$2.84	\$0.1857	\$1.52	\$1.23	\$0.0874	\$0.0078	\$0.0000	\$0.0328	35	0.0176
1421	Helium Production/Storage Building	SF	\$109.02	\$0.88	\$0.0765	\$0.2083	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	45	0.0139
1422	Helium Storage Facility	EA	\$92,166.74	\$1,233.80	\$0.0000	\$181.47	\$0.0000	\$24.26	\$0.0000	\$0.0000	\$0.0000	45	0.0139
1431	Ship Operations Building	SF	\$194.00	\$3.47	\$0.1743	\$0.3400	\$0.2512	\$0.0874	\$0.0078	\$0.0000	\$0.0328	50	0.0125
1441	Photo/TV Production Building	SF	\$182.87	\$4.07	\$0.0683	\$0.3730	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0123
1442	Operations Support Lab	SF	\$240.43	\$3.48	\$0.1606	\$0.4621	\$1.23	\$0.0874	\$0.0078	\$0.0000	\$0.0328	55	0.0109
1443	Operations Supply Building	SF	\$109.02	\$2.44	\$0.0382	\$0.1844	\$1.23	\$0.0109	\$0.0078	\$0.0000	\$0.0328	45	0.0139
1444	Miscellaneous Operations Support Building	SF	\$109.02	\$4.20	\$0.1223	\$0.4419	\$1.23	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0114
1445	Working Animal Support Building	SF	\$103.74	\$4.53	\$0.8111	\$0.2059	\$1.58	\$0.0874	\$0.1328	\$0.0000	\$0.0328	40	0.0150
1446	Security Force Building	SF	\$256.00	\$4.57	\$0.1364	\$0.3137	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0109	55	0.0109

**UFC 3-701-01
June 2010**

(not to be used for military construction projects)

FAC	FAC Title	UM	Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
			Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
1451	Strategic Missile Launch Facility	EA	\$4,947,249.02	\$42,766.46	\$1,484.27	\$10,633.78	\$11,582.16	\$100.97	\$0.0000	\$0.0000	\$302.91	45	0.0134
1452	Missile Guidance Facility	SF	\$399.53	\$5.38	\$0.1606	\$0.8430	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0328	45	0.0134
1453	Missile Access Shaft	EA	\$89,855.45	\$1,210.13	\$0.0000	\$187.59	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.0100
1454	Missile Access Tunnel	LF	\$746.69	\$10.06	\$0.0000	\$1.53	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.0100
1455	Missile Shelter	SF	\$44.78	\$0.57	\$0.0382	\$0.0767	\$0.1092	\$0.0109	\$0.0000	\$0.0000	\$0.0109	33	0.0183
1456	Missile Defense Facility	EA	\$654,388.88	\$7,294.32	\$0.0000	\$1,361.59	\$351.17	\$15.27	\$0.0000	\$0.0000	\$0.0000	33	0.0183
1457	Ballistic Missile Control Facility	SF	\$399.53	\$16.86	\$0.1070	\$0.8430	\$0.2512	\$0.0874	\$0.0078	\$0.0000	\$0.0109	33	0.0183
1458	Mechanical Security Barricade	EA	\$37,220.23	\$3,207.58	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	15	0.0406
1459	Overhead Cover	SF	\$58.48	\$0.77	\$0.0000	\$0.1317	\$0.0000	\$0.0000	\$0.1327	\$0.0000	\$0.0000	15	0.0403
1461	Aircraft Arresting System	EA	\$785,789.56	\$8,044.41	\$0.0000	\$1,641.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	10	0.0610
1462	Aircraft Catapult	EA	\$148,567.79	\$1,520.94	\$0.0000	\$310.17	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	10	0.0610
1463	Aircraft Firing-In Butt	EA	\$460,265.91	\$31,214.89	\$0.0000	\$964.14	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	15	0.0403
1464	Aircraft Blast Deflector	EA	\$42,789.30	\$438.05	\$0.0000	\$89.33	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	29	0.0206
1465	Aircraft Shelter, Hardened	SF	\$338.31	\$1.49	\$0.0382	\$0.7375	\$0.1092	\$0.0109	\$0.0000	\$0.0000	\$0.0109	40	0.0149
1466	Aircraft Shelter	SF	\$137.72	\$1.01	\$0.0382	\$0.2993	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	45	0.0133
1467	Aircraft Support Facility	EA	\$1,596,358.39	\$16,342.48	\$0.0000	\$3,473.82	\$921.89	\$88.42	\$0.0000	\$0.0000	\$0.0000	45	0.0133
1481	Nuclear Propulsion Support Facility	EA	\$135,646.13	\$1,512.01	\$0.0000	\$283.19	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.0201
1491	Nuclear Weapons Support Facility	EA	\$139,728.81	\$1,557.52	\$0.0000	\$291.02	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.0201
1492	Explosives Holding/Transfer Area	SY	\$50.62	\$1.44	\$0.0000	\$0.1078	\$0.0000	\$0.0000	\$0.2798	\$0.0005	\$0.0109	60	0.0100
1493	Explosives Railway Holding Yard	EA	\$392,126.70	\$8,071.00	\$0.0000	\$816.71	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.0100
1494	Explosives Holding/Transfer Facility	EA	\$7,611.63	\$156.67	\$0.0000	\$15.83	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	40	0.0150
1495	Revetment	EA	\$20,392.23	\$27.74	\$0.0000	\$42.57	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.0167
1496	Central Vehicle Wash Facility	EA	\$7,790,253.11	\$122,879.64	\$0.0000	\$16,142.78	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.0200
1497	Explosive Ordnance Disposal Area	EA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
1498	Security Support Facility	SF	\$352.37	\$3.14	\$0.1300	\$0.4645	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0109	36	0.0167
1499	Miscellaneous Operations Support Facility	EA	\$14,556.47	\$162.26	\$0.0000	\$34.14	\$26.21	\$2.52	\$0.0000	\$0.0000	\$7.57	50	0.0120
1511	Pier	SY	\$2,589.65	\$29.00	\$0.0000	\$2.14	\$0.0000	\$0.0000	\$0.0000	\$0.0492	\$0.0109	50	0.0119
1512	Wharf	SY	\$2,589.65	\$29.00	\$0.0000	\$2.14	\$0.0000	\$0.0000	\$0.0000	\$0.0492	\$0.0109	50	0.0119
1513	Pier/Wharf Access Trestle	SY	\$1,024.38	\$29.00	\$0.0000	\$2.14	\$0.0000	\$0.0000	\$0.0000	\$0.0492	\$0.0109	37	0.0161

**UFC 3-701-01
June 2010**

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
1531	Marine Cargo Staging Area	SY	\$50.62	\$1.44	\$0.0000	\$0.1078	\$0.0000	\$0.0000	\$0.0000	\$0.0005	\$0.0109	37	0.0161
1541	Shore Erosion Prevention Facility	LF	\$532.14	\$20.28	\$0.0000	\$1.09	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.0161
1551	Small Craft Berthing	FB	\$2,200.32	\$24.64	\$0.0000	\$4.59	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.0161
1552	Small Craft Building	SF	\$30.11	\$1.49	\$0.0688	\$0.0615	\$0.1092	\$0.0109	\$0.0000	\$0.0000	\$0.0109	37	0.0170
1591	Miscellaneous Waterfront Facility	EA	\$47,899.53	\$65.16	\$0.0000	\$100.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.0161
1611	Harbor Control Facility	EA	\$476,495.60	\$648.28	\$0.0000	\$994.79	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.0161
1631	Offshore Mooring Facility	EA	\$10,143.93	\$18.09	\$0.0000	\$21.18	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.0166
1641	Harbor Marine Improvements	LF	\$532.14	\$11.50	\$0.0000	\$1.09	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.0166
1711	General Purpose Instruction Building	SF	\$230.00	\$4.49	\$0.0994	\$0.3783	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
1712	Applied Instruction Building	SF	\$275.00	\$2.92	\$0.0994	\$0.3783	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
1713	Band Training Facility	SF	\$155.74	\$4.24	\$0.0994	\$0.3089	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
1714	Reserve Training Facility	SF	\$181.00	\$5.62	\$0.1300	\$0.3352	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0109
1715	Physical Education Building	SF	\$203.00	\$3.26	\$0.0688	\$0.3999	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0133
1717	Organizational Classroom	SF	\$155.74	\$4.66	\$0.0994	\$0.3089	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
1718	Indoor Firing Range and Supporting Facility	SF	\$221.93	\$3.88	\$0.0075	\$0.2730	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0109	45	0.0133
1721	Flight Simulator Facility	SF	\$176.18	\$4.86	\$0.1441	\$0.4813	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
1722	Physiological Training Facility	SF	\$106.05	\$2.55	\$0.0994	\$0.2487	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
1723	Gas Training Facility	SF	\$155.74	\$2.01	\$0.0994	\$0.2658	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0000	45	0.0133
1724	General Purpose Simulator Facility	SF	\$176.18	\$3.36	\$0.0833	\$0.3400	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
1725	Training Pool and Tank	EA	\$393,220.73	\$3,322.73	\$558.69	\$820.94	\$502.45	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0240
1731	Range Support Building	SF	\$156.39	\$2.65	\$0.1300	\$0.2654	\$0.2512	\$0.0874	\$0.0078	\$0.0000	\$0.0328	40	0.0150
1732	Training Aids Support Building	SF	\$155.74	\$2.10	\$0.0382	\$0.2897	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0109	40	0.0150
1733	Training Support Structure	SF	\$79.82	\$0.26	\$0.0382	\$0.1053	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	35	0.0171
1734	Observation Tower/Bunker	EA	\$146,103.32	\$511.22	\$0.0000	\$346.71	\$0.0000	\$8.74	\$0.0000	\$0.0000	\$77.73	36	0.0167
1735	Offshore Range Support Platform	EA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
1741	Maneuver/Training Land, Light Forces	AC	\$0.00	\$0.62	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$4.51	\$0.0000	\$0.6150	N/A	N/A
1742	Maneuver/Training Land, Heavy Forces	AC	\$0.00	\$0.62	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$4.51	\$0.0000	\$0.6150	N/A	N/A

**UFC 3-701-01
June 2010**

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
1743	Weapons Impact Area	AC	\$0.00	\$0.62	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
1744	Parachute Drop Zone	AC	\$0.00	\$0.62	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$241.88	\$0.0000	\$0.0000	N/A	N/A
1745	Parade and Drill Field	AC	\$0.00	\$120.46	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$1,756.02	\$0.0000	\$0.0000	N/A	N/A
1750	GP Small Arms Range	FP	\$18,391.99	\$483.25	\$0.0000	\$43.72	\$0.0000	\$0.0000	\$975.41	\$0.0000	\$0.0000	25	0.0242
1751	Zero Range	FP	\$492.45	\$17.27	\$0.0000	\$1.17	\$0.0000	\$0.0000	\$10.76	\$0.0000	\$0.0000	25	0.0242
1752	Field Fire Range	FP	\$18,693.98	\$456.84	\$0.0000	\$44.44	\$0.0000	\$0.0000	\$382.52	\$0.0000	\$0.0000	25	0.0242
1753	Record Fire Range	FP	\$31,242.57	\$624.93	\$0.0000	\$74.26	\$0.0000	\$0.0000	\$382.52	\$0.0000	\$0.0000	25	0.0242
1754	Night Fire Range	FP	\$3,444.37	\$68.53	\$0.0000	\$8.19	\$0.0000	\$0.0000	\$50.79	\$0.0000	\$0.0000	25	0.0242
1755	Known Distance Range	FP	\$9,224.73	\$184.52	\$0.0000	\$21.93	\$0.0000	\$0.0000	\$167.47	\$0.0000	\$0.0000	25	0.0242
1756	Sniper Range	FP	\$121,561.21	\$1,130.71	\$0.0000	\$288.95	\$0.0000	\$0.0000	\$1,243.02	\$0.0000	\$0.0000	25	0.0242
1757	Pistol Range	FP	\$3,047.31	\$206.24	\$0.0000	\$7.24	\$0.0000	\$0.0000	\$26.21	\$0.0000	\$0.0000	25	0.0242
1758	Machinegun Range	FP	\$52,201.61	\$399.98	\$0.0000	\$124.08	\$0.0000	\$0.0000	\$609.50	\$0.0000	\$0.0000	25	0.0242
1760	General Purpose Direct Fire Range	FP	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$1,218.99	\$0.0000	\$0.0000	N/A	N/A
1761	Grenade Launcher Range	FP	\$28,314.06	\$340.73	\$0.0000	\$67.30	\$0.0000	\$0.0000	\$663.02	\$0.0000	\$0.0000	25	0.0242
1762	Grenade Machinegun Range	LN	\$259.30	\$26.48	\$0.0000	\$0.6164	\$0.0000	\$0.0000	\$25,452.22	\$0.0000	\$0.0000	25	0.0242
1763	Light Antiarmor Weapon Range	FP	\$509,748.08	\$2,299.33	\$0.0000	\$1,211.66	\$0.0000	\$0.0000	\$310.76	\$0.0000	\$0.0000	25	0.0242
1764	Heavy Antiarmor Weapon Range	LN	\$2,648,758.17	\$13,051.80	\$0.0000	\$6,296.01	\$0.0000	\$0.0000	\$20,824.54	\$0.0000	\$0.0000	25	0.0242
1765	Artillery Direct Fire Range	EA	\$1,124,055.94	\$8,420.12	\$0.0000	\$2,671.85	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1766	Tank Stationary Gunnery Range	EA	\$6,435,609.56	\$41,684.43	\$0.0000	\$15,297.24	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1767	Indirect Fire Range	EA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
1768	Scaled Indirect Fire Range	EA	\$10,018.70	\$201.90	\$0.0000	\$23.81	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1769	Scaled Gunnery Range	EA	\$42,469.92	\$1,037.43	\$0.0000	\$100.95	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1771	Armor Vehicle Crew Training Range	LN	\$3,758,957.20	\$47,265.22	\$0.0000	\$7,829.09	\$0.0000	\$0.0000	\$13,938.11	\$0.0000	\$0.0000	25	0.0242
1772	Armor Vehicle Unit Training Range	EA	\$5,463,122.57	\$100,774.48	\$0.0000	\$11,520.03	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1773	Fire and Movement Range	LN	\$130,533.02	\$2,301.63	\$0.0000	\$275.25	\$0.0000	\$0.0000	\$3,687.68	\$0.0000	\$0.0000	25	0.0242
1774	Squad Defense Range	EA	\$212,953.27	\$4,257.36	\$0.0000	\$449.05	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1775	Infantry Battle Course	EA	\$1,119,843.20	\$22,038.74	\$0.0000	\$2,361.40	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1776	Urban Combat Training Range	EA	\$454,241.38	\$9,812.59	\$0.0000	\$957.85	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1781	Live Hand Grenade Range	FP	\$22,865.10	\$771.40	\$0.0000	\$48.22	\$0.0000	\$0.0000	\$119.06	\$0.0000	\$0.0000	25	0.0242
1782	Engineer Qualification Range	FP	\$320,898.65	\$16,238.45	\$0.0000	\$667.53	\$0.0000	\$0.0000	\$45,423.79	\$0.0000	\$0.0000	25	0.0242

**UFC 3-701-01
June 2010**

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
1783	Light Demolition and Flame Training Range	FP	\$2,156,543.96	\$10,352.21	\$0.0000	\$4,547.48	\$0.0000	\$0.0000	\$18,826.64	\$0.0000	\$0.0000	25	0.0242
1790	Miscellaneous Training Fac	EA	\$88,729.07	\$2,609.64	\$0.0000	\$184.20	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1791	Aircraft Weapons Calibration Range	EA	\$36,190.73	\$2,681.56	\$0.0000	\$75.28	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1792	Attack Helicopter Weapons Range	EA	\$1,327,910.42	\$50,384.52	\$0.0000	\$2,772.31	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1793	Aircraft Weapons Range	EA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
1794	Air Defense Range	FP	\$156,873.70	\$8,568.98	\$0.0000	\$330.80	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1795	Fire And Rescue Training Facility	EA	\$1,995,946.97	\$40,083.64	\$0.0000	\$4,788.78	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1796	Urban Combat Training Area, Non-Fire	SF	\$32.52	\$0.10	\$0.0000	\$0.0686	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1797	Hand Grenade Range, Non-Firing	FP	\$4,148.58	\$80.66	\$0.0000	\$8.75	\$0.0000	\$0.0000	\$74.71	\$0.0000	\$0.0000	25	0.0242
1798	Infiltration Course, Live Fire	EA	\$93,007.26	\$2,271.93	\$0.0000	\$193.03	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
1799	Confidence/Obstacle Course	EA	\$45,353.23	\$1,107.86	\$0.0000	\$94.15	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0242
2111	Aircraft Maintenance Hangar	SF	\$239.00	\$2.37	\$0.0382	\$0.4789	\$0.1092	\$0.1857	\$0.0078	\$0.0000	\$0.0109	40	0.0157
2112	Aircraft Maintenance Shop	SF	\$227.00	\$2.99	\$0.0874	\$0.3783	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	40	0.0157
2113	Aircraft Corrosion Control Hangar	SF	\$323.17	\$1.96	\$0.0382	\$0.6473	\$0.9831	\$0.0109	\$0.0078	\$0.0000	\$0.0109	40	0.0157
2114	Aircraft Engine Test Building	SF	\$182.03	\$2.92	\$0.1223	\$0.3495	\$0.1092	\$0.1857	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2115	Aircraft Maintenance Hangar, Depot	SF	\$263.79	\$1.49	\$0.0874	\$0.4789	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	40	0.0157
2116	Aircraft Maintenance Shop, Depot	SF	\$238.48	\$2.26	\$0.0874	\$0.3783	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	40	0.0157
2118	Aircraft Engine Test Facility	EA	\$2,366,325.51	\$19,656.75	\$0.0000	\$4,544.55	\$12,779.74	\$142.00	\$0.0000	\$0.0000	\$425.99	50	0.0119
2121	Missile Maintenance/ Assembly Building	SF	\$202.47	\$2.74	\$0.1223	\$0.6074	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	31	0.0203
2123	Missile/ Launcher Maint. Support Facility	SF	\$202.47	\$2.63	\$0.1223	\$0.4072	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	31	0.0203
2124	Missile Test Tower	EA	\$246,088.39	\$4,891.52	\$0.0000	\$607.96	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.0201
2125	Missile Maintenance/ Assembly Building, Depot	SF	\$202.47	\$2.32	\$0.0874	\$0.6074	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	31	0.0203

**UFC 3-701-01
June 2010**

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
2126	Intercontinental Ballistic Missile Processing Facility	SF	\$433.56	\$16.88	\$0.1223	\$0.9598	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	31	0.0203
2131	Ship Maintenance Dry-dock	SF	\$651.92	\$26.25	\$0.1223	\$1.36	\$0.0000	\$0.1857	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2132	Marine Railway	EA	\$11,305.65	\$451.00	\$0.0000	\$23.52	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.0167
2133	Marine Maintenance Shop	SF	\$158.66	\$1.67	\$0.0874	\$0.2874	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2134	Marine Maintenance Support Facility	SF	\$109.75	\$2.14	\$0.1223	\$0.2488	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2135	Landing Craft Wash Facility	EA	\$7,790,253.11	\$122,879.64	\$0.0000	\$16,142.78	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.0170
2136	Nuclear Repair Shop	SF	\$202.47	\$2.50	\$0.0874	\$0.3903	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2137	Fixed Crane Structure	EA	\$4,682,357.28	\$95,016.37	\$0.0000	\$9,775.45	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	6	0.1037
2141	Vehicle Maintenance Shop	SF	\$210.25	\$3.31	\$0.0874	\$0.3640	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2142	Vehicle Maintenance Shop, Depot	SF	\$198.00	\$1.95	\$0.0874	\$0.3640	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2143	Vehicle Maintenance Shop, National Guard	SF	\$210.25	\$3.72	\$0.0874	\$0.3519	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2144	Vehicle Maintenance Shop, Reserve	SF	\$210.25	\$3.69	\$0.0874	\$0.3519	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2145	Vehicle Maintenance Facility	EA	\$71,296.38	\$1,637.81	\$0.0000	\$147.33	\$177.61	\$17.76	\$0.0000	\$0.0000	\$53.28	50	0.0119
2146	Launch Vehicle Test Facility	EA	\$15,909,820.99	\$177,343.04	\$0.0000	\$35,219.54	\$0.0000	\$944.70	\$0.0000	\$0.0000	\$2,834.09	50	0.0119
2151	Weapon Maintenance Shop	SF	\$158.66	\$2.51	\$0.0874	\$0.2874	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2152	Weapon Maintenance Shop, Depot	SF	\$141.73	\$2.29	\$0.0874	\$0.3158	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2153	Special Weapon Maintenance Shop	SF	\$202.47	\$2.59	\$0.0874	\$0.4845	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2154	Weapon Maintenance Facility, Depot	SF	\$165.48	\$3.39	\$0.0874	\$0.3158	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2161	Ammunition Maint Shop	SF	\$165.48	\$2.85	\$0.0874	\$0.3208	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2162	Ammunition Maint Shop, Depot	SF	\$165.48	\$3.07	\$0.0874	\$0.3208	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2163	Ammunition Maint Facility, Depot	SF	\$165.48	\$4.15	\$0.0874	\$0.3208	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2171	Electronic and Communication Maint Shop	SF	\$183.00	\$2.58	\$0.0874	\$0.3591	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2172	Electronic and Communication Maint Shop, Depot	SF	\$183.00	\$1.91	\$0.0874	\$0.3591	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125

**UFC 3-701-01
June 2010**

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
2173	Electronic and Communication Maint Facility	EA	\$936,893.58	\$9,850.46	\$480.61	\$1,975.37	\$0.0000	\$60.08	\$0.0000	\$0.0000	\$0.0000	50	0.0125
2181	Installation Support Vehicle Maint Shop	SF	\$160.00	\$2.93	\$0.0874	\$0.3519	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2182	Installation Support Equipment Maint Shop	SF	\$160.00	\$2.53	\$0.0874	\$0.2874	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2183	Railroad Equipment Shop	SF	\$171.82	\$3.07	\$0.0874	\$0.3691	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2184	Parachute And Dingy Maintenance Shop	SF	\$212.00	\$4.22	\$0.0874	\$0.3903	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2191	Facility Engineer Maintenance Shop	SF	\$160.00	\$3.37	\$0.0874	\$0.2730	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	50	0.0125
2192	Facility Engineer Maintenance Facility	EA	\$1,196,237.52	\$30,021.90	\$0.0000	\$2,820.59	\$0.0000	\$338.61	\$0.0000	\$0.0000	\$1,015.83	50	0.0119
2211	Aircraft Production Plant	SF	\$134.76	\$1.70	\$0.0765	\$0.3788	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0114
2221	Missile Production Plant	SF	\$134.76	\$2.28	\$0.0765	\$0.4651	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0114
2231	Ship Production Plant	SF	\$134.76	\$2.20	\$0.0765	\$0.2493	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0114
2233	Ship Building Dry-dock	SF	\$654.12	\$19.13	\$0.0765	\$1.36	\$0.0000	\$0.1857	\$0.0000	\$0.0000	\$0.0109	50	0.0125
2241	Tank/Automotive Production Plant	SF	\$134.76	\$1.89	\$0.0765	\$0.2387	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0114
2242	Tank/Automotive Production Facility	SF	\$134.76	\$1.89	\$0.0765	\$0.2387	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0114
2251	Weapon Production Plant	SF	\$134.76	\$1.80	\$0.0765	\$0.2387	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0114
2252	Weapon Production Facility	SF	\$134.76	\$1.80	\$0.0765	\$0.2387	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0114
2261	Ammunition Production Plant	SF	\$202.26	\$3.50	\$0.0765	\$0.3678	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0114
2262	Ammunition Production Facility	SF	\$134.76	\$2.43	\$0.0765	\$0.3678	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0109
2264	Ammunition Demilitarization Plant	SF	\$1,035.69	\$10.27	\$0.0765	\$2.13	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0114
2265	Ammunition Demilitarization Facility	EA	\$3,212,720.53	\$54,516.75	\$0.0000	\$6,602.98	\$0.0000	\$33.88	\$0.0000	\$0.0000	\$101.65	55	0.0109
2271	Electronic and Communication Production Plant	SF	\$183.00	\$1.86	\$0.0765	\$0.3908	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0114
2281	Miscellaneous Support Production Plant	SF	\$158.66	\$3.18	\$0.0765	\$0.3903	\$0.9831	\$0.1857	\$0.0078	\$0.0000	\$0.0109	55	0.0114
2291	Construction Material Production Plant	EA	\$1,614,104.58	\$27,929.16	\$480.55	\$3,573.14	\$0.0000	\$1,167.05	\$0.0000	\$0.0000	\$205.95	55	0.0114
3101	RDT&E Laboratory	SF	\$240.43	\$2.40	\$0.1606	\$0.4621	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	30	0.0109

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
3102	Medical Research Laboratory	SF	\$278.36	\$5.54	\$0.1606	\$0.6268	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	30	0.0109
3103	Biosafety Level 3 Laboratory	SF	\$268.40	\$10.25	\$0.1604	\$0.63	\$0.9822	\$0.0873	\$0.0077	\$0.0000	\$0.0109	20	0.0109
3104	Biosafety Level 4 Laboratory	SF	\$268.40	\$15.24	\$0.1604	\$0.63	\$0.9822	\$0.0873	\$0.0077	\$0.0000	\$0.0109	20	0.0109
3111	Aircraft RDT&E Facility	SF	\$223.39	\$2.32	\$0.1606	\$0.4621	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0109
3121	Missile and Space RDT&E Facility	SF	\$228.50	\$2.86	\$0.1606	\$0.6441	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0109
3131	Ship and Marine RDT&E Facility	SF	\$240.43	\$2.20	\$0.1606	\$0.3316	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0109
3141	Tank and Automotive RDT&E Facility	SF	\$240.43	\$2.36	\$0.1606	\$0.3605	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0109
3151	Weapons RDT&E Facility	SF	\$240.43	\$3.00	\$0.1606	\$0.6441	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0109
3161	Ammunition, Explosive, and Toxic RDT&E Facility	SF	\$240.43	\$3.39	\$0.1606	\$0.4621	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0109
3171	Electronic and Communication RDT&E Facility	SF	\$240.43	\$2.35	\$0.1606	\$0.4621	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0109
3181	Propulsion RDT&E Facility	SF	\$240.43	\$2.73	\$0.1606	\$0.4621	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0109
3191	Miscellaneous Item and Equipment RDT&E Facility	SF	\$240.43	\$2.98	\$0.1606	\$0.3605	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0109
3201	Underwater Equipment RDT&E Facility	SF	\$240.43	\$2.75	\$0.1606	\$0.4452	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0109
3211	RDT&E Technical Service Facility	SF	\$240.43	\$2.37	\$0.1606	\$0.3089	\$0.9831	\$0.0874	\$0.0078	\$0.0000	\$0.0109	55	0.0109
3711	RDT&E Range Building	SF	\$160.61	\$2.25	\$0.1606	\$0.2658	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0109	40	0.0150
3712	RDT&E Range Facility	EA	\$223,546.06	\$1,674.55	\$0.0000	\$531.55	\$0.0000	\$20.40	\$0.0000	\$0.0000	\$61.21	40	0.0150
3713	RDT&E Range Complex	EA	\$651,922.86	\$7,266.83	\$0.0000	\$1,361.03	\$0.0000	\$52.23	\$0.0000	\$0.0000	\$156.70	36	0.0166
3901	Miscellaneous RDT&E Facility	EA	\$223,546.06	\$4,359.61	\$0.0000	\$531.55	\$0.0000	\$20.40	\$0.0000	\$0.0000	\$61.21	40	0.0150
3902	RDT&E Area	AC	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$2.18	\$0.0000	\$0.6150	N/A	N/A
3903	Aerodynamic wind tunnel	EA	\$618,854,259.42	\$6,898,223.42	\$16,068.32	\$1,287,646.10	\$120,718.17	\$1,052.40	\$0.0000	\$0.0000	\$3,157.19	55	0.0109
3904	Propulsion engine test cell	EA	\$47,445,211.10	\$485,713.43	\$0.0000	\$98,718.95	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	55	0.0109
4111	Bulk Liquid Fuel Storage	BL	\$59.92	\$4.75	\$0.0000	\$0.1269	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.0206
4121	Bulk Liquid Storage, Other Than Fuel	GA	\$2.16	\$0.09	\$0.0000	\$0.0042	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	28	0.0221

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
4122	Liquid Oxygen Storage	SF	\$47.78	\$0.87	\$0.0000	\$0.1100	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	24	0.0258
4211	Ammunition Storage, Depot and Arsenal	SF	\$245.00	\$2.19	\$0.0000	\$0.5076	\$0.1092	\$0.0109	\$0.0794	\$0.0000	\$0.0109	55	0.0109
4212	Intercontinental Ballistic Missile Storage Facility	SF	\$390.94	\$7.32	\$0.0000	\$0.8023	\$0.1092	\$0.0109	\$0.0794	\$0.0000	\$0.0109	55	0.0109
4221	Ammunition Storage, Installation	SF	\$256.00	\$2.54	\$0.0000	\$0.5076	\$0.1092	\$0.0109	\$0.0794	\$0.0000	\$0.0109	55	0.0109
4231	Liquid Propellant Storage, Ammunition Related	GA	\$1.28	\$0.09	\$0.0000	\$0.0029	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	46	0.0134
4241	Battery Storage, Weapon Related	SF	\$171.32	\$4.52	\$0.0000	\$0.3903	\$0.1092	\$0.0109	\$0.0794	\$0.0000	\$0.0109	45	0.0134
4251	Open Ammunition Storage	SY	\$44.91	\$1.44	\$0.0000	\$0.1096	\$0.0000	\$0.0000	\$0.7146	\$0.0005	\$0.0109	60	0.0100
4311	Cold Storage, Depot	SF	\$171.32	\$2.30	\$0.0382	\$0.3903	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	45	0.0132
4321	Cold Storage, Installation	SF	\$235.56	\$2.77	\$0.0382	\$0.3903	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	45	0.0132
4411	Covered Storage Building, Depot	SF	\$133.00	\$1.36	\$0.0000	\$0.2083	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	45	0.0132
4412	Covered Storage Shed, Depot	SF	\$72.03	\$0.86	\$0.0000	\$0.0779	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	36	0.0165
4413	Hazardous Materials Storage, Depot	SF	\$149.90	\$2.91	\$0.0000	\$0.2995	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	45	0.0132
4414	Controlled Humidity Storage, Depot	SF	\$115.83	\$1.48	\$0.0000	\$0.1940	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	45	0.0132
4421	Covered Storage Building, Installation	SF	\$106.00	\$2.17	\$0.0000	\$0.1844	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	45	0.0132
4422	Covered Storage Shed, Installation	SF	\$33.00	\$0.87	\$0.0000	\$0.0779	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	36	0.0165
4423	Hazardous Materials Storage, Installation	SF	\$149.90	\$5.16	\$0.0382	\$0.2995	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	45	0.0132
4424	Controlled Humidity Storage, Installation	SF	\$115.83	\$1.41	\$0.0382	\$0.1940	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	45	0.0132
4425	Vehicle Storage, Covered	SF	\$62.30	\$0.63	\$0.0000	\$0.1510	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	40	0.0148
4426	Storage Silo, Loose Material	SF	\$26.84	\$0.86	\$0.0000	\$0.0433	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	36	0.0165
4427	Small Arms Storage, Installation	SF	\$244.32	\$2.69	\$0.0000	\$0.5076	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0109	55	0.0108
4511	Open Storage, Depot	SY	\$44.91	\$0.17	\$0.0000	\$0.1078	\$0.0000	\$0.0000	\$0.0500	\$0.0005	\$0.0109	75	0.0080
4521	Open Storage, Installation	SY	\$44.91	\$0.17	\$0.0000	\$0.1078	\$0.0000	\$0.0000	\$0.0500	\$0.0005	\$0.0109	75	0.0080
5100	Hospital	SF	\$440.00	\$5.95	\$0.1759	\$0.5220	\$1.58	\$0.1202	\$0.1328	\$0.0000	\$0.0328	30	0.0287
5101	Medical Center	SF	\$440.00	\$5.95	\$0.1759	\$0.5938	\$1.58	\$0.1202	\$0.1328	\$0.0000	\$0.0328	30	0.0287

**UFC 3-701-01
June 2010**

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
5302	Medical Laboratory	SF	\$240.43	\$7.70	\$0.1759	\$0.4621	\$1.58	\$0.1202	\$0.1328	\$0.0000	\$0.0328	30	0.0309
5303	Morgue	SF	\$213.56	\$3.89	\$0.1759	\$0.4694	\$1.58	\$0.1202	\$0.1328	\$0.0000	\$0.0328	50	0.0120
5304	Veterinary Facility	SF	\$213.56	\$3.18	\$0.1759	\$0.4694	\$1.58	\$0.1202	\$0.1328	\$0.0000	\$0.0328	45	0.0133
5306	Medical Warehouse	SF	\$117.78	\$1.25	\$0.0382	\$0.1940	\$0.9831	\$0.0109	\$0.1328	\$0.0000	\$0.0328	50	0.0132
5307	Ambulance Shelter	SF	\$83.71	\$0.65	\$0.0688	\$0.1632	\$0.1092	\$0.0109	\$0.1328	\$0.0000	\$0.0328	35	0.0170
5400	Dental Facility	SF	\$402.00	\$9.66	\$0.1759	\$0.5196	\$1.58	\$0.1202	\$0.1328	\$0.0000	\$0.0328	30	0.0287
5500	Dispensary And Clinic	SF	\$358.21	\$7.03	\$0.1759	\$0.4694	\$1.58	\$0.1202	\$0.1328	\$0.0000	\$0.0328	30	0.0287
5501	Ambulatory Care Clinic	SF	\$431.21	\$5.19	\$0.1759	\$0.4429	\$1.58	\$0.1202	\$0.1328	\$0.0000	\$0.0328	30	0.0287
6100	General Administrative Building	SF	\$212.00	\$2.87	\$0.1300	\$0.3400	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0108
6101	Small Unit Headquarters Building	SF	\$183.97	\$3.36	\$0.1300	\$0.3664	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0108
6102	Large Unit Headquarters Building	SF	\$240.00	\$4.07	\$0.1300	\$0.3831	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0108
6103	Printing And Reproduction Plant	SF	\$88.10	\$3.10	\$0.0765	\$0.1922	\$0.9831	\$0.1857	\$0.1328	\$0.0000	\$0.0328	45	0.0132
6104	Automated Data Processing Center	SF	\$275.00	\$2.87	\$0.4245	\$0.4453	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0132
6105	Pentagon	SF	\$545.41	\$6.55	\$0.4241	\$0.3397	\$1.23	\$0.0873	\$0.1327	\$0.0000	\$0.0327	55	0.0108
6106	Remote Delivery Facility	SF	\$151.63	\$9.31	\$0.0873	\$0.2727	\$0.1091	\$0.0873	\$0.0077	\$0.0000	\$0.0109	55	0.0108
6200	Administrative Structure, Underground	SF	\$228.75	\$2.21	\$0.1300	\$0.4310	\$1.23	\$0.0874	\$0.0000	\$0.0000	\$0.0328	45	0.0132
6201	Alternate Joint Communications Center	SF	\$239.95	\$2.77	\$0.4241	\$0.4449	\$1.23	\$0.0873	\$0.1327	\$0.0000	\$0.0327	55	0.0108
6900	Administrative Structure, Other Than Buildings	EA	\$6,751.93	\$163.61	\$0.0000	\$15.75	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	26	0.0231
7110	Family Housing Dwelling	SF	\$147.00	\$2.10	\$0.1420	\$0.1724	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.0100
7120	Family Housing Trailer/Relocatable	FA	\$43,777.99	\$890.16	\$0.0000	\$99.09	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	20	0.0303
7130	Family Housing Trailer Site	FA	\$6,606.89	\$397.60	\$0.0000	\$15.52	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	20	0.0303
7141	Family Housing Garage/Carport	SF	\$53.86	\$1.02	\$0.0000	\$0.0769	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	35	0.0172
7142	Family Housing Storage Facility	SF	\$21.10	\$0.93	\$0.0000	\$0.0862	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.0201
7143	Miscellaneous Family Housing Support Facility	SF	\$53.86	\$2.30	\$0.0688	\$0.3400	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0109
7145	Trailer Court Support Facility	SF	\$108.14	\$1.40	\$0.0688	\$0.2214	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0109

**UFC 3-701-01
June 2010**

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
7146	Family Housing Attendant Facility	SF	\$83.43	\$4.74	\$0.1759	\$0.1802	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	40	0.0150
7210	Enlisted Unaccomp Personnel Housing	SF	\$211.00	\$3.45	\$0.1759	\$0.3664	\$0.0000	\$0.0000	\$0.1328	\$0.0000	\$0.0000	55	0.0109
7212	Enlisted Unaccomp Personnel Housing, Transient	SF	\$226.80	\$5.10	\$0.1759	\$0.3664	\$0.0000	\$0.0874	\$0.1328	\$0.0000	\$0.0000	55	0.0109
7213	Student Barracks	SF	\$181.05	\$4.33	\$0.1724	\$0.3664	\$0.0000	\$0.1202	\$0.1328	\$0.0000	\$0.0328	55	0.0109
7214	Annual Training/Mobilization Barracks	SF	\$190.79	\$3.06	\$0.0575	\$0.3256	\$0.0000	\$0.0874	\$0.1328	\$0.0000	\$0.0328	41	0.0147
7215	Unaccompanied Housing for Wounded Warriors	SF	\$379.15	\$3.70	\$0.1757	\$0.4425	\$1.58	\$0.1200	\$0.1327	\$0.0000	\$0.0327	55	0.0109
7218	Recruit/Trainee Barracks	SF	\$181.05	\$4.72	\$0.1724	\$0.3256	\$0.0000	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0109
7220	Dining Facility	SF	\$312.00	\$4.75	\$3.10	\$0.5938	\$1.58	\$1.66	\$0.1328	\$0.0000	\$0.0590	40	0.0150
7231	Miscellaneous UPH Support Building	SF	\$44.17	\$2.30	\$7.08	\$0.1226	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0134
7232	Unaccomp Personnel Housing Garage/Carport	SF	\$53.86	\$1.02	\$0.0000	\$0.0674	\$0.0000	\$0.0000	\$0.1328	\$0.0000	\$0.0000	35	0.0172
7233	Dining Support Facility	SF	\$171.32	\$5.21	\$0.0382	\$0.4213	\$0.1092	\$0.0109	\$0.1328	\$0.0000	\$0.0328	40	0.0150
7234	Latrine/Shower Facility	SF	\$155.74	\$4.58	\$5.40	\$0.4190	\$1.58	\$0.0874	\$0.1328	\$0.0000	\$0.0328	40	0.0150
7235	Miscellaneous UPH Support Facility	EA	\$3,967.10	\$96.12	\$0.0000	\$8.77	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	35	0.0172
7240	Officer Unaccompanied Personnel Housing	SF	\$204.00	\$5.15	\$0.1759	\$0.3591	\$0.0000	\$0.0874	\$0.1328	\$0.0000	\$0.0000	55	0.0109
7241	Officer UPH, Transient	SF	\$180.08	\$5.15	\$0.1759	\$0.3591	\$0.0000	\$0.0874	\$0.1328	\$0.0000	\$0.0000	55	0.0109
7242	Service Academy Unaccomp Pers Housing	SF	\$224.85	\$5.15	\$0.1759	\$0.3591	\$0.0000	\$0.0874	\$0.1328	\$0.0000	\$0.0000	N/A	0.0109
7250	Emergency Unaccomp Personnel Housing	SF	\$109.02	\$1.18	\$0.1759	\$0.0761	\$0.0000	\$0.0000	\$0.1328	\$0.0000	\$0.0000	41	0.0147
7251	EUPH Tent Pad	SF	\$5.02	\$0.16	\$0.0000	\$0.0118	\$0.0000	\$0.0000	\$0.1328	\$0.0000	\$0.0000	41	0.0147
7311	Fire Station Facility	SF	\$239.00	\$3.51	\$0.0688	\$0.4118	\$0.0000	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0133
7312	Prison/Confinement Facility	SF	\$232.25	\$4.93	\$0.1759	\$0.5096	\$1.58	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0133
7313	Police Station	SF	\$256.00	\$5.37	\$0.1300	\$0.3519	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
7314	Drug and Alcohol Abuse Center	SF	\$271.58	\$3.56	\$0.0994	\$0.3519	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0109
7321	Bread/Pastry Kitchen	SF	\$235.40	\$3.40	\$1.95	\$0.4905	\$1.58	\$1.66	\$0.1328	\$0.0000	\$0.0590	45	0.0134
7322	Ice/Dairy Products Plant	SF	\$171.32	\$5.44	\$0.0765	\$0.2921	\$0.9831	\$0.1857	\$0.1328	\$0.0000	\$0.0328	45	0.0134
7323	Greenhouse	SF	\$43.76	\$1.19	\$0.1759	\$0.0964	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	35	0.0172

(not to be used for military
construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modern- ization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/ Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
7331	Exchange Eating Facility	SF	\$206.36	\$5.60	\$3.10	\$0.3975	\$1.58	\$1.66	\$0.1328	\$0.0000	\$0.0590	35	0.0172
7332	Non-Exchange Eating Facility	SF	\$206.36	\$3.56	\$3.10	\$0.5938	\$1.58	\$1.66	\$0.1328	\$0.0000	\$0.0590	35	0.0172
7333	Open Mess and Club Facility	SF	\$324.14	\$5.48	\$0.5079	\$0.5531	\$1.58	\$1.66	\$0.1328	\$0.0000	\$0.0590	45	0.0134
7340	Thrift Shop	SF	\$144.06	\$3.33	\$0.0688	\$0.2658	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	38	0.0158
7341	Bus Station	SF	\$128.06	\$2.81	\$0.0688	\$0.2496	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0109	50	0.0120
7342	Laundry/Dry Cleaning Facility	SF	\$161.58	\$3.83	\$7.08	\$0.3927	\$0.9831	\$0.1857	\$0.1328	\$0.0000	\$0.0328	45	0.0139
7343	Clothing Sales Store	SF	\$161.58	\$2.72	\$0.0688	\$0.2658	\$0.9831	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
7344	Postal Facility	SF	\$120.44	\$3.50	\$0.1223	\$0.2488	\$0.9831	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
7345	Exchange Automobile Facility	SF	\$125.50	\$3.35	\$0.0688	\$0.2493	\$0.9831	\$0.0874	\$0.1328	\$0.0000	\$0.0109	40	0.0150
7346	Exchange Sales Facility	SF	\$161.58	\$3.02	\$0.0688	\$0.2658	\$0.9831	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
7347	Bank and Credit Union	SF	\$163.53	\$3.45	\$0.1300	\$0.3161	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0109
7348	Car Wash Facility	SF	\$235.26	\$3.35	\$1.32	\$0.5232	\$0.0000	\$0.0874	\$0.1328	\$0.0000	\$0.0000	30	0.0201
7349	Commissary	SF	\$203.00	\$1.95	\$0.0655	\$0.3304	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0328	40	0.0150
7351	Education Center	SF	\$215.00	\$3.40	\$0.0994	\$0.4071	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
7352	Dependent School	SF	\$210.00	\$3.47	\$0.0994	\$0.3480	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0133
7353	Dependent School Support Facility	SF	\$191.72	\$4.92	\$0.0382	\$0.3527	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0133
7361	Chapel Facility	SF	\$270.00	\$3.09	\$0.0994	\$0.4166	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
7362	Religious Education Facility	SF	\$261.84	\$3.67	\$0.0994	\$0.3400	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
7371	Nursery and Child Care Facility	SF	\$222.00	\$2.44	\$0.0994	\$0.4047	\$1.58	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0133
7372	Family Service Center	SF	\$209.00	\$3.65	\$0.0994	\$0.3831	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0120
7380	Homeless Support Facility	SF	\$0.00	\$0.00	\$0.1759	\$0.0000	\$1.58	\$0.0874	\$0.1328	\$0.0000	\$0.0328	N/A	N/A
7381	Forestry Guard Station	SF	\$352.37	\$0.93	\$0.0000	\$0.4645	\$0.0000	\$0.0874	\$0.1328	\$0.0000	\$0.0000	36	0.0167
7382	Locker Room	SF	\$114.83	\$3.23	\$0.1759	\$0.2120	\$1.58	\$0.0874	\$0.1328	\$0.0000	\$0.0328	36	0.0167
7383	Air Raid/Fallout Shelter	SF	\$228.75	\$3.30	\$0.0000	\$0.4310	\$0.0000	\$0.0000	\$0.1328	\$0.0000	\$0.0000	45	0.0134
7384	Miscellaneous Personnel Shelter	SF	\$58.48	\$0.82	\$0.0000	\$0.1318	\$0.0000	\$0.0000	\$0.1328	\$0.0000	\$0.0000	36	0.0167
7385	Public Restroom/Shower	SF	\$123.00	\$3.41	\$0.1759	\$0.3999	\$1.58	\$0.0874	\$0.1328	\$0.0000	\$0.0328	36	0.0167
7386	Ceremonial Hall	SF	\$83.28	\$2.12	\$0.0688	\$0.2083	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0119

**UFC 3-701-01
June 2010**

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
7387	Exchange Support Facility	SF	\$161.58	\$3.20	\$0.0874	\$0.2658	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0118
7388	Exchange Warehouse	SF	\$129.46	\$1.52	\$0.0382	\$0.1964	\$0.1092	\$0.0109	\$0.1328	\$0.0000	\$0.0328	45	0.0132
7389	Private Vehicle Inspection Facility	SF	\$109.02	\$1.29	\$0.0688	\$0.1844	\$0.9831	\$0.0874	\$0.1328	\$0.0000	\$0.0328	40	0.0150
7411	Hobby And Craft Center	SF	\$144.06	\$3.74	\$0.0688	\$0.3519	\$0.9831	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0119
7412	Automobile Craft Center	SF	\$137.25	\$2.44	\$0.0688	\$0.2826	\$0.9831	\$0.0874	\$0.1328	\$0.0000	\$0.0328	40	0.0149
7413	Golf Club House and Sales	SF	\$165.48	\$4.61	\$0.0688	\$0.3256	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0119
7414	Club and Organization Building	SF	\$324.14	\$4.47	\$0.0688	\$0.5531	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0133
7415	Bowling Center	SF	\$237.51	\$3.14	\$0.0994	\$0.3927	\$0.9831	\$0.0874	\$0.1328	\$0.0000	\$0.0328	40	0.0149
7416	Library, General Use	SF	\$238.48	\$3.25	\$0.0688	\$0.3951	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0109
7417	Recreation Center	SF	\$235.56	\$4.07	\$0.0688	\$0.3712	\$0.2512	\$0.0874	\$0.1328	\$0.0000	\$0.0328	50	0.0119
7418	Indoor Skating Rink	SF	\$117.73	\$2.21	\$0.0382	\$0.3025	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0133
7421	Indoor Physical Fitness Facility	SF	\$203.00	\$3.26	\$0.0688	\$0.3999	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0133
7422	Indoor Swimming Pool	SF	\$201.49	\$3.26	\$0.0688	\$0.3879	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	40	0.0149
7431	Auditorium and Theater Facility	SF	\$167.42	\$1.99	\$0.0688	\$0.3232	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0133
7441	Transient Lodging	SF	\$205.39	\$4.92	\$0.1759	\$0.3591	\$1.58	\$0.0874	\$0.1328	\$0.0000	\$0.0328	41	0.0147
7442	Recreational Lodging	SF	\$89.11	\$3.21	\$0.1759	\$0.1724	\$1.58	\$0.0874	\$0.1328	\$0.0000	\$0.0328	45	0.0134
7443	Transient and Recreational Lodging Support Facility	SF	\$21.69	\$1.18	\$0.0382	\$0.2741	\$0.1092	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0109
7444	Stable	SF	\$29.71	\$0.60	\$0.0874	\$0.1086	\$0.1092	\$0.1857	\$0.0078	\$0.0000	\$0.0590	36	0.0166
7445	Boathouse	SF	\$27.26	\$0.58	\$0.0874	\$0.0610	\$0.1092	\$0.0109	\$0.0078	\$0.0000	\$0.0328	31	0.0192
7446	Miscellaneous MWR Facility	SF	\$232.00	\$2.25	\$0.0688	\$0.2706	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0328	45	0.0133
7447	Miscellaneous MWR Support	SF	\$87.61	\$3.57	\$0.0688	\$0.1755	\$0.1092	\$0.0874	\$0.0078	\$0.0000	\$0.0328	45	0.0133
7511	Playground	EA	\$172,688.23	\$3,453.27	\$0.0000	\$445.36	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0240
7512	Outdoor Swimming Pool	EA	\$1,581,768.39	\$10,875.83	\$558.69	\$3,330.59	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0240
7513	Golf Course	EA	\$2,792,312.63	\$59,532.93	\$205,250.01	\$8,191.50	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0240
7514	Golf Driving Range	EA	\$143,036.27	\$2,661.01	\$11,501.11	\$1,444.35	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0240
7515	Golf Pitch and Putt Course	EA	\$206,947.08	\$32,564.90	\$102,625.00	\$2,979.47	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0240
7516	Outdoor Recreation Area	EA	\$15,509.59	\$955.22	\$0.0000	\$31.87	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0240

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
7517	Recreational Pier	EA	\$6,735.74	\$125.31	\$0.0000	\$9.61	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	31	0.0193
7518	Marina	EA	\$665,943.25	\$12,389.01	\$13,246.69	\$2,419.51	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.0161
7521	Outdoor Playing Court	EA	\$65,034.09	\$1,604.24	\$0.0000	\$96.60	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0240
7522	Athletic Field	EA	\$191,315.13	\$3,737.58	\$11,402.78	\$452.25	\$0.0000	\$0.0000	\$4,037.81	\$0.0000	\$0.0000	25	0.0240
7523	Running Track	EA	\$143,308.71	\$3,224.92	\$0.0000	\$299.19	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0240
7524	Stadium	EA	\$2,412,659.30	\$57,613.93	\$11,402.78	\$6,853.92	\$0.0000	\$0.0000	\$4,037.81	\$0.0000	\$0.0000	25	0.0240
7531	Pavilion	SF	\$56.03	\$0.58	\$0.0000	\$0.1429	\$0.0000	\$0.0874	\$0.0078	\$0.0000	\$0.0328	35	0.0171
7532	Outdoor Theater	EA	\$147,196.80	\$7,236.97	\$0.0000	\$968.42	\$0.0000	\$32.77	\$0.0000	\$0.0000	\$98.31	25	0.0240
7541	Recreational Camp and Trailer Park	EA	\$333,365.07	\$16,389.98	\$28,503.15	\$580.08	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0240
7542	Miscellaneous Outdoor Recreation Facility	EA	\$73,414.91	\$1,778.95	\$0.0000	\$169.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.0240
7543	Wildlife Management Area	AC	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
7601	Museum	SF	\$122.83	\$3.23	\$0.1223	\$0.3951	\$1.23	\$0.0874	\$0.1328	\$0.0000	\$0.0328	55	0.0109
7602	Monument and Memorial	EA	\$6,863.21	\$148.40	\$0.0000	\$15.80	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.0100
7603	Cemetery	EA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
8111	Electrical Power Source	KW	\$310.39	\$15.14	\$0.0000	\$2.49	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0140
8112	Stand-By/Emergency Power	KW	\$270.17	\$18.71	\$0.0000	\$1.05	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0140
8113	Electrical Power Source, Hydroelectric	MW	\$299,289.46	\$15,139.98	\$0.0000	\$2.48	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0140
8114	Electrical Power Source, Wind Generated	KW	\$386.17	\$15.14	\$0.0000	\$2.48	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0140
8121	Electrical Power Distribution Line, Overhead	LF	\$24.69	\$0.28	\$0.0000	\$0.0576	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0140
8122	Exterior Lighting, Pole	EA	\$3,144.84	\$47.23	\$0.0000	\$15.58	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0140
8123	Electrical Power Distribution Line, Underground	LF	\$30.18	\$0.59	\$0.0000	\$0.1472	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0140
8131	Electrical Power Substation	KV	\$202.00	\$16.51	\$0.0000	\$0.4650	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0140
8132	Electrical Power Switching Station	KV	\$10.80	\$0.24	\$0.0000	\$0.0249	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0140
8133	Electrical Power Transformers	KV	\$34.65	\$5.01	\$0.0000	\$0.0908	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0140

(not to be used for military
construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modern- ization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/ Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
8211	Heat Source	MB	\$48,017.72	\$845.59	\$0.0000	\$27.88	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	34	0.0182
8221	Heat Distribution Line	LF	\$193.10	\$2.40	\$0.0000	\$0.4861	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	34	0.0182
8231	Heat Gas Production Plant	MB	\$3,804.95	\$16.45	\$0.0000	\$8.89	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	34	0.0182
8232	Heat Gas Storage	EA	\$46,203.75	\$55.87	\$0.0000	\$79.59	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	24	0.0258
8241	Heat Gas Distribution Line	LF	\$16.00	\$0.11	\$0.0000	\$0.1951	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.0171
8261	Refrigeration and Air Conditioning Source	TR	\$3,953.93	\$71.65	\$0.0000	\$7.77	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	14	0.0447
8271	Chilled Water and Refrigerant Distribution Line	LF	\$88.28	\$3.44	\$0.0000	\$0.1077	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	28	0.0221
8311	Sewage Treatment	KG	\$5,265.56	\$113.31	\$0.0000	\$11.34	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8312	Industrial Waste Treatment	KG	\$5,753.12	\$113.31	\$0.0000	\$11.34	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8313	Water Separation Facility	KG	\$92.15	\$0.52	\$0.0000	\$0.2046	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8314	Septic Tank and Drain Field	GA	\$4.97	\$0.01	\$0.0000	\$0.0129	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	24	0.0250
8315	Septic Lagoon and Settlement Ponds	GA	\$0.65	\$0.0019	\$0.0000	\$0.0051	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	24	0.0250
8316	Sewage Lift Stations	EA	\$204,802.50	\$1,124.54	\$314.57	\$519.18	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$134.82	24	0.0250
8321	Sewer and Industrial Waste Line	LF	\$32.77	\$1.65	\$0.0000	\$0.1279	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.0099
8331	Refuse Collection and Recycling Facility	EA	\$238,265.74	\$4,385.49	\$314.86	\$519.65	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$134.94	45	0.0133
8332	Incinerator	TH	\$304,878.86	\$5,865.68	\$0.0000	\$13.85	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0133
8333	Sanitary Landfill	AC	\$628,631.65	\$5,139.81	\$0.0000	\$1,312.41	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.0166
8334	Hazardous Waste Landfill	AC	\$1,257,263.29	\$3,902.76	\$0.0000	\$2,624.81	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.0166
8411	Water Source, Potable	KG	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
8412	Water Treatment Facility	KG	\$1,950.21	\$20.34	\$0.0000	\$8.05	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8413	Water Storage, Potable	GA	\$2.53	\$0.03	\$0.0000	\$0.0051	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8414	Water Well, Potable	KG	\$39.35	\$4.09	\$0.0000	\$0.0185	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8415	Desalinization Plant	KG	\$7,577.48	\$145.07	\$0.0000	\$15.77	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8421	Water Distribution Line, Potable	LF	\$22.47	\$1.00	\$0.0000	\$0.0934	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.0099
8422	Water Pump Facility, Potable	KG	\$72.74	\$0.02	\$0.0000	\$0.2073	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
8431	Water Source, Fire Protection	GM	\$98.93	\$0.11	\$0.0000	\$0.0971	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8432	Water Distribution Line, Fire Protection	LF	\$22.47	\$1.00	\$0.0000	\$0.0934	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8433	Water Impoundment, Fire Protection	MG	\$0.00	\$0.00	\$0.0000	\$594.36	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
8434	Water Pump Facility, Fire Protection	KG	\$72.74	\$0.02	\$0.0000	\$0.2073	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8435	Water Tank, Fire Protection	GA	\$2.53	\$0.0003	\$0.0000	\$0.0051	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8441	Water Source, Non-Potable	KG	\$55.87	\$0.09	\$0.0000	\$0.0185	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8442	Water Storage, Non-Potable	GA	\$1.01	\$0.0003	\$0.0000	\$0.0051	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8443	Reservoir, Water	MG	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
8451	Water Distribution Line, Non-Potable	LF	\$22.47	\$1.00	\$0.0000	\$0.0934	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8452	Water Pump Facility, Non-Potable	KG	\$72.74	\$0.02	\$0.0000	\$0.2073	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0119
8511	Road, Surfaced	SY	\$26.36	\$0.63	\$0.0000	\$0.0543	\$0.0000	\$0.0000	\$0.0999	\$0.0492	\$0.0000	28	0.0214
8512	Road, Unsurfaced	SY	\$11.10	\$0.55	\$0.0000	\$0.0162	\$0.0000	\$0.0000	\$0.0999	\$0.0005	\$0.0000	28	0.0214
8513	Vehicle Bridge	SY	\$997.32	\$13.05	\$0.0000	\$2.19	\$0.0000	\$0.0000	\$0.0000	\$0.0492	\$0.0000	46	0.0130
8514	Vehicular Tunnel	LF	\$17,059.14	\$0.00	\$0.0000	\$0.0959	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	#N/A
8521	Vehicle Parking, Surfaced	SY	\$26.79	\$1.23	\$0.0000	\$0.1025	\$0.0000	\$0.0000	\$0.0250	\$0.0492	\$0.0000	32	0.0187
8522	Vehicle Parking and Staging Area, Unsurfaced	SY	\$11.46	\$0.17	\$0.0000	\$0.0162	\$0.0000	\$0.0000	\$0.0250	\$0.0005	\$0.0000	32	0.0187
8523	Vehicle Staging Area, Surfaced	SY	\$23.96	\$1.23	\$0.0000	\$0.0784	\$0.0000	\$0.0000	\$0.0250	\$0.0005	\$0.0000	32	0.0187
8524	Sidewalk and Walkway	SY	\$32.42	\$0.00	\$0.0000	\$0.0926	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	28	0.0214
8525	Pedestrian Bridge	SY	\$1,356.97	\$17.76	\$0.0000	\$2.34	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	46	0.0130
8526	Miscellaneous Paved Area	SY	\$23.96	\$1.44	\$0.0000	\$0.1078	\$0.0000	\$0.0000	\$0.0000	\$0.0005	\$0.0000	32	0.0187
8531	Parking Garage/Building	SF	\$53.00	\$0.59	\$0.0000	\$0.0827	\$0.1092	\$0.0109	\$0.1350	\$0.0000	\$0.0328	45	0.0133
8541	Traffic Control Signals	EA	\$162,091.65	\$2,123.41	\$0.0000	\$241.43	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	15	0.0403
8601	Railroad Track	MI	\$472,118.03	\$18,833.55	\$0.0000	\$2,053.38	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	40	0.0154
8611	Railroad Bridge	LF	\$9,580.46	\$125.44	\$0.0000	\$18.14	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	46	0.0134

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
8612	Miscellaneous Railroad Facility	EA	\$106,193.59	\$2,512.11	\$0.0000	\$235.71	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.0206
8711	Storm Drainage	LF	\$2.65	\$0.0036	\$0.0000	\$0.0092	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	34	0.0182
8712	Retaining Structure	LF	\$185.13	\$7.33	\$0.0000	\$1.09	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.0166
8713	Grounds Drainage Dams	EA	\$1,729,336.66	\$2,352.82	\$0.0000	\$141.84	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.0158
8714	Levees and Dikes for Grounds Drainage	LF	\$1,383.82	\$6.11	\$0.0000	\$1.09	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.0158
8715	Storm Water Ponds	MG	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
8721	Boundary Fence and Wall	LF	\$38.46	\$1.52	\$0.0000	\$0.0814	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	26	0.0231
8722	Security Fence	LF	\$63.12	\$2.47	\$0.0000	\$0.0813	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	26	0.0231
8811	Dam	EA	\$37,020,940.24	\$1,084,261.31	\$8,066.77	\$89,750.07	\$0.0000	\$12,244.21	\$511.38	\$0.0000	\$720.25	39	0.0158
8812	Lock	EA	\$37,020,940.24	\$1,084,261.31	\$8,074.18	\$89,832.41	\$0.0000	\$12,255.45	\$511.85	\$0.0000	\$720.91	39	0.0158
8813	Navigation Revetments	LF	\$178.51	\$11.49	\$0.0000	\$1.08	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.0158
8814	Training Dikes/Wing Dams/Pile Dikes	LF	\$1,334.31	\$6.11	\$0.0000	\$1.08	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.0158
8821	Flood Control Structures	EA	\$623,188.55	\$2,858.23	\$0.0000	\$99.91	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.0158
8822	Flood Control Levee/Floodwall	LF	\$1,334.31	\$6.11	\$0.0000	\$1.08	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.0158
8831	Fish Facilities	EA	\$313,458.85	\$1,438.29	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.0158
8910	Utility Building	SF	\$162.56	\$3.47	\$0.0000	\$0.3927	\$0.0000	\$0.0000	\$0.0078	\$0.0000	\$0.0328	55	0.0114
8921	Installation Gas Production Plant	EA	\$285,368.57	\$7,228.30	\$0.0000	\$673.41	\$0.0000	\$16.38	\$0.0000	\$0.0000	\$49.15	55	0.0108
8922	Installation Gas Storage	EA	\$55,841.81	\$1,018.07	\$0.0000	\$77.92	\$0.0000	\$14.17	\$0.0000	\$0.0000	\$42.50	30	0.0206
8923	Vehicle Scales	EA	\$45,259.81	\$1,070.66	\$0.0000	\$49.83	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.0206
8924	Miscellaneous Pump Station	EA	\$12,639.10	\$118.65	\$0.0000	\$485.53	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.0123
8925	Energy Management and Control System	EA	\$290,987.68	\$13,907.28	\$0.0000	\$687.71	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	14	0.0447
8926	Hazardous Waste Storage Or Disposal Facility	EA	\$238,265.74	\$4,343.89	\$0.0000	\$519.65	\$0.0000	\$54.61	\$0.0000	\$0.0000	\$163.84	45	0.0137
8927	Utility Vaults	EA	\$20,258.86	\$121.53	\$0.0000	\$47.65	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0133
8928	Loading Platform/Ramp	EA	\$18,345.74	\$91.48	\$0.0000	\$25.66	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.0200
8929	Miscellaneous Utility Facility	EA	\$2,947.48	\$289.25	\$0.0000	\$8.23	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0137
8930	Installation Gas Distribution Line	LF	\$15.66	\$0.50	\$0.0000	\$0.1951	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.0171
8931	Utility Tunnel	LF	\$49.56	\$0.30	\$0.0000	\$0.0959	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.0103

(not to be used for military construction projects)

			Unit costs (\$FY 2010)									Useful Svc Life (years)	Modernization Factor (no units)
FAC	FAC Title	UM	Replacement	Sustainment	Water/Wastewater	Real Prop Mgmt	Custodial Svcs	Refuse Collection	Grounds Maint	Pvmt Clearance	Pest Control		
8951	Miscellaneous Storage Tank and Basin	GA	\$0.95	\$0.0029	\$0.0000	\$0.0023	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.0137
8999	Miscellaneous Component of Other Facility	NA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9110	Government Owned land	AC	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9111	State Owned Land	AC	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9120	Withdrawn Public land	AC	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9130	Licensed and Permitted Land	AC	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9140	Public Land	AC	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9210	Land Easement	AC	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9220	In-leased Land	AC	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9230	Foreign Land	AC	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9311	Building Improvements and Acquisitions	NA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9321	Clearing, Grading, and Landscaping	NA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9331	Demolition	NA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9341	Cut and Fill	NA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9351	Dredging	NA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9391	Other Real Property Improvements	NA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9411	Contaminated Facility or Area	NA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A
9999	Not Real Property	NA	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	N/A

CHAPTER 4 COST ADJUSTMENT FACTORS

4-1 LOCATION ADJUSTMENTS

Table 4-1 provides area cost factors (ACFs) to be used for adjusting “bare” unit costs to location-specific costs for the most common locations. A complete table of all DoD sites that includes locality indices (LI) for adjusting operation costs is available as part of the supporting documentation download file accompanying this UFC on the Whole Building Design Guide web site:

http://www.wbdg.org/ccb/DOD/UFC/ufc_3_701_01_FY10supplement.zip.

For military construction projects, use the MILCON ACFs with the primary facility unit costs from Chapter 2 or approved Air Force, Army, or Navy MILCON Pricing Guide. For calculating Plant Replacement Value, use the MILCON ACFs with the appropriate replacement unit costs from Chapter 3. For calculating sustainment costs, use the sustainment ACFs with the appropriate sustainment unit costs from Chapter 3. For calculating operation costs, use the appropriate operation function LI with the corresponding operation cost from Chapter 3.

Do not use the MILCON ACFs to modify parametric cost estimates, detailed quantity-take-offs, unit price book (UPB) line items, commercial cost data, or user-generated unit costs. These cost estimating methods and databases have their own processes and factors for adjusting costs to different locations.

MILCON and sustainment ACFs were developed using the Tri-Service Cost Engineering ACF software program. Operation LIs were developed by Whitestone Research Corporation specifically for application in the DoD Facilities Operation Model.

In general, the Tri-Service Cost Engineering ACF software program evaluates the local costs for a United States market basket of 8 labor crafts, 17 construction materials, and 4 equipment items. These labor, materials, and equipment (LME) items are representative of the types of products, services, and methods used to construct most military facilities in the United States. Each of the LME costs is normalized and weighted to represent its contribution to the total cost of a typical facility. The normalized LME is then modified by seven matrix factors that cover local conditions affecting construction costs. These matrix factors include weather, seismic, climatic (frost zone, wind loads, and HVAC systems), labor availability, contractor overhead and profit, life support and mobilization, and labor productivity versus the U.S. standard. The resultant ACF for each location is normalized again by dividing by the 96-Base-City average to provide a final ACF that reflects the relative relationship of construction costs between that location and the 96-Base-City average as 1.00.

MILCON ACFs were calculated using a LME ratio of 35/63/2. Sustainment ACFs were calculated using a LME ratio of 53/46/1.

MILCON ACFs for some locations have been updated from previous list based on the latest data input from the services' and field offices. A new CONUS construction market survey was conducted in 2008. It covered 228 locations that includes 96 Base Cities

(two per state in the continental US), and an additional 132 locations. New CONUS and OCONUS construction market surveys will be conducted in 2009, covering CONUS locations as indicated above and also in excess of 100 overseas locations. The OCONUS survey will be based on a market basket of goods for typical US labor, material, equipment, and construction methods. When using local materials and construction methods the ACF should be adjusted based on local experience.

There is no easy correlation between the MILCON ACFs and previous construction ACFs for specific locations. No common benchmarks exist because both the Base City average and the relationships between cities change each cycle. It is possible, however, to compare differences between several locations in this database with differences between the same locations in previous databases.

The ACF is not intended to or capable of responding to rapid changes in the market place. Examples include Acts of God, accelerated construction schedules, changes in the demand and supply for construction materials, labor, and equipment. An increased demand for labor beyond what the local market can supply may require the enticement of premium pay, overtime hours, temporary living expenses, and travel expenses.

Users may request revisions to published ACFs when market conditions unexpectedly change. Each request must be initiated by the USACE District senior cost engineer through HQUSACE or by the NAVFAC regional cost engineer to their corresponding NAVFAC Atlantic or Pacific Tri-Service Cost Engineering committee member. The local cost engineer shall provide updated market basket ACF software input factors to HQUSACE or NAVFAC for them to update the Tri-Service Cost Engineering ACF software.

Table 4-1: Area Cost Factors

Inside US	MILCON	sustain	Inside US	MILCON	sustain
ALABAMA	0.83	0.81	PINE BLUFF	0.91	0.89
MOBILE	0.83	0.82	FORT CHAFFEE	0.92	0.89
MONTGOMERY	0.82	0.80	LITTLE ROCK AIR FORCE BASE	0.94	0.93
ANNISTON ARMY DEPOT	0.82	0.80	PINE BLUFF ARSENAL	0.91	0.89
FORT MCCLELLAN	0.82	0.80	CALIFORNIA	1.19	1.25
FORT RUCKER	0.79	0.73	SAN DIEGO	1.14	1.17
MAXWELL AIR FORCE BASE	0.82	0.80	SAN FRANCISCO	1.25	1.32
MOBILE AREA	0.83	0.82	29 PALMS MARINE CORPS BASE	1.25	1.28
REDSTONE ARSENAL	0.83	0.83	BARSTOW	1.28	1.32
ALASKA	1.97	1.96	BEALE AIR FORCE BASE	1.25	1.29
ANCHORAGE	1.79	1.80	Camp Pendleton Marine Corps Base	1.14	1.17
FAIRBANKS	2.14	2.13	CENTERVILLE BEACH	0.94	0.90
ADAK NAVAL STATION	4.06	3.83	CG - ALAMEDA	1.25	1.30
CG - JUNEAU	2.38	2.32	CG - PETALUMA	1.30	1.35
CG - KETCHIKAN	2.24	2.22	CHINA LAKES NAVAL WEAPONS CENTER	1.27	1.30
CG - KODIAK	2.54	2.49	CONCORD	1.25	1.32
CG - PRINCE WILLIAM SOUND	2.21	2.17	EDWARDS AIR FORCE BASE	1.30	1.34
CLEAR AIR FORCE BASE	2.27	2.25	EL CENTRO NAVAL AIR FIELD	1.19	1.23
EARECKSON AIR FORCE BASE	3.97	3.74	FORT HUNTER LIGGETT	1.19	1.21
EIELSON AIR FORCE BASE	2.14	2.13	FORT IRWIN	1.28	1.32
ELMENDORF AIR FORCE BASE	1.79	1.80	FORT ORD	1.25	1.28
FORT GREELY	2.31	2.29	LEMOORE	1.16	1.18
FORT RICHARDSON	1.79	1.80	LOS ANGELES AREA	1.13	1.18
FORT WAINWRIGHT	2.14	2.13	MARCH AIR RESERVE STATION	1.10	1.14
ARIZONA	0.98	0.96	MONTEREY AREA	1.25	1.28
FLAGSTAFF	1.01	0.98	POINT MUGU	1.12	1.16
TUCSON	0.96	0.94	PORT HUENEME AREA	1.12	1.16
DAVIS MONTHAN AIR FORCE BASE	0.99	0.98	SACRAMENTO AREA	1.12	1.16
FORT HUACHUCA	1.06	1.05	SAN CLEMENTE ISLAND	1.86	1.90
LUKE AIR FORCE BASE	1.02	1.01	SAN NICOLAS ISLAND	1.88	1.92
NAVAJO ARMY DEPOT	1.01	0.98	SEAL BEACH	1.13	1.18
YUMA MCAS	1.26	1.30	SHARPE ARMY DEPOT	1.15	1.20
YUMA PROVING GROUND	1.26	1.30	SIERRA ARMY DEPOT	1.29	1.32
ARKANSAS	0.92	0.89	STOCKTON AREA	1.15	1.20
FORT SMITH	0.92	0.89	TRAVIS AIR FORCE BASE	1.29	1.34

Inside US	MILCON	sustain
VANDENBERG AIR FORCE BASE	1.21	1.25
COLORADO	1.06	1.04
COLORADO SPRINGS	1.09	1.07
DENVER	1.03	1.02
AIR FORCE ACADEMY	1.09	1.07
BUCKLEY AIR FORCE BASE	1.03	1.02
CHEYENNE MOUNTAIN	1.16	1.14
FORT CARSON	1.09	1.07
PETERSON AIR FORCE BASE	1.09	1.07
PUEBLO ARMY DEPOT	0.96	0.94
ROCKY MOUNTAIN ARSENAL	1.03	1.02
SCHRIEVER AIR FORCE BASE	1.09	1.07
CONNECTICUT	1.11	1.15
BRIDGEPORT	1.09	1.13
NEW LONDON	1.14	1.18
NEW LONDON AREA	1.14	1.18
STRATFORD ENG PLANT	1.09	1.13
DELAWARE	1.05	1.08
DOVER	1.08	1.10
WILMINGTON	1.03	1.05
DOVER AIR FORCE BASE	1.08	1.10
FLORIDA	0.93	0.92
MIAMI	0.99	0.99
PANAMA CITY	0.87	0.84
CAPE CANAVERAL	0.96	0.95
EGLIN AIR FORCE BASE	0.87	0.85
HOMESTEAD AIR RESERVE STATION	0.99	0.99
JACKSONVILLE AREA	0.92	0.89
KEY WEST NAVAL AIR STATION	1.19	1.18
MACDILL AIR FORCE BASE	0.98	0.99
MAYPORT	0.92	0.89
ORLANDO AREA	0.90	0.88
PANAMA CITY AREA	0.87	0.84
PENSACOLA AREA	0.90	0.87
TYNDALL AIR FORCE BASE	0.87	0.84
WHITING FIELD	0.90	0.87
GEORGIA	0.82	0.81

Inside US	MILCON	sustain
ALBANY	0.78	0.76
ATLANTA	0.85	0.86
ATHENS	0.84	0.83
FORT BENNING	0.98	0.97
FORT GILLEM	0.85	0.86
FORT GORDON	0.87	0.86
FORT MCPHERSON	0.85	0.86
FORT STEWART	0.92	0.90
KINGS BAY	0.94	0.92
MOODY AIR FORCE BASE	0.83	0.81
ROBINS AIR FORCE BASE	0.85	0.84
HAWAII	2.12	2.11
HONOLULU	2.12	2.11
KANEOHE BAY	2.13	2.11
BARBERS POINT NAVAL STATION	2.12	2.11
BARKING SANDS	2.31	2.29
FORD ISLAND	2.12	2.11
FORT DERUSSY	2.03	2.03
FORT SHAFTER	2.12	2.11
HICKAM AIR FORCE BASE	2.12	2.11
PEARL HARBOR	2.12	2.11
POHAKULOA	2.45	2.43
SCHOFIELD BARRACKS	2.12	2.11
TRIPLER ARMY MEDICAL CENTER	2.12	2.11
WHEELER ARMY AIR FIELD	2.12	2.11
IDAHO	0.98	0.97
BOISE	0.92	0.91
MOUNTAIN HOME	1.05	1.04
ILLINOIS	1.19	1.24
BELLEVILLE	1.06	1.10
CHICAGO	1.31	1.38
FOREST PARK (CHICAGO)	1.31	1.38
GLENVIEW (CHICAGO)	1.31	1.38
GREAT LAKES (NTC)	1.31	1.37
ROCK ISLAND ARSENAL	1.03	1.04
SAVANNAH ARMY DEPOT	1.01	1.03
SCOTT AIR FORCE BASE	1.07	1.11

Inside US	MILCON	sustain
INDIANA	0.97	0.97
INDIANAPOLIS	0.99	0.99
LOGANSPOUT	0.95	0.95
CRANE NWSC	1.05	1.06
FORT BENJAMIN HARRISON	0.99	0.99
GRISSOM AIR RESERVE BASE	1.03	1.03
IOWA	0.96	0.94
BURLINGTON	1.02	1.00
DES MOINES	0.90	0.89
IOWA ARMY AMMO PLANT	1.10	1.08
KANSAS	0.89	0.86
MANHATTAN	0.88	0.85
WICHITA	0.90	0.87
FORT LEAVENWORTH	1.05	1.08
FORT RILEY	0.99	0.97
KANSAS ARMY AMMO PLANT	0.95	0.94
MCCONNELL AIR FORCE BASE	0.93	0.91
KENTUCKY	0.89	0.90
LEXINGTON	0.85	0.85
LOUISVILLE	0.94	0.95
FORT CAMPBELL	1.00	1.00
FORT KNOX	1.01	1.01
LEXINGTON/BLUE GRASS AD	0.91	0.91
LOUISVILLE NAVAL AIR STATION	0.94	0.95
LOUISIANA	0.96	0.94
NEW ORLEANS	1.04	1.02
SHREVEPORT	0.88	0.86
BARKSDALE AIR FORCE BASE	0.88	0.86
FORT POLK	0.90	0.86
LOUISIANA ARMY AMMO PLANT	0.88	0.86
NAS, JRB, NEW ORLEANS	1.04	1.02
NEW ORLEANS ARMY BASE	1.04	1.02
MAINE	1.02	1.01
BANGOR	1.02	1.01
PORTLAND	1.03	1.01
BRUNSWICK AREA	1.05	1.02
CG - SOUTHWEST HARBOR	1.21	1.19

Inside US	MILCON	sustain
CUTLER WINTER HARBOR	1.01	0.98
KITTERY/PORTSMOUTH	1.10	1.10
MARYLAND	0.99	0.99
BALTIMORE	0.96	0.97
LEXINGTON PARK	1.02	1.01
ABERDEEN PROVING GROUND	0.96	0.97
ANDREWS AIR FORCE BASE	1.02	1.03
ANNAPOLIS	1.02	1.03
BETHESDA	1.02	1.03
CHELTONHAM (DC)	1.02	1.03
CHESAPEAKE BEACH	0.91	0.92
FORT DETRICK	1.02	1.03
FORT GEORGE G MEADE	1.02	1.03
INDIAN HEAD	0.94	0.96
PATUXENT RIVER AREA	1.04	1.03
THURMONT	1.14	1.14
MASSACHUSETTS	1.15	1.20
BOSTON	1.20	1.26
FITCHBURG	1.09	1.13
ARMY MAT & MECH LAB	1.08	1.13
FORT DEVENS	1.15	1.19
HANSCOM AIR FORCE BASE	1.20	1.26
MICHIGAN	1.13	1.16
DETROIT	1.17	1.21
MARQUETTE	1.09	1.10
DETROIT ARSENAL	1.17	1.21
K I SAWYER AIR FORCE BASE	1.09	1.10
MINNESOTA	1.11	1.15
DULUTH	1.09	1.13
MINNEAPOLIS	1.13	1.18
MISSISSIPPI	0.89	0.87
BILOXI	0.91	0.89
COLUMBUS	0.87	0.85
COLUMBUS AIR FORCE BASE	0.87	0.85
GULFPORT AREA	0.91	0.89
KEESLER AIR FORCE BASE	0.91	0.89
MERIDIAN NAVAL AIR STATION	0.95	0.94

Inside US	MILCON	sustain
MISSOURI	0.95	0.97
KANSAS CITY	0.97	1.02
SEDALIA	0.92	0.92
FORT LEONARD WOOD	1.03	1.03
LAKE CITY ARMY AMMO PLANT	0.99	1.03
ST LOUIS ARMY AMMO PLANT	1.06	1.10
WHITEMAN AIR FORCE BASE	1.02	1.02
MONTANA	1.09	1.07
BILLINGS	1.09	1.07
GREAT FALLS	1.09	1.07
MALMSTROM AIR FORCE BASE	1.09	1.07
NEBRASKA	0.95	0.96
GRAND ISLAND	0.93	0.94
OMAHA	0.98	0.98
Cornhusker Army Ammo Plant	0.93	0.94
OFFUTT AIR FORCE BASE	0.98	0.98
NEVADA	1.28	1.29
HAWTHORNE	1.34	1.32
LAS VEGAS	1.22	1.25
CREECH AIR FORCE BASE	1.30	1.33
FALLON	1.24	1.23
HAWTHORNE ARMY AMMO PLANT	1.34	1.32
NELLIS AIR FORCE BASE	1.26	1.29
NEW HAMPSHIRE	1.03	1.04
CONCORD	1.00	1.32
PORTSMOUTH	1.06	1.07
NEW JERSEY	1.19	1.25
NEWARK	1.18	1.24
TRENTON	1.20	1.26
BAYONNE MOT	1.18	1.24
CG - CAPE MAY	1.15	1.18
EARLE NAVAL WEAPONS STATION	1.23	1.29
FORT DIX	1.20	1.26
FORT MONMOUTH	1.23	1.29
LAKEHURST	1.20	1.26
MCGUIRE AIR FORCE BASE	1.20	1.26
PICATINNY ARSENAL	1.22	1.28

Inside US	MILCON	sustain
NEW MEXICO	0.99	0.97
ALAMOGORDO	0.98	0.97
ALBUQUERQUE	0.99	0.98
CANNON AIR FORCE BASE	1.02	1.00
HOLLOMAN AIR FORCE BASE	1.01	0.99
KIRTLAND AIR FORCE BASE	0.99	0.98
WHITE SANDS MISSILE RANGE	1.03	1.01
NEW YORK	1.06	1.08
ALBANY NEW YORK	1.03	1.04
BUFFALO	1.10	1.12
CG - MONTAUK	1.33	1.41
FORT DRUM	1.15	1.16
LONG ISLAND	1.28	1.36
NEW YORK CITY	1.47	1.56
NIAGARA	1.10	1.12
ROME LABORATORY	1.07	1.07
SCOTIA	1.03	1.04
SENECA ARMY DEPOT	1.07	1.07
STATEN ISLAND	1.47	1.56
US MILITARY ACADEMY	1.37	1.41
WATERVLIET ARSENAL	1.03	1.04
NORTH CAROLINA	0.87	0.83
FAYETTEVILLE	0.90	0.86
GREENSBORO	0.84	0.80
CAMP LEJEUNE AREA	1.06	1.02
CHERRY POINT	1.06	1.01
FORT BRAGG	0.92	0.88
NEW RIVER	1.06	1.02
POPE AIR FORCE BASE	0.92	0.88
SEYMOUR JOHNSON AFB	0.84	0.80
SUNNY POINT	0.89	0.85
NORTH DAKOTA	1.04	1.00
GRAND FORKS	0.99	0.95
MINOT	1.09	1.06
GRAND FORKS AIR FORCE BASE	0.99	0.95
MINOT AIR FORCE BASE	1.09	1.06
OHIO	0.92	0.93

Inside US	MILCON	sustain
DAYTON	0.93	0.94
YOUNGSTOWN	0.91	0.92
RAVENNA ARMY AMMO PLANT	0.96	0.98
WRIGHT-PATTERSON AFB	0.93	0.94
OKLAHOMA	0.91	0.88
LAWTON	0.90	0.87
OKLAHOMA CITY	0.91	0.88
ALTUS AIR FORCE BASE	0.97	0.94
FORT SILL	0.90	0.87
MCALESTER ARMY AMMO PLANT	0.78	0.75
TINKER AIR FORCE BASE	0.91	0.88
VANCE AIR FORCE BASE	0.90	0.86
OREGON	1.07	1.08
PENDLETON	1.08	1.09
PORTLAND	1.05	1.01
UMATILLA ARMY DEPOT	1.19	1.20
PENNSYLVANIA	1.03	1.07
PHILADELPHIA	1.12	1.18
PITTSBURGH	0.94	0.96
CARLISLE BARRACKS	0.94	0.95
INDIANTOWN GAP MR	1.01	1.02
LETTERKENNY ARMY DEPOT	0.93	0.94
MECHANICSBURG AREA	0.94	0.95
NEW CUMBERLAND ARMY DEPOT	0.94	0.95
TOBYHANNA ARMY DEPOT	1.12	1.14
WARMINSTER	1.09	1.15
WILLOW GROVE	1.09	1.15
RHODE ISLAND	1.13	1.16
NEWPORT	1.16	1.19
PROVIDENCE	1.10	1.13
SOUTH CAROLINA	0.87	0.84
CHARLESTON	0.90	0.87
COLUMBIA	0.84	0.81
BEAUFORT AREA	1.09	1.06
CHARLESTON AIR FORCE BASE	0.90	0.87
FORT JACKSON	0.84	0.81
GOOSE CREEK	0.90	0.87

Inside US	MILCON	sustain
SHAW AIR FORCE BASE	0.90	0.87
SOUTH DAKOTA	1.00	0.96
RAPID CITY	1.01	0.97
SIOUX FALLS	0.98	0.95
ELLSWORTH AIR FORCE BASE	1.01	0.97
TENNESSEE	0.83	0.82
CHATTANOOGA	0.82	0.80
MEMPHIS	0.84	0.83
ARNOLD AIR FORCE BASE	0.89	0.87
MILLINGTON NAVAL SUPPORT ACTIVITY	0.84	0.83
VOLUNTEER ORDINANCE WORKS	0.82	0.80
TEXAS	0.89	0.86
SAN ANGELO	0.83	0.80
SAN ANTONIO	0.95	0.92
BROOKS AIR FORCE BASE	0.95	0.92
CAMP BULLIS	0.95	0.92
CG - HOUSTON	0.91	0.90
CORPUS CHRISTI AREA	0.87	0.84
DALLAS	0.87	0.86
DYESS AIR FORCE BASE	0.93	0.89
FORT BLISS	1.08	1.05
FORT HOOD	0.91	0.89
FORT SAM HOUSTON	0.95	0.92
FORT WORTH	0.91	0.90
GOODFELLOW AIR FORCE BASE	0.94	0.91
INGLESIDE NAVAL STATION	0.91	0.88
KELLY FIELD	0.95	0.92
KINGSVILLE AREA	0.91	0.88
LACKLAND AIR FORCE BASE	0.95	0.92
LAUGHLIN AIR FORCE BASE	0.93	0.91
LONE STAR ARMY AMMO PLANT	0.88	0.86
LONGHORN ARMY AMMO PLANT	0.84	0.81
RANDOLPH AIR FORCE BASE	0.95	0.92
RED RIVER ARMY DEPOT	0.88	0.86
REESE AIR FORCE BASE	0.90	0.87
SHEPPARD AIR FORCE BASE	0.94	0.92
UTAH	1.03	1.00

Inside US	MILCON	sustain
OGDEN	1.00	0.98
SALT LAKE CITY	1.05	1.02
DUGWAY PROVING GROUND	1.10	1.08
FORT DOUGLAS	1.05	1.02
HILL AIR FORCE BASE	1.08	1.06
TOOELE ARMY DEPOT	1.10	1.08
VERMONT	0.92	0.89
BURLINGTON	0.91	1.00
MONTPELIER	0.93	0.90
VIRGINIA	0.92	0.90
NORFOLK	0.94	0.92
RICHMOND	0.90	0.88
CAMP PEARY	0.94	0.92
CHESAPEAKE	0.94	0.92
DAHLGREN	0.96	0.95
FORT A. P. HILL	0.96	0.95
FORT BELVOIR	1.02	1.03
FORT EUSTIS	0.94	0.92
FORT LEE	0.92	0.90
FORT MONROE	0.94	0.92
FORT MYER	1.02	1.02
FORT PICKETT	0.92	0.90
FORT STORY	0.94	0.92
LANGLEY AIR FORCE BASE	0.94	0.92
QUANTICO	1.02	1.02
RADFORD ARMY AMMO PLANT	0.93	0.91
VINT HILL FARMS	0.96	0.95
WALLOPS ISLAND	1.05	1.01
YORKTOWN	0.94	0.92
WASHINGTON	1.12	1.13
SPOKANE	1.05	1.05
TACOMA	1.19	1.20
BANGOR	1.25	1.01
BREMERTON	1.25	1.27
CG - PORT ANGELES	1.24	1.25
CG - SEATTLE	1.17	1.19
EVERETT	1.12	1.14

Inside US	MILCON	sustain
FAIRCHILD AIR FORCE BASE	1.05	1.05
FORT LEWIS	1.19	1.20
INDIAN ISLAND	1.25	1.27
KEYPORT	1.26	1.27
MCCHORD AIR FORCE BASE	1.19	1.20
SILVERDALE	1.24	1.26
WHIDBEY ISLAND	1.32	1.33
YAKIMA FIRING RANGE	1.09	1.08
WASHINGTON DC	1.02	1.03
BOLLING AIR FORCE BASE	1.02	1.03
FORT MCNAIR	1.02	1.03
Walter Reed Army Medical Center	1.02	1.03
WEST VIRGINIA	0.89	0.90
BLUEFIELD	0.87	0.88
CHARLESTON	0.91	0.87
SUGAR GROVE	1.28	1.29
WISCONSIN	1.07	1.09
MADISON	1.04	1.06
MILWAUKEE	1.09	1.12
BADGER ARMY AMMO PLANT	1.11	1.13
CG - STURGEON BAY	1.19	1.19
FORT MCCOY	1.08	1.11
WYOMING	0.99	0.96
CASPER	0.95	0.91
CHEYENNE	1.04	1.00
F E WARREN AIR FORCE BASE	1.04	1.00

Outside US	MILCON	sustain	Currency exch rate
AFGHANISTAN	1.46	1.34	
KUBUL	1.46	1.34	
AFGHANI			47.9200
ALBANIA	0.84	0.77	
TIRANA	0.84	0.77	
ALBANIAN LEKE			97.8700
ALGERIA	1.17	1.06	

Outside US	MILCON	sustain	Currency exch rate
ALGIERS	1.17	1.06	
ALGERIA DINAR			72.2122
AMERICAN SAMOA	2.17	2.06	
AMERICAN SAMOA US DOLLAR	2.17	2.06	1.0000
ANTIGUA	1.87	1.75	
ANTIGUA ANTIGUA DOLLAR	1.87	1.75	2.6150
AUSTRALIA	1.25	1.22	
PERTH AUSTRALIAN DOLLAR	1.25	1.22	1.1053
AZERBAIJAN	0.94	0.86	
BAKU MANAT	0.94	0.86	0.8028
AZORES	1.54	1.50	
LAJES EURO	1.54	1.50	0.7212
BAHAMAS	1.61	1.53	
ANDROS ISLAND BAHAMA DOLLAR	1.61	1.53	1.0000
BAHRAIN	1.25	1.17	
ASKAR BAHRAINI DINAR	1.25	1.17	0.3770
BELGIUM	1.13	1.10	
BRUSSELS MONS/CHIEVERES EURO	1.15 1.11	1.13 1.08	0.7212
BOSNIA	0.96	0.94	
SARAJEVO MARKA	0.96	0.94	1.3824
BULGARIA	1.13	1.02	
SOFIA LEV	1.13	1.02	1.3824
CAMBODIA	1.59	1.43	
PHNOM PENH RIEL	1.59	1.43	4155.0000

Outside US	MILCON	sustain	Currency exch rate
CANADA	1.24	1.19	
ARGENTIA/NEWFOUNDLAND CANADIAN DOLLAR	1.24	1.19	1.0581
CHINA	1.68	1.54	
HONG KONG YUAN	1.68	1.54	6.8279
CRETE	1.24	1.13	
SOUDA BAY EURO	1.24	1.13	0.7212
CROATIA	1.04	1.00	
ZAGREB LEV	1.04	1.00	1.3824
CUBA	1.50	1.37	
GUANTANAMO US DOLLAR	1.50	1.37	1.0000
CZECH REPUBLIC	0.95	0.90	
PRAGUE CZECH KORUNY	0.95	0.90	18.3817
DIEGO GARCIA	2.52	2.34	
DIEGO GARCIA US DOLLAR	2.52	2.34	1.0000
EGYPT	1.33	1.25	
CAIRO EGYPTIAN POUND	1.33	1.25	5.4450
ESTONIA	1.01	0.93	
TALLINN EURO	1.01	0.93	11.0618
FRANCE	1.19	1.11	
MARCEILLE EURO	1.19	1.11	0.7212
GEORGIA REPUBLIC	0.97	0.92	
TBILISI GEORGIA LARI	0.97	0.92	1.7202
GERMANY	1.14	1.09	
FRANKFURT GRAFENWOEHR/HOHENFELS	1.20 1.09	1.15 1.03	

Outside US	MILCON	sustain	Currency exch rate
KAISERSLAUTERN	1.14	1.09	
EURO			0.7212
GREECE	1.12	1.08	
ATHENS	1.12	0.83	
EURO			0.7212
GREENLAND	2.81	2.65	
THULE	2.81	2.65	
DANISH KRONE			5.3735
GUAM	2.64	2.56	
GUAM	2.64	2.56	
US DOLLAR			1.0000
HORN OF AFRICA	2.00	1.79	
DJIBOUTI	2.00	1.79	
DJIBOUTIAN FRANC			157.0000
HUNGARY	0.98	0.90	
BUDAPEST	0.98	0.90	
HUNGARIAN FORINT			192.6280
ICELAND	1.91	1.90	
REYKJAVIK	1.91	1.90	
KRONE			85.2358
INDIA	1.40	1.34	
NEW DELHI	1.40	1.34	
INDIAN RUPEE			46.0852
INDONESIA	1.06	0.98	
JAKARTA	1.06	0.98	
INDONESIAN RUPIAH			12859.7900
IRAQ	1.70	1.56	
BAGHDAD	1.70	1.56	
IRAQI DINAR			1153.5000
IRELAND	1.10	1.10	
DUBLIN	1.10	1.10	
EURO			0.7212
ISRAEL	1.20	1.15	
TEL AVIV	1.20	1.15	
SHEKELS			3.7213
ITALY	1.31	1.32	

Outside US	MILCON	sustain	Currency exch rate
AVIANO	1.27	1.28	
GAETA	1.20	1.21	
NAPLES	1.36	1.37	
SIGONELLA	1.30	1.32	
VICENZA	1.41	1.43	
EURO			0.7212
JAPAN	1.49	1.40	
ATSUGI	1.49	1.39	
IWAKUNI	1.49	1.38	
MISAWA	1.48	1.38	
OKINAWA	1.42	1.31	
TOKYO	1.59	1.56	
YOKOSUKA	1.47	1.37	
YEN			101.9517
JORDAN	1.18	1.08	
AMMAN	1.18	1.08	
Jordan Dinars			0.7083
SOUTH KOREA	1.06	0.99	
DMZ AREA	1.17	1.09	
KUNSAN	1.06	0.98	
OSAN	1.04	0.96	
PUSAN	1.04	0.97	
PYONGTAEK	1.04	0.98	
SEOUL	1.02	0.95	
TAEGU	1.04	0.96	
TONG DU CHON	1.05	0.98	
SOUTH KOREAN WON			1149.5059
KOSOVO	0.93	0.87	
PRISTINA	0.93	0.87	
EURO			0.7212
KUWAIT	1.42	1.30	
KUWAIT CITY	1.42	1.30	
DINAR			0.2872
KWAJALEIN	2.72	2.58	
KWAJALEIN	2.72	2.58	
US DOLLAR			1.0000

Outside US	MILCON	sustain	Currency exch rate
LATVIA	0.93	0.87	
RIGA	0.93	0.87	
LATVIAN LAT			0.5007
LEBANON	1.14	1.04	
BEIRUT	1.14	1.04	
Lebanon Pound			1504.5000
LITHUANIA	0.94	0.89	
VILNIUS	0.94	0.89	
LITHUANIAN LITAS			2.4406
MIDWAY ISLAND	2.16	2.03	
MIDWAY ISLAND	2.16	2.03	
US DOLLAR			1.0000
MOROCCO	0.88	0.80	
CASABLANCA	0.88	0.80	
DIRHAM			7.9797
NETHERLANDS	1.05	1.02	
OSS	1.05	1.02	
EURO			0.7212
NEW ZEALAND	1.24	1.09	
WELLINGTON	1.24	1.09	
NEW ZEALAND DOLLAR			1.4000
NORTHERN MARIANAS	1.92	1.88	
SAIPAN	1.92	1.88	
US DOLLAR			1.0000
NORWAY	1.40	1.33	
OSLO	1.40	1.33	
NORWEGIAN KRONER			6.1288
OMAN	1.23	1.13	
RUWI	1.23	1.13	
RILOMANI			0.3851
PANAMA	1.14	1.04	
PANAMA CITY	1.14	0.84	
US DOLLAR			1.0000
PHILIPPINES	1.01	0.91	
SUBIC BAY	1.01	0.91	
PHILIPPINE PESO			46.2300

Outside US	MILCON	sustain	Currency exch rate
POLAND	0.85	0.78	
WARSAW	0.85	0.78	
ZLOTYCH			2.8741
PORTUGAL	1.08	0.96	
LISBON	1.08	0.96	
EURO			0.7212
PUERTO RICO	1.22	1.16	
SAN JUAN	1.22	1.16	
US DOLLAR			1.0000
QATAR	1.35	1.25	
DOHA	1.35	1.25	
RIYAL			3.6412
ROMANIA	0.90	0.84	
BUCHAREST	0.90	0.84	
ROMANIAN LEI			2.9636
SAUDI ARABIA	1.19	1.06	
RIYADH	1.19	1.06	
SAUDI RIYAL			3.7502
SEYCHELLES ISLAND	1.87	1.70	
SEYCHELLES ISLAND	1.87	1.70	
US DOLLAR			1.0000
SINGAPORE	1.57	1.52	
SINGAPORE CITY	1.57	1.52	
SINGAPORE DOLLAR			1.4659
SPAIN	1.17	1.10	
MORON	1.17	1.11	
ROTA	1.17	1.10	
EURO			0.7212
THAILAND	0.98	0.92	
BANGKOK	0.97	0.90	
CHANG RAI	1.00	0.93	
KORAT	0.99	0.92	
BAHT			33.1230
TURKEY	0.99	0.91	
ANKARA	0.99	0.91	
INCIRLICK	0.98	0.90	

Outside US	MILCON	sustain	Currency exch rate
TURKEY LIRE			1.3678
UKRAINE	0.87	0.80	
KIEV	0.87	0.80	
HRYVNIA			8.0055
UNITED ARAB EMIRATES	1.22	1.10	
DUBAI	1.22	1.10	
DIRHAM			3.6728
UNITED KINGDOM	1.13	1.07	
FAIRFORD/CROUGHTON	1.11	1.04	
LAKENHEATH	1.09	1.03	
MENWITH HILL	1.10	1.07	
MILDENHALL	1.14	1.07	
ST. MAWGAN	1.21	1.13	
WEST RUISLIP	1.15	1.08	
BRITISH POUND			0.5767
VIRGIN ISLANDS	1.37	1.37	
ST. THOMAS	1.37	1.37	
US DOLLAR			1.0000
WAKE ISLAND	2.16	2.07	
WAKE ISLAND	2.16	2.07	
US DOLLAR			1.0000

CANCELLED

4-2 ESCALATION

Tables 4-2, 4-3, and 4-4 provide escalation (inflation) factors used to adjust unit costs in Tables 2-1 and 3-1 (expressed in base-year dollars) to the desired year, as follows:

4-2.1 Military Construction

Military construction project estimates that use unit costs from Table 2-1 should use the military construction escalation factor from table 4-2 for the expected midpoint of construction as described in UFC 3-700-01A.

Table 4-2: Military Construction Escalation Rates

Historical			Budget Guidance		Projected	
Month-Year	ENR Indices (raw) (Note 1)	DoD SPI (Note 2)	FY	Annual escalation rate (Note 3)	Midpoint of constr (Note 4)	Escalation factor (Note 5)
Oct-02	3651					
Oct-03	3745					
Oct-04	4129					
Oct-05	4265					
Oct-06	4431					
Oct-07	4535	100.00				
Oct-08		104.89				
Oct-09		98.32			Oct-09	1.0000
			2010	1.20%	Oct-10	1.0120
			2011	1.50%	Oct-11	1.0272
			2012	1.70%	Oct-12	1.0447
			2013	1.70%	Oct-13	1.0625
			2014	1.70%	Oct-14	1.0806
			2015	1.70%	Oct-15	1.0990
			2016	1.70%	Oct-16	1.1177

Note 1: The historical index through October 2007 is the Engineering News Record Building Construction Index (ENR BCI).

Note 2: The historical index from October 2007 is the DoD Selling Price Index (SPI), representing the average of the RLB Construction Cost Index, Turner Construction Cost Index, and Saylor Subcontracting Index. DoD established the SPI to more accurately represent actual (historical) market escalation as experienced by DoD as the project owner for the type of construction in the portfolio. Previously, DoD used the Engineering News Record Building Cost Index (BCI). The BCI tracks the cost of three basic materials and one skilled labor type, but does not account for other pricing influences (such as risk and competition) that impact total delivered price to the project owner.

Note 3: Annual rates for military construction budget authority published by USD (Comptroller) in December 2009.

Note 4: Midpoint of construction is the assumed month and year when the contractor will have earned 50% of the estimated contract value. Interpolate between published escalation factors as necessary.

Note 5: The escalation factor is the cumulative (compounded) annual inflation rate from the base year. Use these factors to escalate project estimates using unit costs in Table 2-1 to the expected midpoint of construction, in accordance with UFC 3-700-01A.

4-2.2 Plant Replacement Value Escalation Rates

Plant Replacement Value (PRV) calculations that use replacement unit costs from Table 3-1 should use the escalation factor from table 4-3 for the desired program year.

Table 4-3: PRV Escalation Rates

Projected		
Program Year	Escalation factor (Note 1)	
	Vertical constr (Note 2)	Horizontal constr (Note 3)
2010	101.00	102.50
2011	103.64	106.09
2012	107.79	111.04
2013	112.33	116.42
2014	118.07	121.65
2015	124.99	128.60

Note 1: Escalation factors for construction published by Davis Langdon in April 2010¹².

Note 2: Use these factors to adjust plant replacement value of vertical construction to future years.

Note 3: Use these factors to adjust plant replacement value of horizontal construction to future years.

4-2.3 Facilities Sustainment and Operation

Modeled facilities sustainment and operation cost estimates that use unit costs from Table 3-1 should use the O&M escalation factor from table 4-4 for the desired program year.

¹² Davis Langdon report, "U.S. Army Corps of Engineers Market Analysis and Inflation Outlook," April 1, 2010.

Table 4-4: Operation and Maintenance Escalation Rates

Budget Guidance		Projected	
FY	Annual escalation rate (Note 1)	Program Year	Escalation factor (Note 2)
2010	1.10%	2010	1.0000
2011	1.40%	2011	1.0110
2012	1.70%	2012	1.0252
2013	1.70%	2013	1.0426
2014	1.70%	2014	1.0603
2015	1.70%	2015	1.0783
2016	1.70%	2016	1.0966

Note 1: Annual rates for O&M budget authority published by USD (Comptroller) in December 2009.

Note 2: Use these factors to adjust sustainment and operation costs to future years.

CANCELLED