

AREA COST FACTOR INDEXES  
PAX NEWSLETTER NO. 3.2.1

28 May 1997

1. The following is a list of updated area cost factors (ACF) which supersedes the ACFs published by this newsletter in August 1996 and the ACFs in Appendix B of the current Department of the Army technical manual, TM 5-800-4, Programming Cost Estimates for Military Construction, dated May 1994. The updated list of ACF indexes has been approved by the Office of the Assistant Deputy Under Secretary of Defense (Energy and Engineering) on 28 May 1997, and shall be used as a guide for preparation and review of the FY 1999 and FY 2000 Military Construction and Family Housing budget cost estimates. The ACF reflects a relative comparison on the combination of local construction costs of labor, material, and equipment (LMI), and other factors such as weather, climate, seismic, mobilization, overhead and profit, labor availability, and labor productivity for each location versus the ACF of 1.00 for the national average of 96 base cities (two cities per state in the continental US).
2. Proponent of this newsletter: HQUSACE/CEMP-EC, 202 272-1241 or DSN 763-1241 and FAX 202 761-0999.

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**PART I - U.S. LOCATIONS**

<b>STATE</b>	<b>LOCATION</b>	<b>ACF INDEX</b>
ALABAMA		0.83
	MOBILE	0.82
	MONTGOMERY	0.84
	(A) ANNISTON ARMY DEPOT	0.81
	(A) FORT MCCLELLAN	0.82
	(A) FORT RUCKER	0.80
	(AF) MAXWELL AIR FORCE BASE	0.84
	(N) MOBILE AREA	0.82
	(A) REDSTONE ARSENAL	0.85
ALASKA		1.59
	ANCHORAGE	1.50
	FAIRBANKS	1.68
	(N) ADAK NAVAL STATION	2.40
	(AF) EIELSON AIR FORCE BASE	1.73
	(AF) ELMENDORF AIR FORCE BASE	1.55
	(A) FORT GREELY	1.87
	(A) FORT RICHARDSON	1.50
	(A) FORT WAINWRIGHT	1.73
	(AF) SHEMYA AIR FORCE BASE	2.46
	(AF) CLEAR AIR FORCE BASE	1.86
ARIZONA		0.95
	FLAGSTAFF	0.97
	TUSCON	0.93
	(AF) DAVIS MONTHAN AIR FORCE BASE	0.93
	(A) FORT HUACHUCA	0.97
	(AF) LUKE AIR FORCE BASE	0.96
	(A) NAVAJO ARMY DEPOT	0.95
	(N) YUMA MCAS	1.05
	(A) YUMA PROVING GROUND	1.05
ARKANSAS		0.83
	FORT SMITH	0.82
	PINE BLUFF	0.84
	(A) FORT CHAFFEE	0.81
	(AF) LITTLE ROCK AIR FORCE BASE	0.80
	(A) PINE BLUFF ARSENAL	0.84

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<b>STATE</b>	<b>LOCATION</b>	<b>ACF INDEX</b>
CALIFORNIA		1.17
	SAN DIEGO	1.15
	SAN FRANCISCO	1.18
	(AF) BEALE AIR FORCE BASE	1.23
	(N) CAMP PENDLETON MARINE CORPS	1.14
	(N) CENTERVILLE BEACH	1.11
	(N) CHINA LAKE NAVAL WEAPONS CENTER	1.29
	(AF) EDWARDS AIR FORCE BASE	1.21
	(N) EL CENTRO NAVAL AIR FIELD	1.20
	(N) EL TORO	1.11
	(A) FORT HUNTER LIGGETT	1.28
	(A) FORT IRWIN	1.23
	(A) FORT ORD	1.13
	(N) LOS ANGELES AREA	1.11
	(AF) MARCH AIR FORCE BASE	1.14
	(AF) MCCLELLAN AIR FORCE BASE	1.08
	(N) MONTEREY AREA	1.11
	(A) OAKLAND ARMY BASE	1.17
	(N) PORT HUENEME AREA	1.05
	(A) RIVERBANK ARMY AMMO PLANT	1.09
	(A) SACRAMENTO ARMY DEPOT	1.05
	(A) SHARPE ARMY DEPOT	1.12
	(A) SIERRA ARMY DEPOT	1.44
	(N) STOCKTON AREA	1.04
	(AF) TRAVIS AIR FORCE BASE	1.23
	(AF) VANDENBERG AIR FORCE BASE	1.25
	(N) 29 PALMS MARINE CORPS BASE	1.32
COLORADO		1.02
	COLORADO SPRINGS	1.02
	DENVER	1.02
	(AF) AIR FORCE ACADEMY	1.02
	(AF) CHEYENNE MOUNTAIN	1.06
	(AF) FALCON AIR FORCE STATION	1.06
	(A) FITZSIMONS ARMY MED CENTER	1.03
	(A) FORT CARSON	1.12
	(AF) PETERSON AIR FORCE BASE	1.02
	(A) PUEBLO ARMY DEPOT	0.95
	(A) ROCKY MOUNTAIN ARSENAL	1.03
CONNECTICUT		1.12
	BRIDGEPORT	1.13
	NEW LONDON	1.11
	(N) NEW LONDON AREA	1.11
	(A) STRATFORD ENG PLANT	1.13

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<b>STATE</b>	<b>LOCATION</b>	<b>ACF INDEX</b>
DELAWARE	DOVER	1.08
	WILMINGTON	1.06
	(AF) DOVER AIR FORCE BASE	1.09
	(AF) DOVER AIR FORCE BASE	1.03
FLORIDA	MIAMI	0.90
	PANAMA CITY	0.94
	(AF) CAPE CANAVERAL	0.85
	(AF) EGLIN AIR FORCE BASE	0.96
	(AF) HOMESTEAD AIR FORCE BASE	0.86
	(N) JACKSONVILLE AREA	0.94
	(N) KEY WEST NAVAL AIR STATION	0.90
	(AF) MCDILL AIR FORCE BASE	1.08
	(N) ORLANDO AREA	0.84
	(N) PANAMA CITY AREA	0.89
	(N) PENSACOLA AREA	0.85
	(AF) TYNDALL AIR FORCE BASE	0.88
GEORGIA	ALBANY	0.85
	ATLANTA	0.87
	(N) ALBANY AREA	0.80
	(A) FORT BENNING	0.93
	(A) FORT GILLEM	0.82
	(A) FORT GORDON	0.81
	(A) FORT MCPHERSON	0.93
	(A) FORT STEWART	0.85
	(N) KINGS BAY	0.93
	(A) FORT STEWART	0.83
	(N) KINGS BAY	0.83
	(AF) ROBINS AFB	0.92
HAWAII	HONOLULU	0.82
	KANEOHE BAY	1.47
	(N) BARBERS POINT NAVAL AIR STA	1.43
	(N) BARKING SANDS	1.50
	(N) FORD ISLAND	1.50
	(A) FORT DERUSSY	1.67
	(A) FORT SHAFTER	1.64
	(AF) HICKMAN AIR FORCE BASE	1.43
	(N) KANEOHE MARINE CORPS AIR ST	1.43
	(N) PEARL HARBOR	1.50
	(N) POHAKULOA	1.45
	(A) SCHOFIELD BARRACKS	1.45
	(A) TRIPLER ARMY MEDICAL CENTER	1.77
	(A) WHEELER ARMY AIR FIELD	1.53
	(A) WHEELER ARMY AIR FIELD	1.53

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<b>STATE</b>	<b>LOCATION</b>	<b>ACF INDEX</b>
IDAHO		1.15
	BOISE	1.06
	MOUNTAIN HOME	1.23
	(AF) MOUNTAIN HOME AIR FORCE BASE	1.23
ILLINOIS		1.20
	BELLEVILLE	1.14
	CHICAGO	1.26
	(N) FOREST PARK (CHICAGO)	1.26
	(N) GLENVIEW (CHICAGO)	1.26
	(N) GREAT LAKES (NTC)	1.26
	(A) ROCK ISLAND ARSENAL	1.05
	(A) SAVANNAH ARMY DEPOT	1.08
(AF) SCOTT AIR FORCE BASE	1.22	
INDIANA		1.01
	INDIANAPOLIS	1.04
	LOGANSPOUR	0.98
	(N) CRANE NWSC	1.05
	(A) FORT BENJAMIN HARRISON	1.06
	(AF) GRISSOM AIR FORCE BASE	1.06
	(A) JEFFERSON PROVING GROUND	0.96
IOWA		1.07
	BURLINGTON	1.14
	DES MOINES	1.00
	(A) IOWA ARMY AMMO PLANT	1.21
KANSAS		0.94
	MANHATTAN	0.94
	WICHITA	0.94
	(A) FORT LEAVENWORTH	1.08
	(A) FORT RILEY	1.06
	(A) KANSAS ARMY AMMO PLANT	0.92
	(AF) MCCONNELL AIR FORCE BASE	0.94
KENTUCKY		0.92
	LEXINGTON	0.91
	LOUISVILLE	0.93
	(A) FORT CAMPBELL	1.02
	(A) FORT KNOX	0.96
	(A) LEXINGTON/BLUE GRASS AD	0.98
	(N) LOUISVILLE NAVAL AIR STATION	0.93

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<b>STATE</b>	<b>LOCATION</b>	<b>ACF INDEX</b>
LOUISIANA		0.90
	NEW ORLEANS	0.93
	SHREVEPORT	0.86
	(AF) BARKSDALE AIR FORCE BASE	0.86
	(A) FORT POLK	0.94
	(A) LOUISIANA ARMY AMMO PLANT	0.85
	(A) NEW ORLEANS ARMY BASE	0.93
MAINE		1.02
	BANGOR	1.07
	PORTLAND	0.97
	(N) BRUNSWICK AREA	0.95
	(N) CUTLER WINTER HARBOR	0.95
MARYLAND		0.87
	BALTIMORE	0.87
	LEXINGTON PARK	0.86
	(A) ABERDEEN PROVING GROUND	0.87
	(AF) ANDREWS AIR FORCE BASE	0.96
	(N) ANNAPOLIS	0.87
	(N) BETHESDA	0.96
	(N) CHELTONHAM (DC)	0.96
	(N) CHESAPEAKE BEACH	0.89
	(A) FORT DETRICK	0.87
	(A) FORT GEORGE G MEADE	0.87
	(A) FORT RITCHIE	0.87
	(A) HARRY DIAMOND LAB	0.96
	(N) INDIAN HEAD	0.88
	(N) PATUXENT RIVER AREA	0.86
	(N) THURMONT	0.87
MASSACHUSETTS		1.19
	BOSTON	1.24
	FITCHBURG	1.14
	(A) ARMY MAT & MECH LAB	1.12
	(A) FORT DEVENS	1.27
	(AF) HANSCOM AIR FORCE BASE	1.20
MICHIGAN		1.16
	DETROIT	1.15
	MARQUETTE	1.16
	(A) DETROIT ARSENAL	1.15
	(AF) K I SAWYER AIR FORCE BASE	1.16
MINNESOTA		1.24
	DULUTH	1.22
	MINNEAPOLIS	1.26

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<b>STATE</b>	<b>LOCATION</b>	<b>ACF INDEX</b>
MISSISSIPPI	BILOXI	0.84
	COLUMBUS	0.84
	(AF) COLUMBUS AIR FORCE BASE	0.83
	(N) GULFPORT AREA	0.85
	(AF) KEESLER AIR FORCE BASE	0.83
	(N) MERIDIAN NAVAL AIR STATION	0.88
MISSOURI	KANSAS CITY	0.99
	SEDALIA	1.04
	(A) FORT LEONARD WOOD	0.93
	(A) LAKE CITY ARMY AMMO PLANT	1.11
	(A) ST LOUIS ARMY AMMO PLANT	1.06
	(AF) WHITEMAN AIR FORCE BASE	1.10
MONTANA	BILLINGS	1.20
	GREAT FALLS	1.17
	(AF) MALMSTROM AIR FORCE BASE	1.23
		1.16
NEBRASKA	GRAND ISLAND	0.93
	OMAHA	0.88
	(A) CORNHUSKER ARMY AMMO PLANT	0.97
	(AF) OFFUTT AIR FORCE BASE	0.86
NEVADA		0.97
	HAWTHORNE	1.10
	LAS VEGAS	1.14
	(N) FALLON	1.05
	(A) HAWTHORNE ARMY AMMO PLANT	1.25
	(AF) NELLIS AIR FORCE BASE	1.13
NEW HAMPSHIRE		1.06
	CONCORD	1.07
	PORTSMOUTH	1.05
	(N) PORTSMOUTH AREA	1.05
NEW JERSEY		1.15
	NEWARK	1.16
	TRENTON	1.14
	(N) BAYONNE MOT	1.15
	(N) EARLE	1.15
	(A) FORT DIX	1.11
	(A) FORT MONMOUTH	1.10
	(AF) MCGUIRE AIR FORCE BASE	1.14
(A) PICATINNY ARSENAL	1.20	

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<b>STATE</b>	<b>LOCATION</b>	<b>ACF INDEX</b>
NEW MEXICO		1.02
	ALAMOGORDO	1.02
	ALBUQUERQUE	1.01
	(AF) CANNON AIR FORCE BASE	1.03
	(AF) HOLLOWAN AIR FORCE BASE	0.98
	(AF) KIRTLAND AIR FORCE BASE	0.96
	(A) WHITE SANDS MR	1.03
NEW YORK		1.18
	ALBANY	1.05
	NEW YORK CITY	1.30
	(A) FORT DRUM	1.12
	(AF) GRIFFISS AIR FORCE BASE	1.04
	(N) NIAGARA	1.20
	(AF) PLATTSBURGH AIR FORCE BASE	1.07
	(A) SENECA ARMY DEPOT	1.08
	(N) STATEN ISLAND	1.24
	(A) U S MILITARY ACADEMY	1.23
	(A) WATERVLIET ARSENAL	1.00
NORTH CAROLINA		0.84
	FAYETTEVILLE	0.83
	GREENSBORO	0.84
	(N) CAMP LEJEUNE AREA	0.90
	(N) CHERRY POINT	0.92
	(A) FORT BRAGG	0.86
	(N) NEW RIVER	0.91
	(AF) POPE AIR FORCE BASE	0.86
	(AF) SEYMOUR JOHNSON AFB	0.82
	(A) SUNNY POINT	0.91
NORTH DAKOTA		1.03
	GRAND FORKS	0.98
	MINOT	1.08
	(AF) MINOT AIR FORCE BASE	1.08
OHIO		0.97
	DAYTON	0.96
	YOUNGSTOWN	0.97
	(A) RAVENNA ARMY AMMO PLANT	0.96
	(AF) WRIGHT-PATTERSON AFB	0.96



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<b>STATE</b>	<b>LOCATION</b>	<b>ACF INDEX</b>
OKLAHOMA	LAWTON	0.90
	OKLAHOMA CITY	0.92
	(AF) ALTUS AIR FORCE BASE	0.88
	(A) FORT SILL	1.00
	(A) MCALESTER ARMY AMMO PLANT	0.95
	(AF) TINKER AIR FORCE BASE	0.86
	(AF) VANCE AIR FORCE BASE	0.88
OREGON		0.92
	PENDLETON	1.11
	PORTLAND	1.16
	(A) UMATILLA ARMY DEPOT	1.05
PENNSYLVANIA		1.19
	PHILADELPHIA	1.04
	PITTSBURGH	1.09
	(A) CARLISLE BARRACKS	0.99
	(A) INDIANTOWN GAP MR	0.97
	(A) LETTERKENNY ARMY DEPOT	1.04
	(N) MECHANICSBURG AREA	1.02
	(A) NEW CUMBERLAND ARMY DEPOT	0.97
	(N) PHILADELPHIA AREA	0.97
	(A) TOBYHANNA ARMY DEPOT	1.09
(N) WARMINSTER	1.06	
RHODE ISLAND		1.05
	NEWPORT	1.07
	PROVIDENCE	1.09
SOUTH CAROLINA		1.04
	CHARLESTON	0.87
	COLUMBIA	0.88
	(N) BEAUFORT AREA	0.86
	(AF) CHARLESTON AIR FORCE BASE	0.97
	(A) FORT JACKSON	0.88
	(AF) SHAW AIR FORCE BASE	0.86
SOUTH DAKOTA		0.86
	RAPID CITY	0.99
	SIOUX FALLS	1.00
	(AF) ELLSWORTH AIR FORCE BASE	0.97
TENNESSEE		1.02
	CHATTANOOGA	0.85
	MEMPHIS	0.83
	(AF) ARNOLD AIR FORCE BASE	0.87
	(A) VOLUNTEER ORDINANCE WORKS	0.94
(N) MEMPHIS NAVAL AIR STATION	0.81	
		0.81
		0.96

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<b>STATE</b>	<b>LOCATION</b>	<b>ACF INDEX</b>
TEXAS	SAN ANGELO	0.82
	SAN ANTONIO	0.81
	(AF) BROOKS AIR FORCE BASE	0.82
	(A) CAMP BULLIS	0.82
	(N) CORPUS CHRISTI AREA	0.92
	(N) DALLAS	0.94
	(AF) DYESS AIR FORCE BASE	0.86
	(A) FORT BLISS	0.95
	(A) FORT HOOD	0.85
	(A) FORT SAM HOUSTON	0.82
	(AF) GOODFELLOW AIR FORCE BASE	0.81
	(AF) KELLY AIR FORCE BASE	0.82
	(N) KINGSVILLE AREA	0.93
	(AF) LACKLAND AIR FORCE BASE	0.82
	(AF) LAUGHLIN AIR FORCE BASE	1.01
	(A) LONE STAR ARMY AMMO PLANT	0.85
	(A) LONGHORN ARMY AMMO PLANT	0.85
	(AF) RANDOLPH AIR FORCE BASE	0.82
	(A) RED REVER ARMY DEPOT	0.85
	(AF) REESE AIR FORCE BASE	0.87
(AF) SHEPPARD AIR FORCE BASE	0.94	
(N) INGLESIDE NAVAL STATION	0.95	
UTAH	OGDEN	0.97
	SALT LAKE CITY	0.98
	(A) DUGWAY PROVING GROUND	0.96
	(A) FORT DOUGLAS	1.04
	(AF) HILL AIR FORCE BASE	0.96
	(A) TOOELE ARMY DEPOT	0.98
VERMONT	BURLINGTON	1.06
		0.88
	MONTPELIER	0.86
VIRGINIA		0.89
	NORFOLK	0.90
	RICHMOND	0.91
	(N) DAHLGREN	0.88
	(A) FORT A P HILL	0.92
	(A) FORT BELVOIR	0.88
	(A) FORT EUSTIS	0.96
	(A) FORT LEE	0.91
	(A) FORT MONROE	0.91
	(A) FORT MYER	0.91
	(A) FORT PICKETT	0.96
	(A) FORT STORY	0.94
	(AF) LANGLEY AIR FORCE BASE	0.91

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VIRGINIA (Cont)		0.90
	(N) QUANTICO	0.96
	(A) RADFORD ARMY AMMO PLANT	0.95
	(A) VINT HILL FARMS	0.92
WASHINGTON		1.10
	SPOKANE	1.09
	TACOMA	1.10
	(N) BREMERTON	1.09
	(N) EVERETT	1.09
	(AF) FAIRCHILD AIR FORCE BASE	1.05
	(A) FORT LEWIS	1.10
	(N) INDIAN HEAD	1.09
	(AF) MCCHORD AIR FORCE BASE	1.10
	(N) SILVERDALE	1.06
	(N) WHIDBEY ISLAND	1.09
	(A) YAKIMA FIRING RANGE	1.04
WEST VIRGINIA		0.96
	BLUEFIELD	0.96
	CHARLESTON	0.96
	(N) SUGAR GROVE	1.40
WISCONSIN		1.10
	MADISON	1.09
	MILWAUKEE	1.11
	(A) BADGER ARMY AMMO PLANT	1.16
	(A) FORT MCCOY	1.15
WYOMING		0.98
	CASPER	0.97
	CHEYENNE	0.98
	(AF) F E WARREN AIR FORCE BASE	0.98
WASHINGTON DC		0.96
	(F) BOLLING AIR FORCE BASE	0.96
	(A) FORT MCNAIR	0.96
	(A) WALTER REED ARMY MED CENTER	0.96

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**PART II - OCONUS LOCATIONS**

<u>NATION</u>	<u>LOCATION</u>	<u>ACF INDEX</u>	<u>CURRENCY EXCHANGE</u>	<u>REMARKS</u>
ANTIGUA	ANTIGUA	1.77 1.77	2.70	ANTIGUA \$/US \$
AUSTRALIA	DARWIN PERTH SYDNEY WOOMERA AS	1.49 1.84 1.36 1.32 1.43	1.26	AUSTRALIAN \$/US \$
AZORES	LAJES	1.24 1.24	157.77	PORTUGUESE ESCUDO/US \$
BAHAMAS	ANDROS ISLAND	1.67 1.67	1.00	BAHAMIAN \$/US \$
BAHRAIN	BAHRAIN	1.56 1.56	0.377	BAHRAIN DINAR/US \$
BELGIUM	BRUSSELS	1.35 1.35	35.30	BELGIUM FRANC/US \$
BERMUDA	BERMUDA	1.55 1.55	1.00	BERMUDA \$/US
CANADA	ARGENTIA/NEWFOUNDLAND	1.31 1.31	1.37	CANADIAN \$/US \$
CUBA	GUANTANAMO	1.51 1.51	1.00	US \$
DIEGO GARCIA	DIEGO GARCIA	2.43 2.43	1.00	US \$
EGYPT	CAIRO	1.27 1.27	3.39	EGYPTIAN POUND/US \$
GERMANY	FRANKFURT KAISERSLAUTERN TRIER	1.49 1.58 1.54 1.34	1.70	DEUTSCHE MARK/US \$
GREECE	ATHENS	0.77 0.77	268.05	DRACHMA/US \$
GREENLAND	GODHAAB (WUUK)	3.29 3.29	6.52	DANISH KRONE/US \$

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GUAM		2.01	1.00	US \$
	GUAM	2.01		
ICELAND		3.20	71.12	KRONA/US \$
	REYKJAVIK	3.20		
ITALY		1.17	1,690.00	LIRA/US \$
	ISOLA DI CAPO RIZZUTO	1.15		
	LA MADDALENA	1.22		
	NAPLES	1.16		
	SIGNOLLA	1.19		
	VENICE	1.14		
JAPAN		1.63	120.00	YEN/US \$
	ATSUGI	1.73		
	MISAWA	1.59		
	OKINAWA	1.53		
	TOKYO	1.73		
	IWAKUNI	1.56		
JOHNSTON ATOLL		2.13	1.00	US \$
	JOHNSTON ATOLL	2.13		
KOREA		1.16	860.00	WON/US \$
	CHINHAE	1.18		
	DMZ ZONE AREA	1.23		
	KUNSAN	1.17		
	OSAN	1.17		
	SEOUL	1.07		
KWAJALEIN		2.20	1.00	US \$
	KWAJALEIN	2.20		
MIDWAY ISLAND		1.99	1.00	US \$
	MIDWAY ISLAND	1.99		
MOROCCO		1.18	9.45	DIRHAM/US \$
	CASABLANCA	1.18		
NETHERLANDS		1.15	1.92	GUILDER/US \$
	OSS	1.15		
NEW ZEALAND		2.46	1.44	NEW ZEALAND \$/US \$
	WELLINGTON	2.46		
OMAN		1.37	0.385	RILOMANI/US \$
	RUWI	1.37		

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<u>NATION</u>	<u>LOCATION</u>	<u>ACF INDEX</u>	<u>CURRENCY EXCHANGE</u>	<u>REMARKS</u>
PANAMA		1.08	1.00	US \$
	PANAMA CITY	1.08		
PHILIPPINES		0.69	26.33	PHILIPPINE PESO/US \$
	MANILA	0.68		
	SUBIC BAY	0.69		
PUERTO RICO		1.05	1.00	US \$
	SAN JUAN	1.05		
SEYCHELLES ISLAND		2.23	1.00	US \$
	SEYCHELLES ISLAND	2.23		
SPAIN		1.04	143.00	PESETA/US \$
	ROTA	1.04		
TURKEY		0.80	125,000.00	TURKEY LIRA/US \$
	ANKARA	0.80		
	INCIRLIK	0.80		
UNITED KINGDOM		1.36	0.62	BRITISH POUND/US \$
	LONDON	1.38		
	MANCHESTER	1.30		
	ST MAWGAN	1.37		
	EDZELL, SCOTLAND	1.39		