

UNIFIED FACILITIES CRITERIA (UFC)

DoD FACILITIES PRICING GUIDE FOR FY 2011



APPROVED FOR PUBLIC RELEASE; DISTRIBUTION UNLIMITED

UNIFIED FACILITIES CRITERIA (UFC)
DoD FACILITIES PRICING GUIDE FOR FY 2011

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.

U.S. ARMY CORPS OF ENGINEERS

NAVAL FACILITIES ENGINEERING COMMAND (Preparing Activity)

AIR FORCE CIVIL ENGINEER SUPPORT AGENCY

OFFICE OF THE DEPUTY UNDER SECRETARY OF DEFENSE FOR
INSTALLATIONS AND ENVIRONMENT

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

Change No.	Date	Location
<u>1</u>	<u>June 2011</u>	Table 2: Revisions to six metric Reference Sizes; Table 4-1: Corrected the spelling of three Locations and corrected MILCON ACF for several locations.

FOREWORD

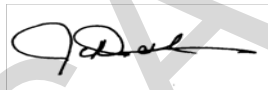
The Unified Facilities Criteria (UFC) system is prescribed by MIL-STD 3007 and provides planning, design, construction, sustainment, restoration, and modernization criteria, and applies to the Military Departments, the Defense Agencies, and the DoD Field Activities in accordance with [USD\(AT&L\) Memorandum](#) 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 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 following source:

- 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.



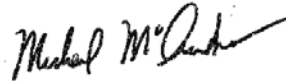
JAMES C. DALTON, P.E.
Chief, Engineering and Construction
U.S. Army Corps of Engineers



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



TERRY G. EDWARDS, P.E.
Director, 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
Cancels: UFC 3-701-01, dated June 2010

Description of revision: This revision:

Updates all UFC tables (listed below) for FY 2011 using pricing data available in January 2011.

Table 2: Facility Unit Costs for Military Construction	3
Table 3: Unit Costs for DoD Facility Cost Models	12
Table 4-1: Area Cost Factors	33
Table 4-2: Military Construction Escalation Rates	48
Table 4-3: PRV Escalation Rates	49
Table 4-4: Operation and Maintenance Escalation Rates	50

TABLE OF 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.....	7
3-1 OVERVIEW	7
3-2 REPLACEMENT UNIT COSTS	7
3-2.1 Definition	7
3-2.2 Use of Replacement Unit Costs	7
3-3 SUSTAINMENT UNIT COSTS	8
3-3.1 Definition	8
3-3.2 Use of Sustainment Unit Costs	9
3-4 MODERNIZATION FACTORS	9
3-4.1 Definitions	9
3-4.2 Use of Modernization Factors	9
3-5 OPERATION UNIT COSTS	10
3-5.1 Definition	10
3-5.2 Use of Operation Unit Costs	10
3-6 UNIT COST HEIRARCHY	10
3-7 REVISING UNIT COSTS	11
CHAPTER 4 COST ADJUSTMENT FACTORS.....	31
4-1 LOCATION ADJUSTMENTS	31
4-1.1 Area Cost Factors	33
4-2 ESCALATION	47
4-2.1 Military Construction	47
4-2.2 Plant Replacement Value Escalation Rates	48
4-2.3 Facilities Sustainment and Operation	49

TABLES

Table 2: Facility Unit Costs for Military Construction.....	3
Table 3: Unit Costs for DoD Facility Cost Models.....	12
Table 4-1: Area Cost Factors.....	33
Table 4-2: Military Construction Escalation Rates.....	48
Table 4-3: PRV Escalation Rates.....	49
Table 4-4: Operation and Maintenance Escalation Rates.....	50

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 2011 intended to support preparation of the DoD budget for FY 2013. 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" (as may be superseded).

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/ARCHIVES/ufc_3_701_01_FY11supplement.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. As explained in UFC 3-700-01A, these unit costs are not to limit more detailed cost estimates. 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/ARCHIVES/ufc_3_701_01_FY11supplement.zip.

2-2 FACILITY UNIT COST TABLE

Table 2 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 2010. The listed facility types represent those facilities most frequently constructed by the Military Services.

The unit costs in Table 2 are average unit costs from actual project awards since September 2007 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. (other than Family Housing).

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
- Sustainable Design features for criteria in effect from September, 2007 thru September, 2009.

The unit costs do not include the following:

- gross receipt taxes or gross excise taxes. (Arizona, Mississippi, Washington, New Mexico, Delaware, Hawaii, Illinois, Ohio, Pennsylvania, Texas, Michigan, Kentucky, and the District of Columbia have varying amounts of gross receipt taxes in lieu of a sales 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. These are specified in the leading notes.

Table 2: Facility Unit Costs for Military Construction

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 mandated since September, 2009; 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)
- Progressive Collapse premiums, except for the following specific facility types: Inpatient Hospital/MED Center, Primary Care Clinic (Attached), Major Command Headquarters Building, Barracks/Dormitory, and Recruit Open Bay (Barracks).
- 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.

Costs are independent of the acquisition strategy and are not specific to any single construction type.

Unit Costs for Military Construction	Reference size	Oct 2010 unit cost (GUC)	Reference size	Oct 2010 unit cost (\$/SF)	Standard Deviation \$/SF	Std. Dev / GUC	N (Number of Projects)
FACILITY TYPE	(gross m2)	(\$/m2)	(gross SF)	(\$/SF)		(Pct)	
COMMUNICATIONS BUILDINGS:							
SATELLITE COMMUNICATIONS CENTER	2,140	6,220	23,000	578	113	20%	3
INTELLIGENCE COMMUNICATION CENTER	4,270	2,881	46,000	268	91	34%	7
AIRCRAFT OPERATIONS BUILDINGS:							
WITHOUT TOWER		***		***			1
CONTROL TOWER (STAND-ALONE)	VM*	121,830	VF**	37,134	12,588	34%	7
AIRFIELD FIRE AND RESCUE STATION (does not include central alarm system)	2,690	3,004	29,000	279	83	30%	5
OPERATIONS BUILDINGS:							
GENERAL PURPOSE SQUADRON / BATTALION	1\ 3,250 /1/	1,970	35,000	183	49	27%	120
	3,340	2,314	36,000	215	52	24%	34
APPLIED INSTRUCTION BUILDINGS:							
GENERAL INSTRUCTION	2,970	2,276	32,000	211	18	9%	60
HIGH TECH/SIMULATION TRAINING (High Bay)	6,500	2,065	70,000	192	26	14%	21
RESERVE CENTER (see note above)	4,460	1,907	48,000	177	49	28%	91
HANGARS:							
MAINTENANCE / GENERAL PURPOSE	7,430	2,360	80,000	219	68	31%	17
HIGH BAY MAINTENANCE	5,580	2,543	60,000	236	75	32%	5
CORROSION CONTROL	3,250	3,007	35,000	279	45	16%	3
SHOPS:							
VEHICLE MAINTENANCE	2,790	2,092	30,000	194	43	22%	98
AIRCRAFT AVIONICS	2,140	1,851	23,000	172	49	29%	15
INSTALLATION MAINTENANCE	1,860	1,755	20,000	163	37	23%	5
PARACHUTE AND DINGHY	740	2,156	8,000	200	50	25%	5
AIRCRAFT MACHINE SHOP	1\ 2,230 /1/	2,466	24,000	229	35	15%	5
STORAGE FACILITIES:							
COLD STORAGE PROCESSING		***		***			
COLD STORAGE WAREHOUSE		***		***			
GENERAL PURPOSE WAREHOUSE – LOW BAY	2,790	1,121	30,000	104	31	30%	26
GENERAL PURPOSE WAREHOUSE – HIGH BAY	13,940	917	150,000	85	36	42%	7
GENERAL PURPOSE MAGAZINE W/O	370	3,005	4,000	279	84	30%	4

UFC 3-701-01
March 2011
Change 1, June 2011

Unit Costs for Military Construction	Reference size	Oct 2010 unit cost (GUC)	Reference size	Oct 2010 unit cost (\$/SF)	Standard Deviation \$/SF	Std. Dev / GUC (Pct)	N (Number of Projects)
FACILITY TYPE	(gross m2)	(\$/m2)	(gross SF)	(\$/SF)			
CRANE							
HIGH EXPLOSIVE MAGAZINE	740	2,616	8,000	243	53	22%	6
ARMORY	650	2,016	7,000	187	72	38%	18
MEDICAL FACILITIES (see note above):							
INPATIENT HOSPITAL / MED CENTER	NA	4,499	NA	418	73	17%	4
MEDICAL CLINIC (SMALL, FREE STANDING<60,000 GSF)	2,790	3,079	30,000	286	55	19%	11
DENTAL CLINIC	1,390	4,047	15,000	376	78	21%	7
MEDICAL CLINIC (attached to HOSPITAL / MED CENTER)	\1\ 14,860 /1/	3,455	160,000	321	50	16%	7
MEDICAL CLINIC (LARGE, FREE STANDING>60,000 GSF)	13,010	2,648	140,000	246	25	10%	3
ADMINISTRATIVE FACILITIES:							
MULTI-PURPOSE ADMIN	4,920	2,095	53,000	195	42	22%	45
DATA PROCESSING AREA FACILITY (includes admin and storage)	\1\ 2,140 /1/	3,658	23,000	340	91	27%	6
INSTALLATION/REGIONAL COMMAND HEADQUARTERS BUILDING	3,720	2,504	26,000	233	49	21%	6
MAJOR COMMAND HEADQUARTERS BUILDING	31,590	2,552	340,000	237	71	30%	10
UNACCOMPANIED HOUSING:							
BARRACKS / DORMITORY (does not include kitchenette equipment)	9,570	2,166	103,000	201	59	29%	94
RECRUIT OPEN BAY	7,990	1,785	86,000	166	35	21%	8
OFFICERS QUARTERS (does not include kitchenette equipment)	7,060	2,349	76,000	218	8	4%	3
DINING FACILITY (includes kitchen equipment and installation)	\1\ 2,790 /1/	3,167	30,000	294	83	28%	38
TEMPORARY LODGING FACILITY	5,480	1,948	59,000	181	29	16%	4
FAMILY HOUSING (see note above):							
CONUS FAMILY HOUSING	NA	1,138	NA	106	34	32%	28
OCONUS FAMILY HOUSING	NA	1,685	NA	157	27	17%	6
FAMILY SUPPORT FACILITIES:							
CHILD DEVELOPMENT CTR (under 6 years old)	2,320	2,575	25,000	239	62	26%	43
CHILD DEVELOPMENT CTR (school age)	\1\ 1,950 /1/	2,532	21,000	235	71	30%	23
EDUCATION CENTER	3,070	2,333	33,000	217	63	29%	4
YOUTH CENTER	1,950	2,402	21,000	223	41	18%	3
FAMILY SERVICE CENTER		***		***			
COMMUNITY SUPPORT FACILITIES:							
FIRE STATION, COMMUNITY	1,300	2,580	14,000	240	33	14%	12
CHAPEL CENTER	2,600	2,741	28,000	255	36	14%	6
COMMISSARY (sales store w/ operational equipment)		***		***			
PHYSICAL FITNESS TRAINING CENTER	5,200	2,151	56,000	200	44	22%	14

UFC 3-701-01
March 2011
Change 1, June 2011

Unit Costs for Military Construction	Reference size	Oct 2010 unit cost (GUC)	Reference size	Oct 2010 unit cost	Standard Deviation \$/SF	Std. Dev / GUC	N (Number of Projects)
FACILITY TYPE	(gross m2)	(\$/m2)	(gross SF)	(\$/SF)		(Pct)	
MAIN EXCHANGE (w/ mall service shops)	8,920	1,512	96,000	140	30	21%	3
SERVICE CLUB		***		***			
LIBRARY		***		***			
RECREATION CENTER		***		***			
MWR VEHICLE MAINTENANCE FACILITY (Auto Hobby Shop)	930	1,360	10,000	126	56	44%	3
BOWLING CENTER (8 lanes w/ pin-spotting and automatic scoring equipment)		***		***			
DEPENDENT SCHOOLS:							
ELEMENTARY SCHOOL	NA	1,895	NA	176	19	11	3
JUNIOR HIGH / MIDDLE SCHOOL		***		***			
HIGH SCHOOL		***		***			
PARKING GARAGE / BUILDING (450 SF/vehicle includes turning space and ramps)	25,640	548	276,000	51	14	27%	11
BRIG/STOCKADE (Level 2 Confinement)	7,430	2,547	80,000	237	97	41%	5
INDOOR FIRING RANGE	2,140	2,071	23,000	192	35	18%	9

* Unit cost per vertical meter

** Unit cost per vertical foot

*** Insufficient pricing data in the Historical Analysis Generator (HII) at 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 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/ARCHIVES/ufc_3_701_01_FY11supplement.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 for vertical construction.

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 1.057 for facilities in the continental US (CONUS), and 1.065 (USACE) or 1.062 (NAVFAC) 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:

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

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.

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

$\text{Average annual modernization requirement} = \text{Facility Replacement Value} \times \text{Annual Modernization Factor}$

⁸ Facilities Sustainment Program Element (PE) definition.

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

Modernization requirement = PRV x 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 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).

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.

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

Table 3: Unit Costs for DoD Facility Cost Models

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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	\$168.95	\$1.42	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.2828	\$0.1402	\$0.0618	45	0.013300
1112	Rotary-Wing Landing Area, Surfaced	SY	\$98.07	\$1.07	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.0708	\$0.1402	\$0.0155	45	0.013300
1113	Runway Overrun Area, Surfaced	SY	\$69.58	\$1.09	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.1212	\$0.1402	\$0.0265	45	0.013300
1114	Runway, Unsurfaced	SY	\$69.58	\$0.90	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.2828	\$0.1402	\$0.0618	45	0.013300
1115	Unmanned Aerial Vehicle Runway & Launch/Recovery Site	SY	\$9.88	\$0.24	\$0.00	\$0.0166	\$0.0000	\$0.0000	\$0.2828	\$0.0006	\$0.0618	45	0.013300
1121	Taxiway, Surfaced	SY	\$69.58	\$1.07	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.0708	\$0.1402	\$0.0155	60	0.009900
1122	Rotary-Wing Taxiway, Surfaced	SY	\$69.58	\$1.07	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.0708	\$0.1402	\$0.0155	60	0.009900
1131	Aircraft Apron, Surfaced	SY	\$97.79	\$1.07	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.0000	\$0.1402	\$0.0000	60	0.009900
1161	Compass Calibration Pad, Surfaced	SY	\$97.79	\$1.07	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.0708	\$0.0497	\$0.0155	60	0.009900
1162	Missile Launching Pad, Surfaced	SY	\$97.79	\$1.07	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.0708	\$0.0497	\$0.0155	60	0.009900
1163	Aircraft Washing Pad, Surfaced	SY	\$97.79	\$1.07	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.0708	\$0.0497	\$0.0155	60	0.009900
1164	Miscellaneous Airfield Pavement, Surfaced	SY	\$97.79	\$1.07	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.0708	\$0.1402	\$0.0155	60	0.009900
1165	Aircraft Pavement Shoulder	SY	\$69.58	\$1.07	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.0708	\$0.0497	\$0.0155	60	0.009900
1166	Miscellaneous Airfield Pavement, Unsurfaced	SY	\$9.88	\$0.24	\$0.00	\$0.0166	\$0.0000	\$0.0000	\$0.0708	\$0.0006	\$0.0155	45	0.013300
1167	Aircraft Rinse Facility	SY	\$160.45	\$1.07	\$0.00	\$0.2329	\$0.0000	\$0.0000	\$0.0708	\$0.0497	\$0.0155	30	0.021000
1211	Aircraft Fueling Facility	GM	\$1,976.58	\$8.15	\$0.00	\$0.7219	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.021000
1212	Aircraft Defueling Facility	GM	\$1,976.58	\$8.15	\$0.00	\$0.7219	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.021000
1221	Marine Fueling Facility	GM	\$361.84	\$0.42	\$0.00	\$0.0562	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.017000
1231	Vehicle Fueling Facility	OL	\$113,698.49	\$483.22	\$0.00	\$29.38	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.025200
1241	Aircraft Operating Fuel Storage	GA	\$4.31	\$2.15	\$0.00	\$0.0099	\$0.0000	\$0.0000	\$0.0019	\$0.0000	\$0.0000	31	0.019900
1242	Marine Operating Fuel Storage	GA	\$13.43	\$2.15	\$0.00	\$0.0099	\$0.0000	\$0.0000	\$0.0019	\$0.0000	\$0.0000	31	0.019900
1243	Vehicle Operating Fuel Storage	GA	\$3.16	\$2.15	\$0.00	\$0.0099	\$0.0000	\$0.0000	\$0.0019	\$0.0000	\$0.0000	31	0.019900

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
1244	Other Operating Fuel Storage	GA	\$2.29	\$2.15	\$0.00	\$0.0099	\$0.0000	\$0.0000	\$0.0019	\$0.0000	\$0.0000	31	0.019900
1251	POL Pipeline	LF	\$398.74	\$7.20	\$0.00	\$0.2558	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	31	0.019900
1261	Liquid Fuel Loading/Unloading Facility	OL	\$103,812.23	\$777.37	\$0.00	\$10.89	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.025200
1262	POL Pump Station	SF	\$1,826.65	\$24.74	\$0.00	\$1.38	\$0.0000	\$0.0000	\$0.0078	\$0.0000	\$0.0000	50	0.011900
1311	Communications Building	SF	\$288.06	\$3.21	\$0.19	\$0.4815	\$1.25	\$0.0883	\$0.0078	\$0.0000	\$0.0331	50	0.012000
1312	Satellite Communications Building	SF	\$509.41	\$10.80	\$0.10	\$1.20	\$1.25	\$0.0883	\$0.0078	\$0.0000	\$0.0331	50	0.012300
1321	Communications Facility	EA	\$47,943.40	\$482.72	\$0.00	\$101.81	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.012300
1331	Aircraft Navigation Building	SF	\$281.67	\$7.62	\$0.00	\$0.6919	\$1.25	\$0.0883	\$0.0078	\$0.0000	\$0.0110	50	0.012000
1341	Aircraft Navigation Facility	EA	\$9,861.38	\$115.06	\$0.00	\$21.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.012300
1351	Communications Lines	MI	\$88,922.10	\$152.26	\$0.00	\$188.83	\$0.0000	\$0.0000	\$22.08	\$0.0000	\$0.0000	28	0.022100
1361	Airfield Pavement Lighting	LF	\$67.35	\$7.39	\$0.00	\$1.05	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	20	0.030100
1362	Airfield Lighting	EA	\$3,388.96	\$48.99	\$0.00	\$5.94	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	20	0.030100
1371	Ship Navigation Building	SF	\$288.06	\$3.71	\$0.25	\$0.4843	\$1.26	\$0.0888	\$0.0079	\$0.0000	\$0.0333	50	0.012000
1381	Ship Navigation Facility	EA	\$14,450.20	\$283.79	\$0.00	\$30.95	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.012300
1402	Air Defense Operations Building	SF	\$288.06	\$3.20	\$0.11	\$0.4858	\$1.26	\$0.0888	\$0.0079	\$0.0000	\$0.0333	50	0.012000
1403	Missile Operations Building	SF	\$288.06	\$5.39	\$0.11	\$0.9901	\$1.26	\$0.0888	\$0.0079	\$0.0000	\$0.0333	50	0.012000
1404	Emergency Operations Center / SCIF	SF	\$245.52	\$4.68	\$0.11	\$0.4455	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013400
1411	Airfield Fire And Rescue Station	SF	\$231.99	\$3.54	\$0.58	\$0.5599	\$0.0000	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013300
1412	Aviation Operations Building	SF	\$253.74	\$3.18	\$0.57	\$0.5355	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
1413	Air Control Tower	SF	\$841.23	\$2.91	\$0.19	\$1.54	\$1.26	\$0.0888	\$0.0079	\$0.0000	\$0.0333	35	0.017600
1421	Helium Production/Storage Building	SF	\$180.76	\$0.86	\$0.08	\$0.2118	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	45	0.013900
1422	Helium Storage Facility	EA	\$91,337.24	\$1,270.48	\$0.00	\$184.48	\$0.0000	\$24.66	\$0.0000	\$0.0000	\$0.0000	45	0.013900
1431	Ship Operations Building	SF	\$192.25	\$3.24	\$0.18	\$0.3457	\$0.2554	\$0.0888	\$0.0079	\$0.0000	\$0.0333	50	0.012500
1441	Photo/TV Production Building	SF	\$169.66	\$4.20	\$0.07	\$0.3792	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012300
1442	Operations Support Lab	SF	\$238.76	\$3.52	\$0.16	\$0.4698	\$1.26	\$0.0888	\$0.0079	\$0.0000	\$0.0333	55	0.010900
1443	Operations Supply Building	SF	\$180.76	\$2.53	\$0.04	\$0.1874	\$1.26	\$0.0111	\$0.0079	\$0.0000	\$0.0333	45	0.013900
1444	Miscellaneous Operations Support Building	SF	\$180.76	\$4.25	\$0.12	\$0.4493	\$1.26	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
1445	Working Animal Support Building	SF	\$117.71	\$3.31	\$0.83	\$0.2093	\$1.61	\$0.0888	\$0.1350	\$0.0000	\$0.0333	40	0.015000

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
1446	Security Force Building	SF	\$207.83	\$4.08	\$0.14	\$0.3189	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0111	55	0.010900
1451	Strategic Missile Launch Facility	EA	\$4,902,723.78	\$44,361.05	\$1,508.87	\$10,809.98	\$11,774.08	\$102.64	\$0.0000	\$0.0000	\$307.93	45	0.013400
1452	Missile Guidance Facility	SF	\$395.93	\$5.58	\$0.16	\$0.8570	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0333	45	0.013400
1453	Missile Access Shaft	EA	\$89,046.75	\$1,255.25	\$0.00	\$190.70	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.010000
1454	Missile Access Tunnel	LF	\$739.97	\$10.43	\$0.00	\$1.56	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.010000
1455	Missile Shelter	SF	\$44.37	\$0.66	\$0.04	\$0.0779	\$0.1110	\$0.0111	\$0.0000	\$0.0000	\$0.0111	33	0.018300
1456	Missile Defense Facility	EA	\$648,499.38	\$7,566.30	\$0.00	\$1,384.15	\$356.99	\$15.52	\$0.0000	\$0.0000	\$0.0000	33	0.018300
1457	Ballistic Missile Control Facility	SF	\$395.93	\$17.49	\$0.11	\$0.8570	\$0.2554	\$0.0888	\$0.0079	\$0.0000	\$0.0111	33	0.018300
1458	Mechanical Security Barricade	EA	\$36,961.46	\$3,327.18	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	15	0.040600
1459	Overhead Cover	SF	\$28.65	\$0.83	\$0.00	\$0.1339	\$0.0000	\$0.0000	\$0.1349	\$0.0000	\$0.0000	15	0.040300
1461	Aircraft Arresting System	EA	\$778,717.45	\$8,344.35	\$0.00	\$1,668.19	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	10	0.061000
1462	Aircraft Catapult	EA	\$147,230.68	\$129,791.62	\$0.00	\$315.31	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	10	0.061000
1463	Aircraft Firing-In Butt	EA	\$456,123.52	\$32,378.77	\$0.00	\$980.12	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	15	0.040300
1464	Aircraft Blast Deflector	EA	\$42,404.19	\$532.12	\$0.00	\$90.81	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	29	0.020600
1465	Aircraft Shelter, Hardened	SF	\$335.26	\$1.39	\$0.04	\$0.7497	\$0.1110	\$0.0111	\$0.0000	\$0.0000	\$0.0111	40	0.014900
1466	Aircraft Shelter	SF	\$136.48	\$1.01	\$0.04	\$0.3042	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	45	0.013300
1467	Aircraft Support Facility	EA	\$1,581,991.16	\$10,234.62	\$0.00	\$3,531.39	\$937.17	\$89.89	\$0.0000	\$0.0000	\$0.0000	45	0.013300
1481	Nuclear Propulsion Support Facility	EA	\$134,425.31	\$1,568.39	\$0.00	\$287.88	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.020100
1491	Nuclear Weapons Support Facility	EA	\$138,471.25	\$1,615.60	\$0.00	\$295.85	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.020100
1492	Explosives Holding/Transfer Area	SY	\$50.26	\$1.76	\$0.00	\$0.1096	\$0.0000	\$0.0000	\$0.2845	\$0.0006	\$0.0111	60	0.010000
1493	Explosives Railway Holding Yard	EA	\$428,995.38	\$8,371.94	\$0.00	\$830.25	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.010000
1494	Explosives Holding/Transfer Facility	EA	\$7,543.13	\$162.51	\$0.00	\$16.10	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	40	0.015000
1495	Revetment	EA	\$20,208.70	\$116.49	\$0.00	\$43.28	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.016700
1496	Central Vehicle Wash Facility	EA	\$7,858,232.87	\$31,350.01	\$0.00	\$16,410.26	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.020000
1497	Explosive Ordnance Disposal Area	EA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
1498	Security Support Facility	SF	\$207.18	\$3.24	\$0.13	\$0.4722	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0111	36	0.016700
1499	Miscellaneous Operations Support Facility	EA	\$14,425.46	\$192.50	\$0.00	\$34.70	\$26.65	\$2.57	\$0.0000	\$0.0000	\$7.70	50	0.012000
1511	Pier	SY	\$2,566.35	\$30.08	\$0.00	\$2.17	\$0.0000	\$0.0000	\$0.0000	\$0.0500	\$0.0111	50	0.011900

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
1512	Wharf	SY	\$2,566.35	\$30.08	\$0.00	\$2.17	\$0.0000	\$0.0000	\$0.0000	\$0.0500	\$0.0111	50	0.011900
1513	Pier/Wharf Access Trestle	SY	\$837.38	\$30.08	\$0.00	\$2.17	\$0.0000	\$0.0000	\$0.0000	\$0.0500	\$0.0111	37	0.016100
1531	Marine Cargo Staging Area	SY	\$50.26	\$1.76	\$0.00	\$0.1096	\$0.0000	\$0.0000	\$0.0000	\$0.0006	\$0.0111	37	0.016100
1541	Shore Erosion Prevention Facility	LF	\$336.02	\$9.75	\$0.00	\$1.10	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.016100
1551	Small Craft Berthing	FB	\$1,776.25	\$14.35	\$0.00	\$4.66	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.016100
1552	Small Craft Building	SF	\$29.67	\$1.53	\$0.07	\$0.0625	\$0.1110	\$0.0111	\$0.0000	\$0.0000	\$0.0111	37	0.017000
1591	Miscellaneous Waterfront Facility	EA	\$47,468.44	\$1,033.12	\$0.00	\$101.66	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.016100
1611	Harbor Control Facility	EA	\$472,207.14	\$923.74	\$0.00	\$1,011.27	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.016100
1631	Offshore Mooring Facility	EA	\$10,052.64	\$870.80	\$0.00	\$21.53	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.016600
1641	Harbor Marine Improvements	LF	\$336.02	\$9.75	\$0.00	\$1.10	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.016600
1711	General Purpose Instruction Building	SF	\$227.16	\$4.61	\$0.10	\$0.3845	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
1712	Applied Instruction Building	SF	\$234.25	\$2.96	\$0.10	\$0.3845	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
1713	Band Training Facility	SF	\$150.79	\$4.40	\$0.10	\$0.3140	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
1714	Reserve Training Facility	SF	\$173.99	\$5.67	\$0.13	\$0.3408	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010900
1715	Physical Education Building	SF	\$200.09	\$3.38	\$0.07	\$0.4065	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013300
1717	Organizational Classroom	SF	\$150.79	\$4.76	\$0.10	\$0.3140	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
1718	Indoor Firing Range and Supporting Facility	SF	\$198.16	\$4.02	\$0.01	\$0.2775	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0111	45	0.013300
1721	Flight Simulator Facility	SF	\$174.60	\$4.93	\$0.15	\$0.4892	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
1722	Physiological Training Facility	SF	\$105.10	\$2.61	\$0.10	\$0.2528	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
1723	Gas Training Facility	SF	\$150.79	\$2.10	\$0.10	\$0.2702	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0000	45	0.013300
1724	General Purpose Simulator Facility	SF	\$174.60	\$3.40	\$0.09	\$0.3457	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
1725	Training Pool and Tank	EA	\$389,681.75	\$11,281.35	\$567.95	\$834.54	\$510.78	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024000
1731	Range Support Building	SF	\$189.46	\$2.61	\$0.13	\$0.2698	\$0.2554	\$0.0888	\$0.0079	\$0.0000	\$0.0333	40	0.015000
1732	Training Aids Support Building	SF	\$150.79	\$2.03	\$0.04	\$0.2945	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0111	40	0.015000
1733	Training Support Structure	SF	\$133.39	\$0.29	\$0.04	\$0.1070	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	35	0.017100
1734	Observation Tower/Bunker	EA	\$144,788.39	\$706.63	\$0.00	\$352.45	\$0.0000	\$8.88	\$0.0000	\$0.0000	\$79.02	36	0.016700
1735	Offshore Range Support Platform	EA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
1741	Maneuver/Training Land, Light Forces	AC	\$0.00	\$0.64	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$4.59	\$0.0000	\$0.6251	N/A	0.000000

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
1742	Maneuver/Training Land, Heavy Forces	AC	\$0.00	\$0.64	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$4.59	\$0.0000	\$0.6251	N/A	0.000000
1743	Weapons Impact Area	AC	\$0.00	\$0.64	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
1744	Parachute Drop Zone	AC	\$0.00	\$0.64	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$245.88	\$0.0000	\$0.0000	N/A	0.000000
1745	Parade and Drill Field	AC	\$0.00	\$124.96	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$1,785.12	\$0.0000	\$0.0000	N/A	0.000000
1750	General Purpose Small Arms Range	FP	\$55,254.45	\$281.86	\$0.00	\$44.44	\$0.0000	\$0.0000	\$991.57	\$0.0000	\$0.0000	25	0.024200
1751	Zero Range	FP	\$5,614.05	\$69.04	\$0.00	\$1.19	\$0.0000	\$0.0000	\$10.94	\$0.0000	\$0.0000	25	0.024200
1752	Field Fire Range	FP	\$55,254.45	\$216.66	\$0.00	\$45.17	\$0.0000	\$0.0000	\$388.86	\$0.0000	\$0.0000	25	0.024200
1753	Record Fire Range	FP	\$95,861.28	\$411.18	\$0.00	\$75.49	\$0.0000	\$0.0000	\$388.86	\$0.0000	\$0.0000	25	0.024200
1754	Night Fire Range	FP	\$3,413.37	\$120.60	\$0.00	\$8.32	\$0.0000	\$0.0000	\$51.63	\$0.0000	\$0.0000	25	0.024200
1755	Known Distance Range	FP	\$9,141.70	\$192.48	\$0.00	\$22.29	\$0.0000	\$0.0000	\$170.24	\$0.0000	\$0.0000	25	0.024200
1756	Sniper Range	FP	\$263,818.69	\$701.09	\$0.00	\$293.74	\$0.0000	\$0.0000	\$1,263.62	\$0.0000	\$0.0000	25	0.024200
1757	Pistol Range	FP	\$55,727.99	\$164.82	\$0.00	\$7.36	\$0.0000	\$0.0000	\$26.65	\$0.0000	\$0.0000	25	0.024200
1758	Machinegun Range	FP	\$51,731.80	\$558.75	\$0.00	\$126.14	\$0.0000	\$0.0000	\$619.60	\$0.0000	\$0.0000	25	0.024200
1760	General Purpose Direct Fire Range	FP	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$1,239.19	\$0.0000	\$0.0000	N/A	0.000000
1761	Grenade Launcher Range	FP	\$28,059.23	\$136.67	\$0.00	\$68.42	\$0.0000	\$0.0000	\$674.00	\$0.0000	\$0.0000	25	0.024200
1762	Grenade Machinegun Range	LN	\$256.97	\$1,262.05	\$0.00	\$0.6266	\$0.0000	\$0.0000	\$25,873.97	\$0.0000	\$0.0000	25	0.024200
1763	Light Antiarmor Weapon Range	FP	\$505,160.03	\$624.63	\$0.00	\$1,231.73	\$0.0000	\$0.0000	\$315.91	\$0.0000	\$0.0000	25	0.024200
1764	Heavy Antiarmor Weapon Range	LN	\$2,624,919.35	\$18,479.61	\$0.00	\$6,400.34	\$0.0000	\$0.0000	\$21,169.60	\$0.0000	\$0.0000	25	0.024200
1765	Artillery Direct Fire Range	EA	\$1,113,939.43	\$2,781.16	\$0.00	\$2,716.12	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1766	Tank Stationary Gunnery Range	EA	\$6,377,689.07	\$38,965.83	\$0.00	\$15,550.72	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1767	Indirect Fire Range	EA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
1768	Scaled Indirect Fire Range	EA	\$9,928.53	\$171.50	\$0.00	\$24.21	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1769	Scaled Gunnery Range	EA	\$42,087.69	\$171.50	\$0.00	\$102.62	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1771	Armor Vehicle Crew Training Range	LN	\$3,725,126.59	\$36,372.22	\$0.00	\$7,958.82	\$0.0000	\$0.0000	\$14,169.07	\$0.0000	\$0.0000	25	0.024200
1772	Armor Vehicle Unit Training Range	EA	\$23,409,000.00	\$72,069.58	\$0.00	\$11,710.92	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1773	Fire and Movement Range	LN	\$129,358.22	\$1,019.15	\$0.00	\$279.81	\$0.0000	\$0.0000	\$3,748.78	\$0.0000	\$0.0000	25	0.024200
1774	Squad Defense Range	EA	\$211,036.69	\$2,343.66	\$0.00	\$456.49	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1775	Infantry Battle Course	EA	\$2,407,229.09	\$10,481.87	\$0.00	\$2,400.53	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1776	Urban Combat Training	EA	\$834,842.42	\$5,678.08	\$0.00	\$973.73	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
	Range												
1777	Convoy Live Fire Range	FP	\$560,950.60	\$10,875.55	\$0.00	\$973.73	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1781	Live Hand Grenade Range	FP	\$22,659.32	\$147.62	\$0.00	\$49.01	\$0.0000	\$0.0000	\$121.03	\$0.0000	\$0.0000	25	0.024200
1782	Engineer Qualification Range	FP	\$318,010.56	\$765.04	\$0.00	\$678.59	\$0.0000	\$0.0000	\$46,176.47	\$0.0000	\$0.0000	25	0.024200
1783	Light Demolition and Flame Training Range	FP	\$2,137,135.07	\$8,379.57	\$0.00	\$4,622.83	\$0.0000	\$0.0000	\$19,138.60	\$0.0000	\$0.0000	25	0.024200
1790	Miscellaneous Training Facility	EA	\$87,930.50	\$796.34	\$0.00	\$187.25	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1791	Aircraft Weapons Calibration Range	EA	\$35,865.02	\$122.74	\$0.00	\$76.53	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1792	Attack Helicopter Weapons Range	EA	\$1,315,959.22	\$25,413.16	\$0.00	\$2,818.24	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1793	Aircraft Weapons Range	EA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
1794	Air Defense Range	FP	\$155,461.83	\$842.92	\$0.00	\$336.28	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1795	Fire And Rescue Training Facility	EA	\$1,977,983.45	\$232.11	\$0.00	\$4,868.13	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1796	Urban Combat Training Area, Non-Fire	SF	\$176.80	\$0.66	\$0.00	\$5,107.79	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1797	Hand Grenade Range, Non-Firing	FP	\$4,111.24	\$88.46	\$0.00	\$8.89	\$0.0000	\$0.0000	\$75.95	\$0.0000	\$0.0000	25	0.024200
1798	Infiltration Course, Live Fire	EA	\$92,170.19	\$381.31	\$0.00	\$196.23	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
1799	Confidence/Obstacle Course	EA	\$44,945.05	\$997.28	\$0.00	\$95.71	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024200
2111	Aircraft Maintenance Hangar	SF	\$234.89	\$2.50	\$0.04	\$0.4868	\$0.1110	\$0.1888	\$0.0079	\$0.0000	\$0.0111	40	0.015700
2112	Aircraft Maintenance Shop	SF	\$217.01	\$3.22	\$0.09	\$0.3845	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	40	0.015700
2113	Aircraft Corrosion Control Hangar	SF	\$295.79	\$2.07	\$0.04	\$0.6580	\$0.9993	\$0.0111	\$0.0079	\$0.0000	\$0.0111	40	0.015700
2114	Aircraft Engine Test Building	SF	\$180.39	\$3.07	\$0.12	\$0.3553	\$0.1110	\$0.1888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2115	Aircraft Maintenance Hangar, Depot	SF	\$261.42	\$1.54	\$0.09	\$0.4868	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	40	0.015700
2116	Aircraft Maintenance Shop, Depot	SF	\$236.34	\$2.27	\$0.09	\$0.3845	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	40	0.015700
2118	Aircraft Engine Test Facility	EA	\$2,902,784.81	\$20,389.67	\$0.00	\$4,619.85	\$12,991.50	\$144.35	\$0.0000	\$0.0000	\$433.05	50	0.011900
2121	Missile Maintenance/Assembly Building	SF	\$200.64	\$2.71	\$0.12	\$0.6175	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	31	0.020300

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
2123	Missile/Launcher Maintenance Support Facility	SF	\$200.64	\$2.67	\$0.12	\$0.4140	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	31	0.020300
2124	Missile Test Tower	EA	\$235,469.55	\$5,073.90	\$0.00	\$618.03	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.020100
2125	Missile Maintenance/Assembly Building, Depot	SF	\$200.64	\$2.38	\$0.09	\$0.6175	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	31	0.020300
2126	Intercontinental Ballistic Missile Processing Facility	SF	\$429.66	\$17.88	\$0.12	\$0.9757	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	31	0.020300
2131	Ship Maintenance Dry-dock	SF	\$646.05	\$24.00	\$0.12	\$1.38	\$0.0000	\$0.1888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2132	Marine Railway	EA	\$11,203.90	\$594.80	\$0.00	\$23.91	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.016700
2133	Marine Maintenance Shop	SF	\$157.56	\$1.78	\$0.09	\$0.2921	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2134	Marine Maintenance Support Facility	SF	\$180.76	\$2.21	\$0.12	\$0.2529	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2135	Landing Craft Wash Facility	EA	\$7,858,232.87	\$7,721.89	\$0.00	\$16,410.26	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.017000
2136	Nuclear Repair Shop	SF	\$200.64	\$2.69	\$0.09	\$0.3967	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2137	Fixed Crane Structure	EA	\$4,640,216.06	\$98,559.15	\$0.00	\$9,937.43	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	6	0.103700
2141	Vehicle Maintenance Shop	SF	\$197.19	\$3.40	\$0.09	\$0.3700	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2142	Vehicle Maintenance Shop, Depot	SF	\$197.19	\$1.94	\$0.09	\$0.3700	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2143	Vehicle Maintenance Shop, National Guard	SF	\$197.19	\$3.73	\$0.09	\$0.3578	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2144	Vehicle Maintenance Shop, Reserve	SF	\$197.19	\$3.80	\$0.09	\$0.3578	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2145	Vehicle Maintenance Facility	EA	\$69,126.01	\$1,670.12	\$0.00	\$149.77	\$180.55	\$18.06	\$0.0000	\$0.0000	\$54.17	50	0.011900
2146	Launch Vehicle Test Facility	EA	\$15,766,632.60	\$5,225.00	\$0.00	\$35,803.14	\$0.0000	\$960.35	\$0.0000	\$0.0000	\$2,881.05	50	0.011900
2151	Weapon Maintenance Shop	SF	\$157.56	\$2.64	\$0.09	\$0.2921	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2152	Weapon Maintenance Shop, Depot	SF	\$140.45	\$2.32	\$0.09	\$0.3210	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2153	Special Weapon Maintenance Shop	SF	\$200.64	\$2.71	\$0.09	\$0.4926	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2154	Weapon Maintenance Facility, Depot	SF	\$163.99	\$3.46	\$0.09	\$0.3210	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2161	Ammunition Maint Shop	SF	\$163.99	\$2.98	\$0.09	\$0.3261	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2162	Ammunition Maint Shop, Depot	SF	\$163.99	\$3.14	\$0.09	\$0.3261	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
2163	Ammunition Maint Facility, Depot	SF	\$163.99	\$4.28	\$0.09	\$0.3261	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2171	Electronic and Communication Maint Shop	SF	\$158.53	\$2.53	\$0.09	\$0.3651	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2172	Electronic and Communication Maint Shop, Depot	SF	\$158.53	\$1.98	\$0.09	\$0.3651	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2173	Electronic and Communication Maint Facility	EA	\$871,898.73	\$11,940.43	\$488.57	\$2,008.10	\$0.0000	\$61.07	\$0.0000	\$0.0000	\$0.0000	50	0.012500
2181	Installation Support Vehicle Maint Shop	SF	\$157.56	\$3.02	\$0.09	\$0.3578	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2182	Installation Support Equipment Maint Shop	SF	\$157.56	\$2.63	\$0.09	\$0.2921	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2183	Railroad Equipment Shop	SF	\$157.56	\$3.19	\$0.09	\$0.3752	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2184	Parachute And Dingy Maintenance Shop	SF	\$208.79	\$5.02	\$0.09	\$0.3967	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2191	Facility Engineer Maintenance Shop	SF	\$157.56	\$3.57	\$0.09	\$0.2775	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	50	0.012500
2192	Facility Engineer Maintenance Facility	EA	\$354,022.88	\$16,461.00	\$0.00	\$2,867.33	\$0.0000	\$344.22	\$0.0000	\$0.0000	\$1,032.66	50	0.011900
2211	Aircraft Production Plant	SF	\$150.83	\$1.78	\$0.08	\$0.3851	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
2221	Missile Production Plant	SF	\$158.46	\$2.40	\$0.08	\$0.4728	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
2231	Ship Production Plant	SF	\$155.74	\$2.29	\$0.08	\$0.2534	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
2233	Ship Building Dry-dock	SF	\$648.24	\$24.00	\$0.08	\$1.38	\$0.0000	\$0.1888	\$0.0000	\$0.0000	\$0.0111	50	0.012500
2241	Tank/Automotive Production Plant	SF	\$153.70	\$1.95	\$0.08	\$0.2426	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
2242	Tank/Automotive Production Facility	SF	\$94.97	\$2.05	\$0.08	\$0.2426	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
2251	Weapon Production Plant	SF	\$156.57	\$1.87	\$0.08	\$0.2426	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
2252	Weapon Production Facility	SF	\$94.97	\$1.93	\$0.08	\$0.2426	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
2261	Ammunition Production Plant	SF	\$223.83	\$3.60	\$0.08	\$0.3739	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
2262	Ammunition Production Facility	SF	\$94.97	\$2.57	\$0.08	\$0.3739	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
2264	Ammunition Demilitarization Plant	SF	\$1,026.37	\$10.45	\$0.08	\$2.16	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
2265	Ammunition Demilitarization Facility	EA	\$3,270,823.25	\$56,549.46	\$0.00	\$6,712.39	\$0.0000	\$34.44	\$0.0000	\$0.0000	\$103.33	55	0.010900

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
2271	Electronic and Communication Production Plant	SF	\$158.53	\$1.97	\$0.08	\$0.3973	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
2281	Miscellaneous Support Production Plant	SF	\$157.24	\$3.38	\$0.08	\$0.3967	\$0.9993	\$0.1888	\$0.0079	\$0.0000	\$0.0111	55	0.011400
2291	Construction Material Production Plant	EA	\$1,522,503.00	\$27,265.00	\$488.51	\$3,632.35	\$0.0000	\$1,186.39	\$0.0000	\$0.0000	\$209.36	55	0.011400
3101	RDT&E Laboratory	SF	\$244.78	\$2.56	\$0.16	\$0.4698	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	30	0.010900
3102	Medical Research Laboratory	SF	\$275.85	\$5.75	\$0.16	\$0.6371	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	30	0.020000
3103	Biosafety Level 3 Laboratory	SF	\$275.85	\$10.63	\$0.16	\$0.6366	\$0.9984	\$0.0887	\$0.0079	\$0.0000	\$0.0111	20	0.030100
3104	Biosafety Level 4 Laboratory	SF	\$275.85	\$15.81	\$0.16	\$0.6366	\$0.9984	\$0.0887	\$0.0079	\$0.0000	\$0.0111	20	0.030100
3111	Aircraft RDT&E Facility	SF	\$228.61	\$2.42	\$0.16	\$0.4698	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
3121	Missile and Space RDT&E Facility	SF	\$223.05	\$3.04	\$0.16	\$0.6548	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
3131	Ship and Marine RDT&E Facility	SF	\$244.78	\$2.29	\$0.16	\$0.3371	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
3141	Tank and Automotive RDT&E Facility	SF	\$244.78	\$2.46	\$0.16	\$0.3664	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
3151	Weapons RDT&E Facility	SF	\$244.78	\$3.10	\$0.16	\$0.6548	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
3161	Ammunition, Explosive, and Toxic RDT&E Facility	SF	\$244.78	\$3.53	\$0.16	\$0.4698	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
3171	Electronic and Communication RDT&E Facility	SF	\$244.78	\$2.43	\$0.16	\$0.4698	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
3181	Propulsion RDT&E Facility	SF	\$244.78	\$2.87	\$0.16	\$0.4698	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
3191	Miscellaneous Item and Equipment RDT&E Facility	SF	\$244.78	\$3.18	\$0.16	\$0.3664	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
3201	Underwater Equipment RDT&E Facility	SF	\$244.78	\$2.87	\$0.16	\$0.4526	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
3211	RDT&E Technical Service Facility	SF	\$244.78	\$2.40	\$0.16	\$0.3140	\$0.9993	\$0.0888	\$0.0079	\$0.0000	\$0.0111	55	0.010900
3711	RDT&E Range Building	SF	\$159.16	\$2.33	\$0.16	\$0.2702	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0111	40	0.015000
3712	RDT&E Range Facility	EA	\$221,534.15	\$1,714.88	\$0.00	\$540.36	\$0.0000	\$20.74	\$0.0000	\$0.0000	\$62.23	40	0.015000
3713	RDT&E Range Complex	EA	\$646,055.55	\$7,537.55	\$0.00	\$1,383.59	\$0.0000	\$53.10	\$0.0000	\$0.0000	\$159.30	36	0.016600
3901	Miscellaneous RDT&E Facility	EA	\$221,534.15	\$4,510.88	\$0.00	\$540.36	\$0.0000	\$20.74	\$0.0000	\$0.0000	\$62.23	40	0.015000
3902	RDT&E Area	AC	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$2.22	\$0.0000	\$0.6251	N/A	0.000000
3903	Aerodynamic wind tunnel	EA	\$613,284,571.	\$7,155,430.58	\$16,334.57	\$1,308,982.5	\$122,718.4	\$1,069.83	\$0.0000	\$0.0000	\$3,209.50	55	0.010900

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
			09			2	8						
3904	Propulsion engine test cell	EA	\$47,018,204.20	\$41,763.96	\$0.00	\$100,354.73	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	55	0.010900
4111	Bulk Liquid Fuel Storage	BL	\$59.38	\$4.93	\$0.00	\$0.1290	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.020600
4121	Bulk Liquid Storage, Other Than Fuel	GA	\$2.10	\$0.09	\$0.00	\$0.0042	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	28	0.022100
4122	Liquid Oxygen Storage	SF	\$47.35	\$0.92	\$0.00	\$0.1118	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	24	0.025800
4211	Ammunition Storage, Depot and Arsenal	SF	\$241.66	\$2.18	\$0.00	\$0.5160	\$0.1110	\$0.0111	\$0.0807	\$0.0000	\$0.0111	55	0.010900
4212	Intercontinental Ballistic Missile Storage Facility	SF	\$295.81	\$7.62	\$0.00	\$0.8156	\$0.1110	\$0.0111	\$0.0807	\$0.0000	\$0.0111	55	0.010900
4221	Ammunition Storage, Installation	SF	\$250.36	\$2.63	\$0.00	\$0.5160	\$0.1110	\$0.0111	\$0.0807	\$0.0000	\$0.0111	55	0.010900
4231	Liquid Propellant Storage, Ammunition Related	GA	\$1.27	\$0.09	\$0.00	\$0.0030	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	46	0.013400
4241	Battery Storage, Weapon Related	SF	\$169.78	\$4.57	\$0.00	\$0.3967	\$0.1110	\$0.0111	\$0.0807	\$0.0000	\$0.0111	45	0.013400
4251	Open Ammunition Storage	SY	\$38.18	\$1.76	\$0.00	\$0.1114	\$0.0000	\$0.0000	\$0.7264	\$0.0006	\$0.0111	60	0.010000
4311	Cold Storage, Depot	SF	\$169.78	\$2.38	\$0.04	\$0.3967	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	45	0.013200
4321	Cold Storage, Installation	SF	\$87.06	\$2.85	\$0.04	\$0.3967	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	45	0.013200
4411	Covered Storage Building, Depot	SF	\$116.96	\$1.42	\$0.00	\$0.2118	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	45	0.013200
4412	Covered Storage Shed, Depot	SF	\$71.38	\$0.88	\$0.00	\$0.0792	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	36	0.016500
4413	Hazardous Materials Storage, Depot	SF	\$146.93	\$3.00	\$0.00	\$0.3045	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	45	0.013200
4414	Controlled Humidity Storage, Depot	SF	\$116.00	\$1.55	\$0.00	\$0.1972	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	45	0.013200
4421	Covered Storage Building, Installation	SF	\$89.90	\$2.24	\$0.00	\$0.1874	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	45	0.013200
4422	Covered Storage Shed, Installation	SF	\$44.46	\$0.90	\$0.00	\$0.0792	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	36	0.016500
4423	Hazardous Materials Storage, Installation	SF	\$146.93	\$5.37	\$0.04	\$0.3045	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	45	0.013200
4424	Controlled Humidity Storage, Installation	SF	\$116.00	\$1.51	\$0.04	\$0.1972	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	45	0.013200
4425	Vehicle Storage, Covered	SF	\$63.42	\$0.66	\$0.00	\$0.1535	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	40	0.014800
4426	Storage Silo, Loose Material	SF	\$26.60	\$0.90	\$0.00	\$0.0440	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	36	0.016500
4427	Small Arms Storage, Installation	SF	\$242.12	\$2.79	\$0.00	\$0.5160	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0111	55	0.010800

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
4511	Open Storage, Depot	SY	\$38.18	\$0.18	\$0.00	\$0.1096	\$0.0000	\$0.0000	\$0.0509	\$0.0006	\$0.0111	75	0.008000
4521	Open Storage, Installation	SY	\$38.18	\$0.18	\$0.00	\$0.1096	\$0.0000	\$0.0000	\$0.0509	\$0.0006	\$0.0111	75	0.008000
5100	Hospital	SF	\$444.65	\$6.17	\$0.18	\$0.5307	\$1.61	\$0.1221	\$0.1350	\$0.0000	\$0.0333	30	0.020000
5302	Medical Laboratory	SF	\$238.76	\$7.99	\$0.18	\$0.4698	\$1.61	\$0.1221	\$0.1350	\$0.0000	\$0.0333	20	0.020000
5303	Morgue	SF	\$163.47	\$4.04	\$0.18	\$0.4771	\$1.61	\$0.1221	\$0.1350	\$0.0000	\$0.0333	50	0.012000
5304	Veterinary Facility	SF	\$165.27	\$3.30	\$0.18	\$0.4771	\$1.61	\$0.1221	\$0.1350	\$0.0000	\$0.0333	45	0.013300
5306	Medical Warehouse	SF	\$116.72	\$1.30	\$0.04	\$0.1972	\$0.9993	\$0.0111	\$0.1350	\$0.0000	\$0.0333	50	0.013200
5307	Ambulance Shelter	SF	\$82.96	\$0.67	\$0.07	\$0.1659	\$0.1110	\$0.0111	\$0.1350	\$0.0000	\$0.0333	35	0.017000
5400	Dental Facility	SF	\$405.98	\$10.02	\$0.18	\$0.5282	\$1.61	\$0.1221	\$0.1350	\$0.0000	\$0.0333	30	0.020000
5500	Dispensary And Clinic	SF	\$304.49	\$7.29	\$0.18	\$0.4771	\$1.61	\$0.1221	\$0.1350	\$0.0000	\$0.0333	30	0.020000
5501	Ambulatory Care Clinic	SF	\$427.33	\$5.38	\$0.18	\$0.4503	\$1.61	\$0.1221	\$0.1350	\$0.0000	\$0.0333	30	0.020000
6100	General Administrative Building	SF	\$216.52	\$3.01	\$0.13	\$0.3457	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010800
6101	Small Unit Headquarters Building	SF	\$172.06	\$3.56	\$0.13	\$0.3724	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010800
6102	Large Unit Headquarters Building	SF	\$280.32	\$4.20	\$0.13	\$0.3894	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010800
6103	Printing And Reproduction Plant	SF	\$71.14	\$3.23	\$0.08	\$0.1954	\$0.9993	\$0.1888	\$0.1350	\$0.0000	\$0.0333	45	0.013200
6104	Automated Data Processing Center	SF	\$234.25	\$2.92	\$0.43	\$0.4527	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013200
6105	Pentagon	SF	\$540.50	\$7.03	\$0.13	\$0.3453	\$1.25	\$0.0887	\$0.1349	\$0.0000	\$0.0333	55	0.010800
6106	Remote Delivery Facility	SF	\$150.27	\$9.65	\$0.09	\$0.2772	\$0.1109	\$0.0887	\$0.0079	\$0.0000	\$0.0111	55	0.010800
6200	Administrative Structure, Underground	SF	\$226.69	\$2.26	\$0.13	\$0.4382	\$1.26	\$0.0888	\$0.0000	\$0.0000	\$0.0333	45	0.013200
6201	Alternate Joint Communications Center	SF	\$237.79	\$2.92	\$0.43	\$0.4523	\$1.25	\$0.0887	\$0.1349	\$0.0000	\$0.0333	55	0.010800
6900	Administrative Structure, Other Than Buildings	EA	\$6,691.16	\$196.78	\$0.00	\$16.02	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	26	0.023100
7110	Family Housing Dwelling	SF	\$118.36	\$2.18	\$0.14	\$0.1752	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.010000
7120	Family Housing Trailer/Relocatable	FA	\$34,654.55	\$892.95	\$0.00	\$100.73	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	20	0.030300
7130	Family Housing Trailer Site	FA	\$6,547.43	\$412.43	\$0.00	\$15.78	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	20	0.030300
7141	Family Housing Garage/Carport	SF	\$52.85	\$1.03	\$0.00	\$0.0782	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	35	0.017200
7142	Family Housing Storage Facility	SF	\$20.20	\$0.94	\$0.00	\$0.0876	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.020100
7143	Miscellaneous Family Housing Support Facility	SF	\$52.85	\$2.40	\$0.07	\$0.3457	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010900

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
7145	Trailer Court Support Facility	SF	\$107.17	\$1.46	\$0.07	\$0.2251	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010900
7146	Family Housing Attendant Facility	SF	\$78.06	\$3.69	\$0.18	\$0.1832	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	40	0.015000
7210	Enlisted Unaccomp Personnel Housing	SF	\$182.69	\$3.70	\$0.18	\$0.3724	\$0.0000	\$0.0000	\$0.1350	\$0.0000	\$0.0000	55	0.010900
7212	Enlisted Unaccomp Personnel Housing, Transient	SF	\$163.84	\$5.13	\$0.18	\$0.3724	\$0.0000	\$0.0888	\$0.1350	\$0.0000	\$0.0000	55	0.010900
7213	Student Barracks	SF	\$151.76	\$4.53	\$0.18	\$0.3724	\$0.0000	\$0.1221	\$0.1350	\$0.0000	\$0.0333	55	0.010900
7214	Annual Training/Mobilization Barracks	SF	\$163.84	\$3.30	\$0.06	\$0.3310	\$0.0000	\$0.0888	\$0.1350	\$0.0000	\$0.0333	41	0.014700
7215	Unaccompanied Housing for Wounded Warriors	SF	\$220.39	\$3.84	\$0.18	\$0.4498	\$1.61	\$0.1220	\$0.1349	\$0.0000	\$0.0333	55	0.010900
7218	Recruit/Trainee Barracks	SF	\$175.93	\$4.89	\$0.18	\$0.3310	\$0.0000	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010900
7220	Dining Facility	SF	\$314.40	\$4.96	\$3.16	\$0.6036	\$1.61	\$1.69	\$0.1350	\$0.0000	\$0.0600	40	0.015000
7231	Miscellaneous UPH Support Building	SF	\$43.78	\$2.51	\$7.20	\$0.1246	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013400
7232	Unaccomp Personnel Housing Garage/Carport	SF	\$52.85	\$1.01	\$0.00	\$0.0685	\$0.0000	\$0.0000	\$0.1350	\$0.0000	\$0.0000	35	0.017200
7233	Dining Support Facility	SF	\$169.78	\$5.40	\$0.04	\$0.4283	\$0.1110	\$0.0111	\$0.1350	\$0.0000	\$0.0333	40	0.015000
7234	Latrine/Shower Facility	SF	\$150.79	\$4.86	\$5.49	\$0.4259	\$1.61	\$0.0888	\$0.1350	\$0.0000	\$0.0333	40	0.015000
7235	Miscellaneous UPH Support Facility	EA	\$4,903.85	\$95.72	\$0.00	\$8.91	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	35	0.017200
7240	Officer Unaccompanied Personnel Housing	SF	\$201.06	\$5.32	\$0.18	\$0.3651	\$0.0000	\$0.0888	\$0.1350	\$0.0000	\$0.0000	55	0.010900
7241	Officer UPH, Transient	SF	\$173.99	\$5.37	\$0.18	\$0.3651	\$0.0000	\$0.0888	\$0.1350	\$0.0000	\$0.0000	55	0.010900
7242	Service Academy Unaccomp Pers Housing	SF	\$222.83	\$5.32	\$0.18	\$0.3651	\$0.0000	\$0.0888	\$0.1350	\$0.0000	\$0.0000	N/A	0.010900
7250	Emergency Unaccomp Personnel Housing	SF	\$180.76	\$1.28	\$0.18	\$0.0774	\$0.0000	\$0.0000	\$0.1350	\$0.0000	\$0.0000	41	0.014700
7251	EUPH Tent Pad	SF	\$4.97	\$0.20	\$0.00	\$0.0120	\$0.0000	\$0.0000	\$0.1350	\$0.0000	\$0.0000	41	0.014700
7311	Fire Station Facility	SF	\$231.99	\$3.70	\$0.07	\$0.4186	\$0.0000	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013300
7312	Prison/Confinement Facility	SF	\$230.16	\$5.06	\$0.18	\$0.5180	\$1.61	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013300
7313	Police Station	SF	\$248.42	\$5.60	\$0.13	\$0.3578	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
7314	Drug and Alcohol Abuse Center	SF	\$269.13	\$3.72	\$0.10	\$0.3578	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010900
7321	Bread/Pastry Kitchen	SF	\$79.92	\$3.67	\$1.98	\$0.4987	\$1.61	\$1.69	\$0.1350	\$0.0000	\$0.0600	45	0.013400

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
7322	Ice/Dairy Products Plant	SF	\$169.78	\$5.68	\$0.08	\$0.2969	\$0.9993	\$0.1888	\$0.1350	\$0.0000	\$0.0333	45	0.013400
7323	Greenhouse	SF	\$43.37	\$1.25	\$0.18	\$0.0980	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	35	0.017200
7331	Exchange Eating Facility	SF	\$204.50	\$5.77	\$3.16	\$0.4041	\$1.61	\$1.69	\$0.1350	\$0.0000	\$0.0600	35	0.017200
7332	Non-Exchange Eating Facility	SF	\$204.50	\$3.66	\$3.16	\$0.6036	\$1.61	\$1.69	\$0.1350	\$0.0000	\$0.0600	35	0.017200
7333	Open Mess and Club Facility	SF	\$321.22	\$5.60	\$0.52	\$0.5623	\$1.61	\$1.69	\$0.1350	\$0.0000	\$0.0600	45	0.013400
7340	Thrift Shop	SF	\$142.77	\$3.50	\$0.07	\$0.2702	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	38	0.015800
7341	Bus Station	SF	\$81.94	\$2.90	\$0.07	\$0.2537	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0111	50	0.012000
7342	Laundry/Dry Cleaning Facility	SF	\$160.13	\$3.94	\$7.20	\$0.3992	\$0.9993	\$0.1888	\$0.1350	\$0.0000	\$0.0333	45	0.013900
7343	Clothing Sales Store	SF	\$160.13	\$2.82	\$0.07	\$0.2702	\$0.9993	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
7344	Postal Facility	SF	\$85.95	\$3.62	\$0.12	\$0.2529	\$0.9993	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
7345	Exchange Automobile Facility	SF	\$119.58	\$3.55	\$0.07	\$0.2534	\$0.9993	\$0.0888	\$0.1350	\$0.0000	\$0.0111	40	0.015000
7346	Exchange Sales Facility	SF	\$160.13	\$3.15	\$0.07	\$0.2702	\$0.9993	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
7347	Bank and Credit Union	SF	\$162.06	\$3.64	\$0.13	\$0.3213	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010900
7348	Car Wash Facility	SF	\$63.96	\$2.29	\$1.34	\$0.5319	\$0.0000	\$0.0888	\$0.1350	\$0.0000	\$0.0000	30	0.020100
7349	Commissary	SF	\$213.62	\$2.00	\$0.07	\$0.3359	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0333	40	0.015000
7351	Education Center	SF	\$211.69	\$3.53	\$0.10	\$0.4138	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
7352	Dependent School	SF	\$212.01	\$3.74	\$0.10	\$0.3538	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013300
7353	Dependent School Support Facility	SF	\$162.39	\$5.19	\$0.04	\$0.3585	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013300
7361	Chapel Facility	SF	\$285.64	\$3.23	\$0.10	\$0.4235	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
7362	Religious Education Facility	SF	\$269.69	\$3.77	\$0.10	\$0.3457	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
7371	Nursery and Child Care Facility	SF	\$238.27	\$2.50	\$0.10	\$0.4114	\$1.61	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013300
7372	Family Service Center	SF	\$287.09	\$3.82	\$0.10	\$0.3894	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.012000
7380	Homeless Support Facility	SF	\$0.00	\$0.00	\$0.18	\$0.0000	\$1.61	\$0.0888	\$0.1350	\$0.0000	\$0.0333	N/A	0.000000
7381	Forestry Guard Station	SF	\$207.18	\$0.99	\$0.00	\$0.4722	\$0.0000	\$0.0888	\$0.1350	\$0.0000	\$0.0000	36	0.016700
7382	Locker Room	SF	\$126.90	\$3.35	\$0.18	\$0.2155	\$1.61	\$0.0888	\$0.1350	\$0.0000	\$0.0333	36	0.016700
7383	Air Raid/Fallout Shelter	SF	\$226.69	\$3.34	\$0.00	\$0.4382	\$0.0000	\$0.0000	\$0.1350	\$0.0000	\$0.0000	45	0.013400
7384	Miscellaneous Personnel Shelter	SF	\$28.65	\$0.83	\$0.00	\$0.1340	\$0.0000	\$0.0000	\$0.1350	\$0.0000	\$0.0000	36	0.016700
7385	Public Restroom/Shower	SF	\$139.20	\$3.55	\$0.18	\$0.4065	\$1.61	\$0.0888	\$0.1350	\$0.0000	\$0.0333	36	0.016700
7386	Ceremonial Hall	SF	\$92.38	\$2.28	\$0.07	\$0.2118	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.011900
7387	Exchange Support Facility	SF	\$160.13	\$3.29	\$0.09	\$0.2702	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.011800

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
7388	Exchange Warehouse	SF	\$128.30	\$1.62	\$0.04	\$0.1996	\$0.1110	\$0.0111	\$0.1350	\$0.0000	\$0.0333	45	0.013200
7389	Private Vehicle Inspection Facility	SF	\$180.76	\$1.32	\$0.07	\$0.1874	\$0.9993	\$0.0888	\$0.1350	\$0.0000	\$0.0333	40	0.015000
7411	Hobby And Craft Center	SF	\$142.77	\$3.87	\$0.07	\$0.3578	\$0.9993	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.011900
7412	Automobile Craft Center	SF	\$136.01	\$2.47	\$0.07	\$0.2873	\$0.9993	\$0.0888	\$0.1350	\$0.0000	\$0.0333	40	0.014900
7413	Golf Club House and Sales	SF	\$163.99	\$4.68	\$0.07	\$0.3310	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.011900
7414	Club and Organization Building	SF	\$321.22	\$4.23	\$0.07	\$0.5623	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013300
7415	Bowling Center	SF	\$235.37	\$3.07	\$0.10	\$0.3992	\$0.9993	\$0.0888	\$0.1350	\$0.0000	\$0.0333	40	0.014900
7416	Library, General Use	SF	\$232.96	\$3.36	\$0.07	\$0.4016	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010900
7417	Recreation Center	SF	\$229.09	\$4.24	\$0.07	\$0.3773	\$0.2554	\$0.0888	\$0.1350	\$0.0000	\$0.0333	50	0.011900
7418	Indoor Skating Rink	SF	\$123.42	\$2.17	\$0.04	\$0.3075	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013300
7421	Indoor Physical Fitness Facility	SF	\$200.09	\$3.35	\$0.07	\$0.4065	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013300
7422	Indoor Swimming Pool	SF	\$201.06	\$3.32	\$0.07	\$0.3943	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	40	0.014900
7431	Auditorium and Theater Facility	SF	\$165.92	\$2.13	\$0.07	\$0.3286	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013300
7441	Transient Lodging	SF	\$203.54	\$5.11	\$0.18	\$0.3651	\$1.61	\$0.0888	\$0.1350	\$0.0000	\$0.0333	41	0.014700
7442	Recreational Lodging	SF	\$78.16	\$3.35	\$0.18	\$0.1752	\$1.61	\$0.0888	\$0.1350	\$0.0000	\$0.0333	45	0.013400
7443	Transient and Recreational Lodging Support Facility	SF	\$24.61	\$1.22	\$0.04	\$0.2786	\$0.1110	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010900
7444	Stable	SF	\$23.04	\$0.63	\$0.09	\$0.1104	\$0.1110	\$0.1888	\$0.0079	\$0.0000	\$0.0600	36	0.016600
7445	Boathouse	SF	\$30.22	\$0.71	\$0.09	\$0.0620	\$0.1110	\$0.0111	\$0.0079	\$0.0000	\$0.0333	31	0.019200
7446	Miscellaneous MWR Facility	SF	\$229.91	\$2.35	\$0.07	\$0.2750	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0333	45	0.013300
7447	Miscellaneous MWR Support	SF	\$86.82	\$3.48	\$0.07	\$0.1784	\$0.1110	\$0.0888	\$0.0079	\$0.0000	\$0.0333	45	0.013300
7511	Playground	EA	\$171,487.59	\$3,582.03	\$0.00	\$452.74	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024000
7512	Outdoor Swimming Pool	EA	\$1,610,375.00	\$11,281.35	\$567.95	\$3,385.78	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024000
7513	Golf Course	EA	\$2,366,632.69	\$65,288.98	\$208,651.02	\$8,327.23	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024000
7514	Golf Driving Range	EA	\$163,164.30	\$2,801.43	\$11,691.69	\$1,468.28	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024000
7515	Golf Pitch and Putt Course	EA	\$118,116.77	\$30,368.08	\$104,325.51	\$3,028.84	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024000
7516	Outdoor Recreation Area	EA	\$15,370.01	\$990.84	\$0.00	\$32.40	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024000
7517	Recreational Pier	EA	\$7,628.89	\$437.07	\$0.00	\$9.77	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	31	0.019300
7518	Marina	EA	\$626,190.75	\$14,131.97	\$13,466.19	\$2,459.60	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	37	0.016100
7521	Outdoor Playing Court	EA	\$64,569.88	\$1,664.05	\$0.00	\$98.20	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024000
7522	Athletic Field	EA	\$189,593.29	\$3,876.94	\$11,591.72	\$459.75	\$0.0000	\$0.0000	\$4,104.72	\$0.0000	\$0.0000	25	0.024000

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
7523	Running Track	EA	\$142,018.93	\$3,345.16	\$0.00	\$304.15	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024000
7524	Stadium	EA	\$2,038,189.50	\$59,762.13	\$11,591.72	\$6,967.49	\$0.0000	\$0.0000	\$4,104.72	\$0.0000	\$0.0000	25	0.024000
7531	Pavilion	SF	\$57.18	\$0.36	\$0.00	\$0.1452	\$0.0000	\$0.0888	\$0.0079	\$0.0000	\$0.0333	35	0.017100
7532	Outdoor Theater	EA	\$166,329.36	\$7,059.03	\$0.00	\$984.46	\$0.0000	\$33.31	\$0.0000	\$0.0000	\$99.94	25	0.024000
7541	Recreational Camp and Trailer Park	EA	\$321,443.41	\$15,496.62	\$28,975.46	\$589.70	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024000
7542	Miscellaneous Outdoor Recreation Facility	EA	\$72,754.18	\$2,030.86	\$0.00	\$171.80	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	25	0.024000
7543	Wildlife Management Area	AC	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
7601	Museum	SF	\$124.24	\$3.38	\$0.12	\$0.4016	\$1.26	\$0.0888	\$0.1350	\$0.0000	\$0.0333	55	0.010900
7602	Monument and Memorial	EA	\$6,801.45	\$222.50	\$0.00	\$16.06	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.010000
7603	Cemetery	EA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
7604	Columbarium	CF	\$135.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.010000
8111	Electrical Power Source	KW	\$352.89	\$15.71	\$0.00	\$2.53	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.014000
8112	Stand-By/Emergency Power	KW	\$268.29	\$19.58	\$0.00	\$1.07	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.014000
8113	Electrical Power Source, Hydroelectric	MW	\$2,382,667.00	\$15,704.49	\$0.00	\$2.52	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.014000
8114	Electrical Power Source, Wind Generated	KW	\$2,171.00	\$15.71	\$0.00	\$2.52	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.014000
8121	Electrical Power Distribution Line, Overhead	LF	\$24.52	\$0.29	\$0.00	\$0.0585	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.014000
8122	Exterior Lighting, Pole	EA	\$3,388.96	\$48.99	\$0.00	\$15.84	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.014000
8123	Electrical Power Distribution Line, Underground	LF	\$29.97	\$0.61	\$0.00	\$0.1497	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.014000
8131	Electrical Power Substation	KV	\$200.18	\$17.19	\$0.00	\$0.4727	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.014000
8132	Electrical Power Switching Station	KV	\$10.71	\$0.25	\$0.00	\$0.0253	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.014000
8133	Electrical Power Transformers	KV	\$34.41	\$5.20	\$0.00	\$0.0923	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.014000
8211	Heat Source	MB	\$47,683.87	\$877.12	\$0.00	\$28.34	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	34	0.018200
8221	Heat Distribution Line	LF	\$191.76	\$2.48	\$0.00	\$0.4941	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	34	0.018200
8231	Heat Gas Production Plant	MB	\$3,770.70	\$17.07	\$0.00	\$9.04	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	34	0.018200
8232	Heat Gas Storage	EA	\$95,882.70	\$57.95	\$0.00	\$80.90	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	24	0.025800
8241	Heat Gas Distribution Line	LF	\$18.07	\$0.12	\$0.00	\$0.1983	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.017100
8261	Refrigeration and Air Conditioning Source	TR	\$3,926.44	\$74.32	\$0.00	\$7.89	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	14	0.044700

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
8271	Chilled Water and Refrigerant Distribution Line	LF	\$108.99	\$3.57	\$0.00	\$0.1095	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	28	0.022100
8311	Sewage Treatment	KG	\$5,975.42	\$117.53	\$0.00	\$11.53	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8312	Industrial Waste Treatment	KG	\$6,521.12	\$117.53	\$0.00	\$11.53	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8313	Water Separation Facility	KG	\$91.32	\$0.54	\$0.00	\$0.2080	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8314	Septic Tank and Drain Field	GA	\$3.97	\$0.01	\$0.00	\$0.0131	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	24	0.025000
8315	Septic Lagoon and Settlement Ponds	GA	\$0.48	\$0.0030	\$0.00	\$0.0052	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	24	0.025000
8316	Sewage Lift Stations	EA	\$202,959.28	\$1,179.23	\$319.79	\$527.78	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$137.05	24	0.025000
8321	Sewer and Industrial Waste Line	LF	\$53.20	\$1.72	\$0.00	\$0.1300	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.009900
8331	Refuse Collection and Recycling Facility	EA	\$242,137.32	\$4,447.58	\$320.08	\$528.26	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$137.18	45	0.013300
8332	Incinerator	TH	\$301,052.74	\$1,492.00	\$0.00	\$14.08	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.013300
8333	Sanitary Landfill	AC	\$622,973.96	\$5,331.45	\$0.00	\$1,334.15	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.016600
8334	Hazardous Waste Landfill	AC	\$1,245,947.92	\$4,048.28	\$0.00	\$2,668.31	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.016600
8411	Water Source, Potable	KG	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
8412	Water Treatment Facility	KG	\$2,210.09	\$21.10	\$0.00	\$8.18	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8413	Water Storage, Potable	GA	\$2.90	\$0.03	\$0.00	\$0.0052	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8414	Water Well, Potable	KG	\$36.16	\$4.24	\$0.00	\$0.0188	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8415	Desalinization Plant	KG	\$7,509.28	\$150.48	\$0.00	\$16.03	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8421	Water Distribution Line, Potable	LF	\$25.40	\$1.04	\$0.00	\$0.0949	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.009900
8422	Water Pump Facility, Potable	KG	\$72.24	\$0.02	\$0.00	\$0.2108	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8431	Water Source, Fire Protection	GM	\$98.24	\$0.12	\$0.00	\$0.0987	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8432	Water Distribution Line, Fire Protection	LF	\$25.40	\$1.04	\$0.00	\$0.0949	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8433	Water Impoundment, Fire Protection	MG	\$0.00	\$0.00	\$0.00	\$604.21	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
8434	Water Pump Facility, Fire Protection	KG	\$72.24	\$0.02	\$0.00	\$0.2108	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8435	Water Tank, Fire Protection	GA	\$2.90	\$0.0003	\$0.00	\$0.0052	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8441	Water Source, Non-Potable	KG	\$54.24	\$0.09	\$0.00	\$0.0188	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8442	Water Storage, Non-	GA	\$0.90	\$0.0003	\$0.00	\$0.0052	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
	Potable												
8443	Reservoir, Water	MG	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
8451	Water Distribution Line, Non-Potable	LF	\$25.40	\$1.04	\$0.00	\$0.0949	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8452	Water Pump Facility, Non-Potable	KG	\$72.24	\$0.02	\$0.00	\$0.2108	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.011900
8511	Road, Surfaced	SY	\$26.13	\$0.65	\$0.00	\$0.0552	\$0.0000	\$0.0000	\$0.1016	\$0.0500	\$0.0000	28	0.021400
8512	Road, Unsurfaced	SY	\$11.02	\$0.57	\$0.00	\$0.0164	\$0.0000	\$0.0000	\$0.1016	\$0.0006	\$0.0000	28	0.021400
8513	Vehicle Bridge	SY	\$1,066.28	\$13.54	\$0.00	\$2.23	\$0.0000	\$0.0000	\$0.0000	\$0.0500	\$0.0000	46	0.013000
8514	Vehicular Tunnel	LF	\$19,840.11	\$13.30	\$0.00	\$0.0552	\$0.0000	\$0.0000	\$0.1016	\$0.0500	\$0.0000	N/A	0.000000
8521	Vehicle Parking, Surfaced	SY	\$30.61	\$1.76	\$0.00	\$0.1042	\$0.0000	\$0.0000	\$0.0254	\$0.0500	\$0.0000	32	0.018700
8522	Vehicle Parking and Staging Area, Unsurfaced	SY	\$11.49	\$0.18	\$0.00	\$0.0164	\$0.0000	\$0.0000	\$0.0254	\$0.0006	\$0.0000	32	0.018700
8523	Vehicle Staging Area, Surfaced	SY	\$26.14	\$1.76	\$0.00	\$0.0797	\$0.0000	\$0.0000	\$0.0254	\$0.0006	\$0.0000	32	0.018700
8524	Sidewalk and Walkway	SY	\$35.62	\$0.00	\$0.00	\$0.0942	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	28	0.021400
8525	Pedestrian Bridge	SY	\$1,450.64	\$22.94	\$0.00	\$2.38	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	46	0.013000
8526	Miscellaneous Paved Area	SY	\$26.14	\$1.76	\$0.00	\$0.1096	\$0.0000	\$0.0000	\$0.0000	\$0.0006	\$0.0000	32	0.018700
8531	Parking Garage/Building	SF	\$53.16	\$0.59	\$0.00	\$0.0841	\$0.1110	\$0.0111	\$0.1372	\$0.0000	\$0.0333	45	0.013300
8541	Traffic Control Signals	EA	\$160,632.82	\$2,202.58	\$0.00	\$245.43	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	15	0.040300
8601	Railroad Track	MI	\$523,717.92	\$19,535.77	\$0.00	\$2,087.41	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	40	0.015400
8611	Railroad Bridge	LF	\$9,494.23	\$132.04	\$0.00	\$18.44	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	46	0.013400
8612	Miscellaneous Railroad Facility	EA	\$114,736.64	\$2,579.00	\$0.00	\$239.62	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.020600
8711	Storm Drainage	LF	\$2.63	\$0.0037	\$0.00	\$0.0093	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	34	0.018200
8712	Retaining Structure	LF	\$215.88	\$0.54	\$0.00	\$1.11	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.016600
8713	Grounds Drainage Dams	EA	\$1,713,772.63	\$2,440.54	\$0.00	\$144.19	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.015800
8714	Levees and Dikes for Grounds Drainage	LF	\$1,371.36	\$6.34	\$0.00	\$1.11	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.015800
8715	Storm Water Ponds	MG	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
8721	Boundary Fence and Wall	LF	\$33.25	\$1.66	\$0.00	\$0.0827	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	26	0.023100
8722	Security Fence	LF	\$69.73	\$2.81	\$0.00	\$0.0826	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	26	0.023100
8811	Dam	EA	\$36,687,241.00	\$1,124,689.08	\$8,200.44	\$91,237.24	\$0.0000	\$12,447.10	\$519.85	\$0.0000	\$732.18	39	0.015800
8812	Lock	EA	\$36,687,241.00	\$1,124,689.08	\$8,207.97	\$91,320.94	\$0.0000	\$12,458.52	\$520.33	\$0.0000	\$732.85	39	0.015800
8813	Navigation Revetments	LF	\$215.88	\$0.54	\$0.00	\$1.10	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.015800
8814	Training Dikes/Wing	LF	\$1,371.36	\$6.34	\$0.00	\$1.10	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.015800

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
	Dams/Pile Dikes												
8821	Flood Control Structures	EA	\$617,113.79	\$2,964.81	\$0.00	\$101.57	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.015800
8822	Flood Control Levee/Floodwall	LF	\$1,371.36	\$6.34	\$0.00	\$1.10	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.015800
8831	Fish Facilities	EA	\$310,613.94	\$1,491.92	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	39	0.015800
8910	Utility Building	SF	\$161.43	\$3.56	\$0.00	\$0.3992	\$0.0000	\$0.0000	\$0.0079	\$0.0000	\$0.0333	55	0.011400
8921	Installation Gas Production Plant	EA	\$282,800.25	\$7,497.81	\$0.00	\$684.57	\$0.0000	\$16.66	\$0.0000	\$0.0000	\$49.97	55	0.010800
8922	Installation Gas Storage	EA	\$75,252.40	\$1,025.00	\$0.00	\$79.21	\$0.0000	\$14.40	\$0.0000	\$0.0000	\$43.21	30	0.020600
8923	Vehicle Scales	EA	\$48,907.03	\$1,110.58	\$0.00	\$50.65	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.020600
8924	Miscellaneous Pump Station	EA	\$12,525.35	\$133.98	\$0.00	\$493.58	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	50	0.012300
8925	Energy Management and Control System	EA	\$195,092.77	\$14,425.83	\$0.00	\$699.10	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	14	0.044700
8926	Hazardous Waste Storage Or Disposal Facility	EA	\$242,137.32	\$4,460.01	\$0.00	\$528.26	\$0.0000	\$55.52	\$0.0000	\$0.0000	\$166.56	45	0.013700
8927	Utility Vaults	EA	\$22,932.40	\$126.06	\$0.00	\$48.44	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.013300
8928	Loading Platform/Ramp	EA	\$16,833.97	\$94.89	\$0.00	\$26.09	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	30	0.020000
8929	Miscellaneous Utility Facility	EA	\$2,048.25	\$300.03	\$0.00	\$8.36	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.013700
8930	Installation Gas Distribution Line	LF	\$18.07	\$0.52	\$0.00	\$0.1983	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	36	0.017100
8931	Utility Tunnel	LF	\$56.97	\$0.32	\$0.00	\$0.0975	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	60	0.010300
8951	Miscellaneous Storage Tank and Basin	GA	\$0.80	\$0.0030	\$0.00	\$0.0023	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	45	0.013700
8999	Miscellaneous Component of Other Facility	NA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9110	Government Owned land	AC	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9111	State Owned Land	AC	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9120	Withdrawn Public land	AC	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9130	Licensed and Permitted Land	AC	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9140	Public Land	AC	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9210	Land Easement	AC	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9220	In-leased Land	AC	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9230	Foreign Land	AC	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9311	Building Improvements and Acquisitions	NA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9321	Clearing, Grading, and	NA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000

UFC 3-701-01
March 2011
Change 1, June 2011

(not to be used for military construction projects)			Unit costs (\$FY 2011)									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		
	Landscaping												
9331	Demolition	NA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9341	Cut and Fill	NA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9351	Dredging	NA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9391	Other Real Property Improvements	NA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9411	Contaminated Facility or Area	NA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000
9999	Not Real Property	NA	\$0.00	\$0.00	\$0.00	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	N/A	0.000000

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/ARCHIVES/ufc_3_701_01_FY11supplement.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.

Both CONUS and OCONUS construction market surveys were conducted in 2010. The CONUS survey covered 376 locations that included 96 Base Cities (two per state in the continental US), and an additional 280 locations. The OCONUS survey included 99 locations, and was based on a market basket of goods for typical US labor, material, equipment, and construction methods. CONUS and OCONUS surveys are now being performed annually. When local materials and construction methods differ from those represented by the published ACF, specific adjustments may need to be added to your project 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 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.

4-1.1 Area Cost Factors

Table 4-1: Area Cost Factors

Inside US	MILCON	Sustainment
ALABAMA AVERAGE	0.86	0.83
ANNISTON ARMY DEPOT	0.86	0.83
FORT MCCLELLAN	0.86	0.83
FORT RUCKER	0.75	0.70
MAXWELL AIR FORCE BASE	0.85	0.82
MOBILE	0.86	0.85
MOBILE AREA	0.86	0.85
MONTGOMERY	0.85	0.82
REDSTONE ARSENAL	0.86	0.85
ALASKA AVERAGE	1.78	1.79
ADAK NAVAL STATION	4.41	4.13
ANCHORAGE	1.67	1.69
CG- JUNEAU	2.53	2.44
CG- KETCHIKAN	2.70	2.59
CG- KODIAK	3.43	3.22
CG- PRINCE WILLIAM SOUND	2.90	2.75
CLEAR AIR FORCE BASE	2.00	2.01
EARECKSON AIR FORCE BASE	4.33	4.04
EIELSON AIR FORCE BASE	1.98	1.99
ELMENDORF AIR FORCE BASE	1.67	1.69
FAIRBANKS	1.89	1.89
FORT GREELY	2.06	2.06
FORT RICHARDSON	1.67	1.69
FORT WAINWRIGHT	1.89	1.89
ARIZONA AVERAGE	0.99	0.98
DAVIS MONTHAN AIR FORCE BASE	1.01	1.00
FLAGSTAFF	1.00	0.99
FORT HUACHUCA	1.11	1.10
LUKE AIR FORCE BASE	0.98	0.98
NAVAJO ARMY DEPOT	1.00	0.99
TUCSON	0.97	0.96
YUMA MCAS	1.26	1.28
YUMA PROVING GROUND	1.26	1.28
ARKANSAS AVERAGE	0.89	0.88
FORT CHAFFEE	0.91	0.89
FORT SMITH	0.91	0.89
LITTLE ROCK AIR FORCE BASE	0.93	0.91
PINE BLUFF	0.88	0.86
PINE BLUFF ARSENAL	0.88	0.86
CALIFORNIA AVERAGE	1.21	1.27
29 PALMS MARINE CORPS BASE	1.24	1.28
BARSTOW	1.28	1.32
BEALE AIR FORCE BASE	1.25	1.31
CAMP PENDLETON MARINE CORPS BASE	1.12	1.15

Inside US	MILCON	Sustainment
CENTERVILLE BEACH	0.93	0.90
CG- ALAMEDA	1.19	1.25
CG- PETALUMA	1.27	1.33
CHINA LAKES NAVAL WEAPONS CENTER	1.26	1.31
CONCORD	1.29	1.37
EDWARDS AIR FORCE BASE	1.30	1.34
EL CENTRO NAVAL AIR FIELD	1.22	1.26
FORT HUNTER LIGGETT	1.21	1.25
FORT IRWIN	1.28	1.32
FORT ORD	1.25	1.29
LEMOORE	1.17	1.22
LOS ANGELES AREA	1.13	1.19
MARCH AIR RESERVE STATION	1.10	1.16
MONTEREY AREA	1.25	1.29
POINT MUGU	1.13	1.17
PORT HUENEME AREA	1.13	1.17
SACRAMENTO AREA	1.15	1.21
SAN CLEMENTE ISLAND	1.75	1.78
SAN DIEGO	1.13	1.16
SAN FRANCISCO	1.29	1.37
SAN NICOLAS ISLAND	1.88	1.92
SEAL BEACH	1.13	1.19
SHARPE ARMY DEPOT	1.21	1.26
SIERRA ARMY DEPOT	1.28	1.34
STOCKTON AREA	1.21	1.26
TRAVIS AIR FORCE BASE	1.29	1.35
VANDENBERG AIR FORCE BASE	1.24	1.28
COLORADO AVERAGE	0.99	0.99
AIR FORCE ACADEMY	1.02	1.02
BUCKLEY AIR FORCE BASE	0.96	0.96
CHEYENNE MOUNTAIN	1.09	1.09
COLORADO SPRINGS	1.02	1.02
DENVER	0.96	0.96
FORT CARSON	1.02	1.02
PETERSON AIR FORCE BASE	1.02	1.02
PUEBLO ARMY DEPOT	0.95	0.94
ROCKY MOUNTAIN ARSENAL	0.96	0.96
SCHRIEVER AIR FORCE BASE	1.02	1.02
CONNECTICUT AVERAGE	1.14	1.17
BRIDGEPORT	1.11	1.14
NEW LONDON	1.16	1.20
NEW LONDON AREA	1.16	1.20
STRATFORD ENG PLANT	1.11	1.14
DELAWARE AVERAGE	1.06	1.08
DOVER	1.11	1.13
DOVER AIR FORCE BASE	1.11	1.13
WILMINGTON	1.02	1.04
FLORIDA AVERAGE	0.85	0.84
CAPE CANAVERAL	0.92	0.92

Inside US	MILCON	Sustainment
EGLIN AIR FORCE BASE	0.82	0.80
HOMESTEAD AIR RESERVE STATION	0.92	0.93
JACKSONVILLE AREA	0.86	0.84
KEY WEST NAVAL AIR STATION	1.17	1.16
MACDILL AIR FORCE BASE	0.95	0.96
MAYPORT	0.86	0.85
MIAMI	0.89	0.89
ORLANDO AREA	0.83	0.82
PANAMA CITY	0.81	0.79
PANAMA CITY AREA	0.84	0.82
PENSACOLA AREA	0.80	0.78
TYNDALL AIR FORCE BASE	0.84	0.82
WHITING FIELD	0.80	0.78
GEORGIA AVERAGE	0.85	0.84
ALBANY	0.83	0.80
ATHENS	0.87	0.85
ATLANTA	0.88	0.88
FORT STEWART	0.87	0.84
FORT BENNING	0.94	0.93
FORT GILLEM	0.88	0.88
FORT GORDON	0.92	0.91
FORT MCPHERSON	0.88	0.88
KINGS BAY	0.96	0.94
MOODY AIR FORCE BASE	0.83	0.81
ROBINS AIR FORCE BASE	0.86	0.85
HAWAII AVERAGE	2.14	2.14
BARKING SANDS	2.33	2.33
FORD ISLAND	2.10	2.10
FORT DERUSSY	2.03	2.03
FORT SHAFTER	2.10	2.10
HICKAM AIR FORCE BASE	2.10	2.10
HONOLULU	2.10	2.10
KANEOHE BAY	2.17	2.17
PEARL HARBOR	2.10	2.10
POHAKULOA	2.47	2.47
SCHOFIELD BARRACKS	2.10	2.10
TRIPLER ARMY MEDICAL CENTER	2.10	2.10
WHEELER ARMY AIR FIELD	2.10	2.10
IDAHO AVERAGE	0.94	0.92
BOISE	0.91	0.90
MOUNTAIN HOME	0.97	0.93
MOUNTAIN HOME AIR FOCE BASE	0.97	0.93
ILLINOIS AVERAGE	1.20	1.26
BELLEVILLE	1.10	1.15
CHICAGO	1.29	1.37
FOREST PARK (CHICAGO)	1.31	1.31
GLENVIEW (CHICAGO)	1.29	1.37
GREAT LAKES (NTC)	1.31	1.39
ROCK ISLAND ARSENAL	0.97	1.00

Inside US	MILCON	Sustainment
SAVANNAH ARMY DEPOT	0.96	1.00
SCOTT AIR FORCE BASE	1.11	1.16
INDIANA AVERAGE	0.94	0.94
CRANE NWSC	1.05	1.06
FORT BENJAMIN HARRISON	0.99	0.99
GRISSOM AIR RESERVE BASE	1.02	1.02
INDIANAPOLIS	0.94	0.96
LOGANSPOUT	0.93	0.93
IOWA AVERAGE	0.99	1.00
BURLINGTON	1.04	1.04
DES MOINES	0.95	0.95
IOWA ARMY AMMO PLANT	1.12	1.12
KANSAS AVERAGE	0.94	0.91
FORT LEAVENWORTH	1.13	1.15
FORT RILEY	1.07	1.04
KANSAS ARMY AMMO PLANT	1.05	1.03
MANHATTAN	0.96	0.93
MCCONNELL AIR FORCE BASE	0.96	0.93
WICHITA	0.92	0.89
KENTUCKY AVERAGE	0.89	0.90
FORT CAMPBELL	1.02	1.02
FORT KNOX	1.02	1.02
LEXINGTON	0.84	0.84
LEXINGTON/BLUE GRASS AD	0.91	0.91
LOUISVILLE	0.95	0.95
LOUISVILLE NAVAL AIR STATION	0.00	0.00
LOUISIANA AVERAGE	0.89	0.87
BARKSDALE AIR FORCE BASE	0.86	0.83
FORT POLK	0.82	0.78
LOUISIANA ARMY AMMO PLANT	0.86	0.83
NAS, JRB, NEW ORLEANS	0.93	0.92
NEW ORLEANS	0.93	0.92
NEW ORLEANS ARMY BASE	0.93	0.92
SHREVEPORT	0.86	0.83
MAINE AVERAGE	1.04	1.02
BANGOR	1.04	1.03
BRUNSWICK AREA	1.03	1.01
CG- SOUTHWEST HARBOR	1.21	1.20
CUTLER WINTER HARBOR	1.03	1.01
KITTERY/PORTSMOUTH	1.14	1.14
PORTLAND	1.03	1.01
MARYLAND AVERAGE	0.98	0.97
ABERDEEN PROVING GROUND	0.96	0.96
ANDREWS AIR FORCE BASE	\1\ 1.00 /1/	1.00
ANNAPOLIS	\1\ 1.00 /1/	1.00
BALTIMORE	0.96	0.96
BETHESDA	\1\ 1.00 /1/	1.00
CHELTONHAM (DC)	\1\ 1.00 /1/	1.00
CHESAPEAKE BEACH	0.94	0.95

Inside US	MILCON	Sustainment
FORT DETRICK	\1\ 1.00 /1/	1.00
FORT GEORGE G MEADE	\1\ 1.00 /1/	1.00
INDIAN HEAD	\1\ 1.00 /1/	1.00
LEXINGTON PARK	1.01	0.98
PATUXENT RIVER AREA	1.01	0.98
THURMONT	1.10	1.10
MASSACHUSETTS AVERAGE	1.18	1.23
ARMY MAT & MECH LAB	1.14	1.19
BOSTON	1.21	1.27
\1\ CG- CAPE COD /1/	1.18	1.21
CG- MARTHA'S VINEYARD	1.42	1.44
FITCHBURG	1.15	1.19
FORT DEVENS	1.22	1.26
HANSCOMB AIR FORCE BASE	1.21	1.27
MICHIGAN AVERAGE	1.15	1.17
DETROIT	1.21	1.24
DETROIT ARSENAL	1.21	1.24
KI SAWYER AIR FORCE BASE	1.08	1.10
MARQUETTE	1.08	1.10
MINNESOTA AVERAGE	1.07	1.12
DULUTH	1.07	1.11
MINNEAPOLIS	1.07	1.13
MISSISSIPPI AVERAGE	0.87	0.85
BILOXI	0.88	0.86
COLUMBUS	0.86	0.84
COLUMBUS AIR FORCE BASE	0.86	0.84
GULFPORT AREA	0.88	0.86
KEESLER AIR FORCE BASE	0.88	0.86
MERIDIAN NAVAL AIR STATION	0.98	0.97
MISSOURI AVERAGE	0.98	1.01
FORT LEONARD WOOD	1.07	1.06
KANSAS CITY	0.98	1.01
LAKE CITY ARMY AMMO PLANT	1.03	1.06
SEDALIA	0.99	1.00
ST LOUIS ARMY AMMO PLANT	1.08	1.11
WHITEMAN AIR FORCE BASE	1.09	1.10
MONTANA AVERAGE	1.09	1.08
BILLINGS	1.07	1.06
GREAT FALLS	1.11	1.10
MALMSTROM AIR FORCE BASE	1.11	1.10
NEBRASKA AVERAGE	0.96	0.97
CORNHUSKER ARMY AMMO PLANT	0.95	0.95
GRAND ISLAND	0.95	0.95
OFFUTT AIR FORCE BASE	0.98	0.99
OMAHA	0.98	0.99
NEVADA AVERAGE	1.26	1.27
CREECH AIR FORCE BASE	1.29	1.33
FALLON	1.22	1.21
HAWTHORNE	1.29	1.29

Inside US	MILCON	Sustainment
HAWTHORNE ARMY AMMO PLANT	1.29	1.29
LAS VEGAS	1.22	1.26
NELLIS AIR FORCE BASE	1.25	1.30
NEW HAMPSHIRE AVERAGE	1.08	1.08
CONCORD	1.04	1.03
PORTSMOUTH	1.12	1.12
NEW JERSEY AVERAGE	1.18	1.25
BAYONNE MOT	1.17	1.24
CG- CAPE MAY	1.22	1.24
EARLE NAVAL WEAPONS STATION	1.25	1.32
FORT DIX	1.20	1.25
FORT MONMOUTH	1.25	1.32
LAKEHURST	1.20	1.25
MCGUIRE AIR FORCE BASE	1.20	1.25
NEWARK	1.17	1.24
PICATINNY ARSENAL	1.21	1.28
TRENTON	1.20	1.25
NEW MEXICO AVERAGE	0.96	0.95
ALAMOGORDO	0.97	0.96
ALBUQUERQUE	0.95	0.95
CANNON AIR FORCE BASE	1.01	1.00
HOLLOMAN AIR FORCE BASE	0.99	0.98
KIRTLAND AIR FORCE BASE	0.95	0.95
WHITE SANDS MISSILE RANGE	1.02	1.01
NEW YORK AVERAGE	1.06	1.08
ALBANY NEW YORK	1.03	1.04
BUFFALO	1.10	1.12
CG- MONTAUK	1.33	1.40
FORT DRUM	1.15	1.15
LONG ISLAND	1.29	1.36
NEW YORK CITY	1.50	1.59
NIAGARA	1.10	1.12
ROME LABORATORY	1.05	1.04
SCOTIA	1.03	1.04
SENECA ARMY DEPOT	1.05	1.05
\\1\ STATEN ISLAND /1/	1.05	1.59
US MILITARY ACADEMY	1.48	1.52
WATERVLIET ARSENAL	1.03	1.04
NORTH CAROLINA AVERAGE	0.86	0.81
CAMP LEJEUNE AREA	0.99	0.94
CHERRY POINT	0.98	0.93
FAYETTEVILLE	0.88	0.83
FORT BRAGG	0.92	0.88
GREENSBORO	0.84	0.79
NEW RIVER	0.99	0.94
POPE AIR FORCE BASE	0.92	0.88
SEYMOUR JOHNSON AFB	0.82	0.78
SUNNY POINT	0.87	0.82
NORTH DAKOTA AVERAGE	1.08	1.04

Inside US	MILCON	Sustainment
GRAND FORKS	0.99	0.95
GRAND FORKS AIR FORCE BASE	0.99	0.95
MINOT	1.17	1.14
MINOT AIR FORCE BASE	1.17	1.14
OHIO AVERAGE	0.90	0.91
DAYTON	0.88	0.89
\1\ RAVENNA ARMY AMMO PLANT /1/	0.94	0.95
WRIGHT-PATTERSON AFB	0.88	0.89
YOUNGSTOWN	0.92	0.94
OKLAHOMA AVERAGE	0.93	0.89
ALTUS AIR FORCE BASE	1.00	0.96
FORT SILL	0.94	0.90
LAWTON	0.94	0.90
MCALESTER ARMY AMMO PLANT	0.81	0.77
OKLAHOMA CITY	0.93	0.89
TINKER AIR FORCE BASE	0.93	0.89
VANCE AIR FORCE BASE	0.96	0.92
OREGON AVERAGE	1.03	1.05
PENDLETON	1.02	1.05
PORTLAND	1.03	1.05
UMATILLA ARMY DEPOT	1.11	1.14
PENNSYLVANIA AVERAGE	1.04	1.08
CARLISLE BARRACKS	0.99	0.99
INDIANTOWN GAP MR	1.05	1.05
LETTERKENNY ARMY DEPOT	0.96	0.96
MECHANICSBURG AREA	0.99	0.99
NEW CUMBERLAND ARMY DEPOT	0.99	0.99
PHILADELPHIA	1.15	1.21
PITTSBURGH	0.93	0.95
TOBYHANNA ARMY DEPOT	1.11	1.13
WARMINSTER	1.11	1.17
WILLOW GROVE	1.11	1.17
RHODE ISLAND AVERAGE	1.09	1.12
NEWPORT	1.13	1.16
PROVIDENCE	1.05	1.08
SOUTH CAROLINA AVERAGE	0.88	0.84
BEAUFORT AREA	0.99	0.94
CHARLESTON	0.92	0.89
CHARLESTON AIR FORCE BASE	0.92	0.89
COLUMBIA	0.83	0.79
FORT JACKSON	0.83	0.79
GOOSE CREEK	0.92	0.89
SHAW AIR FORCE BASE	0.88	0.85
SOUTH DAKOTA AVERAGE	1.00	0.96
ELLSWORTH AIR FORCE BASE	1.01	0.97
RAPID CITY	1.01	0.97
SIOUX FALLS	0.98	0.95
TENNESSEE AVERAGE	0.86	0.84
ARNOLD AIR FORCE BASE	0.90	0.88

Inside US	MILCON	Sustainment
CHATTANOOGA	0.85	0.83
MEMPHIS	0.87	0.86
MILLINGTON NAVAL SUPPORT ACTIVITY	0.87	0.86
VOLUNTEER ORDINANCE WORKS	0.85	0.83
TEXAS AVERAGE	0.79	0.77
BROOKS AIR FORCE BASE	0.91	0.89
CAMP BULLIS	0.91	0.89
CG- HOUSTON	0.92	0.91
CORPUS CHRISTI AREA	0.85	0.80
DALLAS	0.88	0.86
DYESS AIR FORCE BASE	0.93	0.89
FORT BILSS	1.01	0.97
FORT HOOD	0.86	0.83
FORT SAM HOUSTON	0.91	0.89
FORT WORTH	0.91	0.89
GOODFELLOW AIR FORCE BASE	0.89	0.85
INGLESIDE NAVAL STATION	\1\ 0.89 /1/	0.85
KELLY FIELD	\1\ 0.91 /1/	0.89
KINGSVILLE AREA	\1\ 0.87 /1/	0.83
LACKLAND AIR FORCE BASE	\1\ 0.91 /1/	0.89
LAUGHLIN AIR FORCE BASE	\1\ 0.93 /1/	0.89
LONE STAR ARMY AMMO PLANT	\1\ 0.85 /1/	0.80
LONGHORN ARMY AMMO PLANT	\1\ 0.74 /1/	0.67
RANDOLPH AIR FORCE BASE	\1\ 0.91 /1/	0.89
RED RIVER ARMY DEPOT	\1\ 0.95 /1/	0.80
REESE AIR FORCE BASE	\1\ 0.89 /1/	0.86
SAN ANGELO	0.78	0.74
SAN ANTONIO	0.80	0.79
SHEPPARD AIR FORCE BASE	\1\ 0.91 /1/	0.88
UTAH AVERAGE	1.04	1.02
DUGWAY PROVING GROUND	1.09	1.07
FORT DOUGLAS	1.04	1.01
HILL AIR FORCE BASE	1.08	1.06
OGDEN	1.04	1.02
SALT LAKE CITY	1.04	1.01
TOOELE ARMY DEPOT	1.09	1.07
VERMONT AVERAGE	0.96	0.92
BURLINGTON	0.94	0.91
MONTPELIER	0.98	0.94
VIRGINIA AVERAGE	0.91	0.89
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	1.00	1.00
FORT EUSTIS	0.94	0.92
FORT LEE	0.94	0.91
FORT MONROE	0.94	0.92
FORT MYER	1.00	1.00

Inside US	MILCON	Sustainment
FORT PICKETT	0.94	0.91
FORT STORY	0.94	0.92
LANGLEY AIR FORCE BASE	0.94	0.92
NORFOLK	0.94	0.92
QUANTICO	1.00	1.00
RADFORD ARMY AMMO PLANT	0.95	0.93
RICHMOND	0.89	0.87
VINT HILL FARMS	0.96	0.95
WALLOPS ISLAND	1.02	0.98
YORKTOWN	0.94	0.92
WASHINGTON AVERAGE	1.08	1.09
BANGOR	1.21	1.24
BREMERTON	1.21	1.24
CG- PORT ANGELES	1.18	1.20
CG- SEATTLE	1.15	1.17
EVERETT	1.08	1.09
FAIRCHILD AIR FORCE BASE	1.02	1.02
FORT LEWIS	1.14	1.16
INDIAN ISLAND	1.21	1.24
KEYPORT	1.22	1.25
MCCHORD AIR FORCE BASE	1.14	1.16
SILVERDALE	1.21	1.24
SPOKANE	1.02	1.02
TACOMA	1.14	1.16
WHIDBEY ISLAND	1.26	1.28
YAKIMA FIRING RANGE	1.09	1.10
WEST VIRGINIA AVERAGE	0.94	0.94
BLUEFIELD	0.92	0.91
CHARLESTON	0.96	0.97
SUGAR GROVE	1.31	1.32
WISCONSIN AVERAGE	1.08	1.10
BADGER ARMY AMMO PLANT	1.12	1.13
CG - STURGEON BAY	1.10	1.15
FORT MCCOY	1.13	1.15
MADISON	1.05	1.06
MILWAUKEE	1.12	1.15
WYOMING AVERAGE	1.02	0.98
CASPER	1.01	0.96
CHEYENNE	1.04	1.01
F E WARREN AIR FORCE BASE	1.04	1.01
WASHINGTON DC AVERAGE	1.00	1.01
BOLLING AIR FORCE BASE	1.00	1.01
FORT MCNAIR	1.00	1.01
WALTER REED ARMY MEDICAL CENTER	1.00	1.01

Outside US	MILCON	Sustainment	Currency Exchange Rate
AFGHANISTAN	1.63	1.47	

Outside US	MILCON	Sustainment	Currency Exchange Rate
KUBUL	1.63	1.47	
AFGHANI			47.9200
ALBANIA	1.18	1.08	
TIRANA	1.18	1.08	
ALBANIAN LEKE			97.8700
ALGERIA	1.26	1.14	
ALGIERS	1.26	1.14	
ALGERI			72.2122
AMERICAN SAMOA	2.34	2.23	
AMERICAN SAMOA	2.34	2.23	
US DOLLAR			1.0000
ANTIGUA	1.92	1.77	
ANTIGUA	1.92	1.77	
ANTIGUA DOLLAR			2.6150
AUSTRALIA	1.46	1.33	
PERTH	1.46	1.33	
AUSTRALIA			1.1053
AZERBAIJAN	1.14	1.04	
BAKU	1.14	1.04	
MANAT			0.8028
AZORES	1\1 1.89 /1/	1.80	
LAJES	1\1 1.89 /1/	1.80	
EURO			0.7491
BAHAMAS	1.57	1.41	
ANDROS ISLAND	1.57	1.41	
BAHAMA DOLLAR			1.0000
BAHRAIN	1.66	1.48	
ASKAR	1.66	1.48	
BAHRAINI DINAR			0.3770
BELGIUM	1.41	1.34	
BRUSSELS	1.47	1.40	
MONS/CHIEVERES	1.36	1.28	
EURO			0.7491
BOSNIA	1.27	1.21	
SARAJEVO	1.27	1.21	
MARKA			1.3824
BULGARIA	1.02	0.91	
SOFIA	1.02	0.91	
LEV			1.3824
CAMBODIA	1\1 1.43 /1/	1.32	
PHNOM PENH	1\1 1.43 /1/	1.32	
RIEL			4155.0000
CANADA	1.34	1.25	
ARGENTIA/NEWFOUNDLAND	1.34	1.25	
CANADIAN DOLLAR			1.0581
CHINA	1.22	1.18	
HONG KONG	1.22	1.18	
YUAN			6.8279

Outside US	MILCON	Sustainment	Currency Exchange Rate
CRETE	1.30	1.20	
SOUDA BAY	1.30	1.20	
EURO			0.7491
CROATIA	1.10	1.01	
ZAGREB	1.10	1.01	
LEV			1.3824
CUBA	1.66	1.51	
GUANTANAMO	1.66	1.51	
US DOLLAR			1.0000
CZECH REPUBLIC	1.15	1.09	
PRAGUE	1.15	1.09	
CZECH KORUNY			18.3817
DIEGO GARCIA	2.53	2.35	
DIEGO GARCIA	2.53	2.35	
US DOLLAR			1.0000
EGYPT	1.53	1.41	
CAIRO	1.53	1.41	
EGYPTIAN POUND			5.445
ESTONIA	0.92	0.84	
TALLINN	0.92	0.84	
EURO			0.7491
FRANCE	1.47	1.38	
MARCEILLE	1.47	1.38	
EURO			0.7491
GEORGIA REPUBLIC	0.93	0.82	
TBILISI	0.93	0.82	
GEORGIA LARI			1.7202
GERMANY	1.26	1.23	
FRANKFURT	1.32	1.28	
KAISERSLAUTERN	\\ 1.27 /1/	1.24	
GRAFENWOEHR/HOHENFELS	1.20	1.16	
EURO			0.7491
GREECE	1.34	1.28	
ATHENS	1.34	1.28	
EURO			0.7491
GREENLAND	2.67	2.56	
THULE	2.67	2.56	
DANISH KRONE			5.5819
GUAM	2.21	2.11	
GUAM	2.21	2.11	
US DOLLAR			1.0000
HORN OF AFRICA	2.05	1.80	
DJIBOUTI	2.05	1.80	
DJIBOUTIAN FRANC			157.0000
HUNGARY	1.02	0.93	
BUDAPEST	1.02	0.93	
HUNGARIAN FLORINT			192.628
ICELAND	1.98	1.89	

Outside US	MILCON	Sustainment	Currency Exchange Rate
REYKJAVIK	1.98	1.89	
KRONA			105.2688
INDIA	1.43	1.33	
NEW DELHI	1.43	1.33	
INDIAN RUPEE			46.0582
INDONESIA	1.04	0.97	
JAKARTA	1.04	0.97	\1\ 12859.790 /1/
INDONESIAN RUPIAH			
IRAQ	1.98	1.79	
BAGHDAD	1.98	1.79	
IRAQI DINAR			1153.5000
IRELAND	1.13	1.09	
DUBLIN	1.13	1.09	
EURO			0.7491
ISRAEL	1.30	1.23	
TEL AVIV	1.30	1.23	
SHEKELS			3.7213
ITALY	1.49	1.39	
NAPLES	1.48	1.39	
SIGONELLA	1.41	1.33	
AVIANO	1.54	1.45	
GAETA	1.43	1.34	
VICENZA	1.57	1.44	
EURO			0.7491
JAPAN	1.44	1.35	
ATSUGI	1.47	1.38	
MISAWA	1.40	1.33	
OKINAWA	1.51	1.40	
TOKYO	1.35	1.26	
IWAKUNI	1.43	1.35	
YOKOSUKA	1.45	1.36	
YEN			91.2524
JORDAN	1.31	1.19	
AMMAN	1.31	1.19	
JORDANIAN DINAR			
SOUTH KOREA	1.06	0.96	
DMZ ZONE AREA	1.17	1.08	
KUNSAN	1.06	0.95	
OSAN	1.04	0.94	
SEOUL	1.02	0.93	
TONG DU CHON	1.05	0.95	
TAEGU	1.04	0.95	
PYONGTAEK	1.04	0.95	
PUSAN	1.04	0.95	
SOUTH KOREAN WON			1099.5183
KOSOVO	0.99	0.90	
PRISTINA	0.99	0.90	
EURO			0.7491

Outside US	MILCON	Sustainment	Currency Exchange Rate
KUWAIT	1.59	1.44	
KUWAIT CITY	1.59	1.44	
KUWAITI DINAR			0.2872
KWAJALEIN	2.64	2.58	
KWAJALEIN	2.64	2.58	
US DOLLAR			1.0000
LATVIA	0.94	0.86	
RIGA	0.94	0.86	
LATVIAN LAT			0.5007
LEBANON	1.32	1.20	
BEIRUT	1.32	1.20	
LEBANON POUND			1504.5000
LITHUANIA	0.86	0.79	
VILNIUS	0.86	0.79	
LITHUANIAN LITAS			2.4406
MIDWAY ISLAND	2.20	2.07	
MIDWAY ISLAND	2.20	2.07	
US DOLLAR			1.0000
MOROCCO	1.02	0.92	
CASABLANCA	1.02	0.92	
DIRHAM			7.9797
NETHERLANDS	1.33	1.27	
OSS	1.33	1.27	
EURO			0.7491
NEW ZEALAND	1.23	1.09	
WELLINGTON	1.23	1.09	
NEW ZEALAND DOLLAR			1.4000
NORTHERN MARIANA	2.28	2.17	
SAIPAN	2.28	2.17	
US DOLLAR			1.0000
NORWAY	1.63	1.52	
OSLO	1.63	1.52	
NORWEGIAN KRONE			6.0905
OMAN	1.49	1.36	
RUWI	1.49	1.36	
RIAL			0.3851
PANAMA	1.20	1.09	
PANAMA CITY	1.20	1.09	
US DOLLAR			1.0000
PHILIPPINES	1.23	1.10	
SUBIC BAY	1.23	1.10	
PHILPPINE PESO			46.2300
POLAND	0.99	0.91	
WARSAW	0.99	0.91	
ZLOTYCH			2.8741
PORTUGAL	1.26	1.17	
LISBON	1.26	1.17	
EURO			0.7491

Outside US	MILCON	Sustainment	Currency Exchange Rate
PUERTO RICO	1.18	1.09	
SAN JUAN	1.18	1.09	
US DOLLAR			1.0000
QATAR	1.38	1.25	
DOHA	1.38	1.25	
RIYAL			3.6412
ROMANIA	0.99	0.90	
BUCHAREST	0.99	0.90	
ROMANIAN LEU			2.9636
SAUDI ARABIA	1.39	1.23	
RIYADH	1.39	1.23	
SAUDI RIYAL			3.7502
SEYCHELLES ISLAND	2.04	1.89	
SEYCHELLES ISLAND	2.04	1.89	
US DOLLAR			1.0000
SINGAPORE	1.43	1.33	
SINGAPORE CITY	1.43	1.33	
SINGAPORE DOLLAR			1.4246
SPAIN	1.37	1.28	
ROTA	1.39	1.29	
MORON	1.36	1.28	
EURO			0.7491
THAILAND	1.13	1.04	
BANGKOK	1.08	0.98	
CHANG RAI	1.17	1.07	
KORAT	1.15	1.06	
BAHT			33.1230
TURKEY	1.18	1.08	
ANKARA	1.20	1.10	
INCIRLICK	1.15	1.06	
TURKISH LIRA			1.4139
UKRAINE	1.05	0.94	
KIEV	1.05	0.94	
HRYVNIA			8.0055
UNITED ARAB EMIRATES	1.25	1.11	
DUBAI	1.25	1.11	
DIRHAM			3.6728
UNITED KINGDOM	1.36	1.25	
FAIRFORD/CROUGHTON	1.35	1.23	
LAKENHEATH	1.37	1.28	
MENWITH HILL	1.31	1.21	
MILDENHALL	1.36	1.27	
ST. MAWGAN	1.35	1.25	
WEST RUISLIP	1\ 1.40 /1/	1.29	
BRITISH POUND			0.5917
VIRGIN ISLANDS	1.37	1.37	
ST. THOMAS	1.37	1.37	
US DOLLAR			1.0000

Outside US	MILCON	Sustainment	Currency Exchange Rate
WAKE ISLAND	2.45	2.32	
WAKE ISLAND	2.45	2.32	
US DOLLAR			1.0000

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 project 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 3-700-01A.

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-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-10		96.83			Oct-10	1.0000
			2011	1.50%	Oct-11	1.0150
			2012	1.60%	Oct-12	1.0312
			2013	1.70%	Oct-13	1.0487
			2014	1.70%	Oct-14	1.0665
			2015	1.80%	Oct-15	1.0857
			2016	1.80%	Oct-16	1.1052
			2017	1.80%	Oct-17	1.1251

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. Saylor ceased publishing their index in October 2009, and the BLS PPI for NAICS 236223 is now the third index used in the computation.

Note 3: Annual rates for military construction budget authority published by USD (Comptroller) in December 2010.

Note 4: Midpoint of construction is the assumed month and year half way through a typical 15 month project awarded in April of the fiscal year. 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 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 should use the escalation factor from table 4-3 for the desired program year.

Table 4-3: PRV Escalation Rates

Budget Guidance		Projected	
FY	Annual escalation rate (Note 1)	Program Year	Escalation factor (Note 2)
2011	1.50%	2011	1.0000
2012	1.60%	2012	1.0150
2013	1.70%	2013	1.0312
2014	1.70%	2014	1.0488
2015	1.80%	2015	1.0666
2016	1.80%	2016	1.0858

Note 1: Annual rates for military construction budget authority published by USD (Comptroller) in December 2010.

Note 2: **Use these factors to adjust plant replacement value to future years.**

4-2.3 Facilities Sustainment and Operation

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

Table 4-4: Operation and Maintenance Escalation Rates

Budget Guidance		Projected	
FY	Annual escalation rate (Note 1)	Program Year	Escalation factor (Note 2)
2011	1.40%	2011	1.0000
2012	1.50%	2012	1.0140
2013	1.70%	2013	1.0292
2014	1.70%	2014	1.0467
2015	1.70%	2015	1.0645
2016	1.70%	2016	1.0826

Note 1: Annual rates for O&M budget authority published by USD (Comptroller) in December 2010.

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