

UNIFIED FACILITIES CRITERIA (UFC)

DoD FACILITIES PRICING GUIDE



APPROVED FOR PUBLIC RELEASE; DISTRIBUTION UNLIMITED

This Page Intentionally Left Blank

UNIFIED FACILITIES CRITERIA (UFC)

DoD FACILITIES PRICING GUIDE

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.

Indicate the Military Department Preparing Activity responsible for the document.

U.S. ARMY CORPS OF ENGINEERS

NAVAL FACILITIES ENGINEERING SYSTEMS COMMAND (Preparing Activity)

AIR FORCE CIVIL ENGINEER CENTER

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

Change No.	Date	Location
1	15 Jul 2022	Table 3 PUC updated
2	2 Mar 2023	Updated Tables for FY23 Publication, Added Chapter 6
3	26 Jul 2023	Table 3 PUC updated
4	20 Mar 2024	Updated Tables for FY24 Publication
5	10 Sep 2024	Table 3 PUC updated
6	15 May 2025	Update Tables for FY25 Publication
7	25 Jul 2025	Table 3 PUC updated

This UFC supersedes UFC 3-701-01, dated May 2018.

This Page Intentionally Left Blank

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, the Defense Agencies, and the 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, its territories, and possessions 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 most 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 Military Department's responsibility for providing technical criteria for military construction. Headquarters, U.S. Army Corps of Engineers (HQUSACE), Naval Facilities Engineering Systems Command (NAVFAC), and Air Force Civil Engineer Center (AFCEC) are responsible for administration of the UFC system. Technical content of UFC is the responsibility of the cognizant DoD working group. Defense Agencies should contact the respective DoD Working Group for document interpretation and improvements. Recommended changes with supporting rationale may be sent to the respective DoD working group by submitting a Criteria Change Request (CCR) via the Internet site listed below.

UFC are effective upon issuance and are distributed only in electronic media from the following source:

- Whole Building Design Guide website <https://www.wbdg.org/dod>.

Refer to UFC 1-200-01, *DoD Building Code*, for implementation of new issuances on projects.

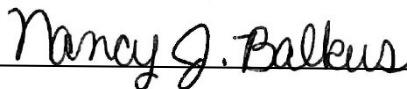
AUTHORIZED BY:



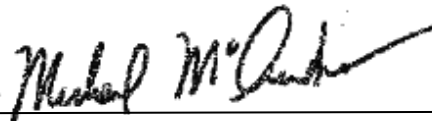
PETE G. PEREZ, P.E., SES
Chief, Engineering and Construction
U.S. Army Corps of Engineers



R. DAVID CURFMAN, P.E., SES
Chief Engineer
Naval Facilities Engineering Systems Command



NANCY J. BALKUS, P.E., SES
Deputy Director of Civil Engineers
DCS/Logistics, Engineering &
Force Protection (HAF/A4C)
HQ United States Air Force



MICHAEL McANDREW, SES
Deputy Assistant Secretary of Defense
(Construction)
Office of the Secretary of Defense

This Page Intentionally Left Blank

TABLE OF CONTENTS

CHAPTER 1 INTRODUCTION	1
1-1 REISSUES AND CANCELS.....	1
1-2 PURPOSE AND SCOPE.....	1
1-2.1 Chapter 2: Unit Costs for Military Construction Projects.	1
1-2.2 Chapter 3: Unit Costs for DoD Facilities Cost Models.	1
1-2.3 Chapter 4: Cost Adjustment Factors.	1
1-2.4 Chapter 5: Replacement Cost.....	1
1-2.5 \2\ Chapter 6: Unit Cost for Supporting Facilities. /2/	1
1-3 APPLICABILITY.....	2
1-4 DATA TABLES.	2
1-5 GLOSSARY.....	2
1-6 REFERENCES.	2
CHAPTER 2 UNIT COSTS FOR MILITARY CONSTRUCTION PROJECTS.....	3
2-1 OVERVIEW.	3
2-2 FACILITY UNIT COST TABLE.	3
2-3 GUIDANCE UNIT COST (GUC) DEVELOPMENT METHODOLOGY.....	3
2-3.1 Data Source.....	3
2-3.2 Business Rules.	4
2-3.3 Data Normalization.	4
2-3.4 Primary Facility Included Costs.....	4
2-3.5 Primary Facility Excluded Costs.	5
2-3.6 Primary Facility Cost Considerations.	6
CHAPTER 3 UNIT COSTS FOR DOD FACILITIES COST MODELS	7
3-1 OVERVIEW.	7
3-2 PRV UNIT COSTS (PUC).....	7
3-2.1 Definition and Use of PRV Unit Costs.....	7
3-2.2 Plant Replacement Value (PRV).....	7
3-3 SUSTAINMENT UNIT COSTS (SUC).	8
3-3.1 Definition.....	8
3-3.2 Use of Sustainment Unit Costs.	9
3-4 UNIT COST SOURCES.....	10

3-4.1	Source 1 Published Data.	10
3-4.2	Source 2 Similar Data.	10
3-4.3	Source 3 Derived Data.	10
3-5	REVISING UNIT COSTS.	10
CHAPTER 4 COST ADJUSTMENT FACTORS		13
4-1	LOCATION ADJUSTMENTS.	13
4-1.1	Application.	13
4-1.2	Data Source.	13
4-1.3	Survey.	14
4-1.4	Force Majeure.	14
4-1.5	User Requested Revisions.	14
4-2	ESCALATION.	14
4-2.1	Military Construction.	14
4-2.2	Plant Replacement Value Escalation Rates.	15
4-2.3	Facilities Sustainment.	15
CHAPTER 5 REPLACEMENT COST		17
5-1	REPLACEMENT COST.	17
5-1.1	Definition of Replacement Cost.	17
5-1.2	Use of Replacement Cost.	17
5-1.3	Considerations.	17
CHAPTER 6 UNIT COST FOR SUPPORTING FACILITIES		19
6-1	OVERVIEW.	19
6-2	SUPPORTING FACILITIES UNIT COST TABLE.	19
6-3	SUPPORTING FACILITY UNIT COST DEVELOPMENT METHODOLOGY.	19
6-3.1	Methodology and Data Source.	19
6-3.2	Supporting Facility Included Costs.	19
6-3.3	Supporting Facility Excluded Costs.	19
APPENDIX A GLOSSARY		21
A-1	ACRONYMS.	21
APPENDIX B REFERENCES		23

CHAPTER 1 INTRODUCTION

1-1 REISSUES AND CANCELS.

This UFC reissues and cancels UFC 3-701-01, 23 May 2018.

1-2 PURPOSE AND SCOPE.

The DoD Facilities Pricing Guide supports a spectrum of facility planning, investment, and analysis needs. \6\ This version of the Guide reflects updated cost and pricing data for FY 2025 intended to support the preparation of \3\ programming cost /3/ estimates for the DoD budget in FY 2028 and beyond. /6/ It includes reference information organized into five chapters, as follows:

1-2.1 Chapter 2: Unit Costs for Military Construction Projects.

Chapter 2 describes the usage of facility unit cost data for selected DoD facility types in support of preparing Military Construction (MILCON) project documentation (DD Forms 1391) and other \3\ programming cost estimates in accordance with UFC 3-730-01 /3/.

1-2.2 Chapter 3: Unit Costs for DoD Facilities Cost Models.

Chapter 3 describes the usage of 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.

1-2.3 Chapter 4: Cost Adjustment Factors.

Chapter 4 describes the usage of cost adjustment factors for location and price escalation that are applicable to the base unit costs in both Chapters 2 and 3.

1-2.4 Chapter 5: Replacement Cost.

Chapter 5 describes the usage of the replacement cost. The replacement cost is used as required by other UFCs or design criteria.

1-2.5 \2\ Chapter 6: Unit Cost for Supporting Facilities. /2/

Chapter 6 describes the usage of supporting facilities unit cost in support of preparing Military Construction (MILCON) project documentation (DD Forms 1391) and other \3\ programming cost estimates in accordance with UFC 3-730-01 /3/.

1-3 APPLICABILITY.

\6\ This UFC follows the same applicability as UFC 1-200-01, paragraph 1-3, with no exceptions. /6/

1-4 DATA TABLES.

All data tables in this UFC are found in a combined file under “Related Materials” accompanying this UFC on the WBDG web site: <https://www.wbdg.org/dod/ufc/ufc-3-701-01>.

\6\ Source date for the data tables is current as of October 1, 2024. /6/

1-5 GLOSSARY.

APPENDIX A contains acronyms, abbreviations, and terms.

1-6 REFERENCES.

APPENDIX B contains a list of references used in this document. The publication date of the code or standard is not included in this document. Unless otherwise specified, the most recent edition of the referenced publication applies.

CHAPTER 2 UNIT COSTS FOR MILITARY CONSTRUCTION PROJECTS

2-1 OVERVIEW.

The facility unit costs in this chapter apply to the preparation of programming cost estimates for constructing military facilities in accordance with the methodology described in UFC 3-730-01.

All data tables in this UFC are found under “Related Materials” in a combined file accompanying this UFC on the WBDG web site: <https://www.wbdg.org/dod/ufc/ufc-3-701-01>.

2-2 FACILITY UNIT COST TABLE.

Table 2 provides facility unit costs for various DoD facility types in dollars per square meter (\$/SM) and equivalent English unit cost data in dollars per square foot (\$/SF) as of \6\ October 2024 /6/. The listed facility types represent only those facilities most frequently constructed by the Military Services, and the application of a facility unit cost may not be directly applicable for those facilities with unique requirements. See UFC 3-730-01 for additional guidance on facility unit costs and their application.

The unit costs in Table 2 are average unit costs for new construction based on no less than three project awards per building type occurring since \6\ September 2021 /6/ for Army, Navy, Air Force, Defense Education Activities (for \4\ dependent /4/ school projects) and Defense Health Agency (for medical projects) facilities as entered into the Historical Analysis Generator \6\ Second Generation /6/ (HII) unit cost database prior to \6\ 05 December 2024 /6/. Facility additions which are less than 25% of the Reference Size of the listed facility type, and projects outside of the continental United States (OCONUS), are included only for Family Housing and DoD Schools. For additional information regarding how the facility unit costs are determined, refer to paragraph 2-3, Guidance Unit Cost Development.

2-3 GUIDANCE UNIT COST (GUC) DEVELOPMENT METHODOLOGY.

2-3.1 Data Source.

The data source for the facility unit costs is all reliable \6\ HII /6/ project records, after excluding records for reasons stated in paragraph 2-2. In general, all project records for the CONUS and projects from Alaska and Hawaii are included.

Facility level information from all three Services projects is entered into HII database for comparable service category codes (CATCODEs). Normalized \4\ facility /4/ unit costs are statistically analyzed to eliminate outliers before calculating the guidance unit cost (GUC). Refer to section 2-3.3 for Data Normalization.

2-3.2 Business Rules.

The business rules are reviewed annually prior to updating Table 2 Facility Unit Costs for Military Construction. The business rules include the following components.

- The Tri-Service CATCODEs Cross-walk table groups like service CATCODEs to a common Office of the Secretary of Defense (OSD) Code. OSD Codes are not published and are only utilized for this task of segregating data. A minimum of three projects are required within \4\ the three-year period /4/ to create a dataset. If there is insufficient data available within the three-year period, the dataset search is extended four years.
- Projects are new construction only.
- Projects are located within the CONUS, plus Hawaii and Alaska, except where noted otherwise in Table 2.

2-3.3 Data Normalization.

Each facility-specific data set is normalized to the National Average Area Cost Factor (ACF=1) and number of bidders, and escalated to October of the year of interest, before unit costs are averaged.

- Escalation: The DoD Selling Price Index (DoD-SPI), which is an average of three commonly accepted national construction price escalation indices, is utilized to escalate actual project award cost data to \6\ 01 October 2024 /6/ for this UFC,
- Number of Bidders: Based on actual bid data for the data set,
- Location: Normalize each project award by the appropriate ACF to the national average of 1.0, and
- Facility Size: Normalize each facility award amount in the dataset for facility size, using a normalization process that looks at the facility size as compared to the average facility size of the selected dataset by OSD code.

2-3.4 Primary Facility Included Costs.

The facility unit costs include the following:

- Minimum antiterrorism design features (reference UFC 4-010-01, "DoD Minimum Antiterrorism Standards for Buildings") inside the building meeting \2\ /2/ standoff distance requirements,
- Sales tax on building materials,

- Building information system costs (e.g., conduits, racks, trays, telecommunication rooms) without any specialized communications requirements,
- Installed (built-in) building equipment and furnishings normally funded with MILCON funds,
- Energy Management Control System (EMCS) connections,
- Intrusion Detection System (IDS) infrastructure, including conduits, racks, and trays,
- Sustainable design and construction features - energy consumption reduction requirements mandated before \2\ four years prior to the source date of the data tables /2/; and all other sustainable design features for criteria in effect \2\ three years prior to the source date of the data tables /2/ with the exception of renewable energy generation elements,
- Progressive Collapse premiums for the following specific facility types: Inpatient Hospital/Medical Center and Primary Care Clinic (Attached), \4\ and facilities with 3 or more floors, /4/
- Standard foundation systems (e.g., strip/spread footings, thickened edge slab for slab on grade).

2-3.5 Primary Facility Excluded Costs.

\3\ The unit costs do not include the following:

- Gross receipt taxes or gross taxes, gross excise taxes, or state commerce taxes,
- “Acts of God” or unusual market conditions,
- Supporting facility costs,
- Equipment acquired with other fund sources, including pre-wired workstations or furnishing systems, intrusion detection systems,
- Sustainable design and construction features - renewable energy generation elements; energy consumption reduction requirements mandated on or after \2\ four years prior to the source date of the data tables /2/; and all other features mandated since \2\ three years prior to the source date of the data tables /2/; these will be estimated separately in accordance with component guidelines and documented on DD Form 1391 per DoD Instruction 4170.11, Installation Energy Management,
- Special foundations (e.g., pre-stressed concrete piles, caissons),
- Intrusion detection system installation,
- Electronic security system (ESS) (rough-in),
- Hazardous and toxic material removal/abatement,

- Base exterior architectural preservation guidelines,
- Enhanced Anti-Terrorism (AT) standards (exceeding the minimum in UFC 4-010-01, or when minimum standoff distances \2\ /2/ are not achieved) construction contingency allowances,
- System commissioning,
- Cybersecurity costs,
- Supervision, inspection, and overhead (SIOH),
- Design costs (design-build contracts), and post-award construction cost growth, for example, resulting from user changes, unforeseen site conditions, or contract document errors and omissions. /3/

2-3.6 Primary Facility Cost Considerations.

The following are cost considerations for primary facilities:

- Medical facilities: Unit costs include category A and category B equipment and building infrastructure for category C equipment,
- Housing for Unaccompanied Military Personnel: Unit costs for barracks, dormitories, and Unaccompanied Officers Quarters do not include free-standing kitchen equipment.
- 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,
- \2\ /2/
- Costs are independent of the acquisition strategy and are not specific to any single construction type.

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 unit costs are intended for macro-level analysis and planning and are not reliable for individual facilities or project cost estimates.

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

Whenever possible, unit costs and factors have been based upon approved government or commercial benchmarks. Detailed supporting data for unit costs is available, and accompanies this UFC on the WBDG web site. All data tables in this UFC are found in a combined file under "Related Materials" accompanying this UFC on the WBDG web site: <https://www.wbdg.org/dod/ufc/ufc-3-701-01>.

3-2 PRV UNIT COSTS (PUC).

3-2.1 Definition and Use of PRV Unit Costs.

PRV unit costs (PUC) form the basis of calculating Plant Replacement Value (PRV) in a consistent manner across DoD, representing a complete and useable facility built to current DoD design standards. PUC can also support large-scale program-level cost estimates for re-stationing plans with the addition of allowance for site preparation, earthwork, landscaping, and related factors. PUC should not be used for individual project estimates.

PUC 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. PUC does not include project costs such as design, supporting facility costs, special foundations, equipment acquired with other funding sources (e.g., mission-funded components), contingency costs, or supervision, inspection, and overhead (SIOH). PUC also do not include items that are generally considered personal property such as computer systems, and furniture. See paragraph 3-5, Revising Unit Costs, for guidance on requesting changes to PUC in Table 3.

3-2.2 Plant Replacement Value (PRV).

PRV is the cost to design and construct a notional facility to current standards to replace an existing facility on the same site. The factor values are provided in the "Report of the

Plant Replacement Value (PRV) Panel, August 2001-May 2003” published by the Office of the Deputy Under Secretary of Defense (Installations and Environment). The standard DoD formula for calculating PRV is:

Equation 3-1. Calculating PRV

$$\text{PRV} = Q \times \text{PUC} \times \text{ACF} \times \text{HF} \times \text{PD} \times \text{SIOH} \times \text{CF}$$

Where:

PRV is plant replacement value

Q is facility quantity, in the same unit of measure as the PUC

PUC is PRV unit cost found in Table 3 of this UFC

ACF is area cost factor found in Table 4-1 of this UFC, to account for geographical differences in the costs of labor, materials, and equipment

HF is an adjustment of 1.05 to account for increased costs for replacement of historical facilities or for construction in a historic district. If the facility does not qualify as “historical”, this factor is 1

PD is 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

*SIOH is the factor to account for the supervision, inspection, and overhead activities associated with the management of a construction project. Application of SIOH rates will be in accordance with PTDO PDASD(EIE) (14 Apr 2022) for Military Construction Supervision, Inspection and Overhead Fixed Rates for Fiscal Year 2024 and Future projects. For a list of applicable remote locations, refer to NAVFACINST 7820.0 (8 Aug 2022) for Navy and the cognizant design agency for Army and Air Force. The aforementioned documents are included as “Related Materials” accompanying this UFC on the WBDG web site:
<https://www.wbdg.org/dod/ufc/ufc-3-701-01>.*

CF is a factor of 1.05 to account for construction contingencies

3-3 SUSTAINMENT UNIT COSTS (SUC).

3-3.1 Definition.

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

- Regularly scheduled adjustments and inspections, including maintenance inspections (e.g., fire sprinkler heads, HVAC systems) and regulatory inspections (e.g., elevators, bridges),
- Preventive maintenance tasks,
- Emergency response and service calls for minor repairs, and
- 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 as well as overhead costs which include architectural and engineering services. It does not include repairing or replacing non-attached equipment or furniture, or building components that typically last more than 50 years (such as foundations and structural members). Sustainment does not include restoration, modernization, environmental compliance, facility leases, specialized historical preservation, 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 associated with facilities operations (such as custodial services, grass cutting, landscaping, waste disposal, and the provision of central utilities) are also not included.

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:

Equation 3-2. Calculating Sustainment Requirement

$$SR = Q \times SUC \times SACF \times I$$

Where:

SR is sustainment requirement

Q is facility quantity, in the same unit of measure as the SUC

SUC is sustainment unit cost found in Table 3

SACF is sustainment area cost factor found in Table 4-1

I is the value(s) representing future-year escalation for operation and maintenance accounts, published in Table 4-4.

The Sustainment Requirement for each qualifying asset in the DoD inventory is aggregated by sustaining organization and sustainment fund type in the Facilities Sustainment Model (FSM), published annually.

3-4 UNIT COST SOURCES.

Unit costs for DoD cost models are developed using a variety of sources. These sources fall into the three categories described below, listed in order of preference of use. The source description and source group for each unit cost are identified in Table 3. Supporting documentation for each unit cost calculation is available in the “Supporting documentation” file download accompanying this UFC document on the WBDG web site: <https://www.wbdg.org/dod/ufc/ufc-3-701-01>.

3-4.1 Source 1 Published Data.

Standard, easily accessible published data that is highly applicable to the FAC. Source 1 is the most desirable due to ease of access, general applicability, and lack of bias. Examples include the DoD Tri-Service Committee on Cost Engineering, Service-specific cost guidance (USACE), commercial cost-estimating guidelines or models, or other Government-published cost guidance from federal, state, or local government agencies (e.g., Fairfax County (Virginia) Park Authority). Non-DoD source 1 data may require refinement for application in DoD, but is still considered source 1 if it closely matches the design attributes of the FAC.

3-4.2 Source 2 Similar Data.

Data that is 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, and Component-validated costs for non-standard facilities that have no commercial counterparts (e.g., missile launch facilities or military ranges).

3-4.3 Source 3 Derived Data.

Unpublished project-specific data derived from Component project documents (e.g., DD Forms 1391) or from calculating costs from reported Plant 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).

3-5 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 as Criteria Change Request (CCR) on the WBDG web site (www.wbdg.org) 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 FAC scope, and
- Revised costs should be suitable for application throughout DoD.

This Page Intentionally Left Blank

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.

All data tables in this UFC are found in a combined file under “Related Materials” accompanying this UFC on the WBDG web site: <https://www.wbdg.org/dod/ufc/ufc-3-701-01>.

4-1.1 Application.

\4\ For military construction projects, use the MILCON ACFs with the facility unit costs from Chapter 2 or approved Air Force, Army, or Navy MILCON Pricing Guide and supporting facilities unit cost from Chapter 6. /4/ For calculating Plant Replacement Value, use the MILCON ACFs with the appropriate PUCs from Chapter 3. For calculating sustainment costs, use the sustainment ACFs with the appropriate SUCs from Chapter 3. \5\ /5/

\5\ Do not use the MILCON ACFs to modify 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 ACFs or any component(s) that make up MILCON ACFs are only applicable to construction cost and should not be applied or utilized for any other purpose. /5/

4-1.2 Data Source.

In general, the Tri-Service Cost Engineering ACF software program evaluates the local costs for a United States market basket of eight labor crafts, 18 construction materials, and four equipment items. These materials, labor and equipment (MLE) items are representative of the types of products, services, and methods used to construct most military facilities in the United States. Each of the MLE costs is normalized and weighted to represent its contribution to the total cost of a typical facility. The normalized MLE 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, logistics, and labor productivity and are relative to 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 are calculated using a MLE ratio of 63/35/2. Sustainment ACFs are calculated using a MLE ratio of 46/53/1.

4-1.3 Survey.

Both CONUS and OCONUS construction market surveys were conducted in \6\ 2024 /6/. The CONUS survey covered 213 locations that included 96 Base Cities (two per state in the continental U.S.). The OCONUS survey included 55 locations, and was based on a market basket of goods for typical U.S. labor, material, equipment, and construction methods.

CONUS and OCONUS surveys are performed annually. When local materials and construction methods differ from those represented by the published ACF, specific adjustments may need to be added to the cost estimate to account for any differences. There is no easy correlation between the current MILCON ACFs and previous MILCON ACFs for specific locations. No common benchmarks exist because both the Base City average and the relationships between cities change with each survey. It is possible, however, to compare differences between several locations in this database with differences between the same locations in previous databases.

4-1.4 Force Majeure.

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.

4-1.5 User Requested Revisions.

Users may request revisions to published ACFs when market conditions unexpectedly change. Each request must be initiated as a Criteria Change Request (CCR) on the Whole Building Design Guide (www.wbdg.org). The local cost engineer shall provide updated market basket ACF software input factors with adequate backup documentation to HQUSACE or NAVFAC for them to update the Tri-Service Cost Engineering ACF software.

4-2 ESCALATION.

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

4-2.1 Military Construction.

Military construction \3\ programming cost /3/ estimates that use unit costs from Table 2 should use the military construction escalation factor from table 4-2 for the expected midpoint of construction as described in UFC 3-730-01.

4-2.2 Plant Replacement Value Escalation Rates.

PRV calculations that use PUC from Table 3 should use the escalation factor from Table 4-3 for the desired program year.

4-2.3 Facilities Sustainment.

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

This Page Intentionally Left Blank

CHAPTER 5 REPLACEMENT COST

5-1 REPLACEMENT COST.

5-1.1 Definition of Replacement Cost.

Replacement cost is a stand-alone cost that represents the total cost to design and construct a new facility based on current codes, UFC and other design criteria that replaces an existing facility. This may be computed using the methodologies in UFC 3-730-01. Replacement cost is distinctly different from the PRV calculation defined in Chapter 3.

The replacement cost includes \7\ /7/ special construction features such as special foundations and historic considerations. The replacement cost generally excludes site work and utilities outside the 5-foot line except when current codes, UFC and other design criteria require utilities and site work outside the 5-foot line to be modified, replaced/modernized and/or upgraded.

5-1.2 Use of Replacement Cost.

Use replacement cost as a benchmark to compare to the renovation cost of an existing facility. For renovation projects, the ratio of renovation cost to replacement cost is used to identify additional facility upgrades (such as \4\ anti-terrorism/force protection (ATFP) /4/, seismic evaluation and retrofit, and sustainability) as determined by the requirements in UFC's or other design criteria.

5-1.3 Considerations.

If the UFC and other design criteria require utilities and sitework outside the 5-foot line to be modified, replaced/modernized, and/or upgraded, the cost for this is included in the replacement cost.

Replacement of an existing facility of the same size and location may not be ideal for every project. If the replacement facility is to be located at a different site from the existing facility, the cost of sitework and supporting facilities should be included.

This Page Intentionally Left Blank

CHAPTER 6 \2\ UNIT COST FOR SUPPORTING FACILITIES

6-1 OVERVIEW.

The supporting facilities unit costs in this Chapter apply to the preparation of programming cost estimates \5\ in accordance with the methodology described in UFC 3-730-01. /5/

All data tables in this UFC are found in a combined file under “Related Materials” accompanying this UFC on the WBDG web site: <https://www.wbdg.org/dod/ufc/ufc-3-701-01>.

6-2 SUPPORTING FACILITIES UNIT COST TABLE.

Table 6 provides supporting facilities unit costs in dollars per unit of measure (\$/UOM). The list reflects common cost items that are typically included in construction projects.

6-3 SUPPORTING FACILITY UNIT COST DEVELOPMENT METHODOLOGY.

6-3.1 Methodology and Data Source.

The unit costs for supporting facilities are developed using the \6\ 2024 /6/ Costbook database. The Costbook database provides material, labor, and equipment cost for the CONUS area. The costs were escalated to \6\ 01 October 2024 /6/ using the DoD SPI. Cost items are for new construction only.

The supporting facilities unit costs are built as assemblies in Micro Computer-Aided Cost Engineering System 2nd Generation (MCACES/MII) using cost items from the Costbook database. Mark-ups are applied in the cost estimate to adjust cost items to the average market conditions.

6-3.2 Supporting Facility Included Costs.

The unit costs include the following:

- Installed pricing with full contractor mark-ups
- A summary of mark-ups and other included cost are included in a file under “Related Materials” on the WBDG web site

6-3.3 Supporting Facility Excluded Costs.

The unit costs do not include the following:

- Location Adjustment
- Escalation
- Design Build Cost

- Construction Contingency
- SIOH

/2/

APPENDIX A GLOSSARY

A-1 ACRONYMS.

AFCEC	Air Force Civil Engineer Center
AT	Anti-Terrorism
ATFP	Anti-Terrorism/Force Protection
ACF	Area Cost Factor
BIA	Bilateral Infrastructure Agreement
CATCODE	Category Code
CONUS	Continental United States
CCR	Criteria Change Request
DoD	Department of Defense
DoDEA	Department of Defense Education Activity
ESS	Electronic Security System
EMCS	Energy Management Control System
FAC	Facility Analysis Category
FSM	Facilities Sustainment Model
FY	Fiscal Year
GUC	Guidance Unit Cost
HQUSACE	Headquarters, U.S. Army Corps of Engineers
HVAC	Heating, Ventilation, and Air Conditioning
HII	Historical Analysis Generator Second Generation
HNFA	Host Nation Funded Construction Agreements
IDS	Intrusion Detection System
MLE	Materials, Labor, and Equipment
MCACES/MII	Micro Computer-Aided Cost Engineering System 2nd Generation

MILCON	Military Construction
NAVFAC	Naval Facilities Engineering Systems Command
OSD	Office of the Secretary of Defense
O&M	Operation and Maintenance
OCONUS	Outside the Continental United States
PRV	Plant Replacement Value
PUC	PRV Unit Cost
RPCS	Real Property Classification System
SPI	Selling Price Index
SF	Square Foot
SM	Square Meter
SOFA	Status of Forces Agreements
SIOH	Supervision, Inspection, and Overhead
SUC	Sustainment Unit Cost
UFC	Unified Facilities Criteria
U.S.	United States
USACE	United States Army Corps of Engineers
UOM	Unit of Measure
WBDG	Whole Building Design Guide

APPENDIX B REFERENCES

UNIFIED FACILITIES CRITERIA

<https://www.wbdg.org/dod/ufc>

UFC 3-730-01, *Programming Cost Estimates for Military Construction*

PLANT REPLACEMENT VALUE

Report of the Plant Replacement Value (PRV) Panel, August 2001 – May 2003, R&K Engineering, Inc. for the Office of the Deputy Under Secretary of Defense (Installations and Environment)