

APPENDIX - A, PART - I & II (Buildings and Support Facilities)

This newsletter supersedes the Draft PAX Newsletter No. 3.2.2, **dated 15 Sep 10**, and updates the Appendix A, Facility Unit Cost Table, Appendix C, Tri-Service Military Construction Program (MCP) Index, and Table-1, Size Adjustment Factors, contained in TM 5-800-4, Programming Cost Estimates for Military Construction, dated May 1994. It may be used as a guide for preparation and/or review and budget submission of the FY 13 Army MILCON projects' parametric cost estimates, ENG Form 3086, unless otherwise noted. This is published and maintained on the web page at <http://www.usace.army.mil/CaEI/Pages/PAX.aspx>

1. APPENDIX A - FACILITY UNIT COST TABLE (For FY13 and later MILCON, Army Family Housing (AFH) Projects)

a. Most unit costs are based on historic construction award data from FY2008 to 2010 projects, with a few exceptions. In rare cases, where we did not have at least three FY 2008-10 projects entered for a facility-type in the HAG (Historic Analysis Generator) database, we used FY 2007 awards. Most bid data was normalized for 5 (instead of 3 bidder used last year) bidders reflecting in the current bidding climate, incorporated actual construction inflation rate thru 30 Sep 2010, and escalated from 1 Oct 2010 to the assumed mid-point of construction of October 2013 using the inflation rate published in the OSD memo, dated 14 Dec 10, Subject: Inflation Guidance - Fiscal Year FY2012 President's Budget. The unit cost database include only new construction projects, and does not include data from renovation or addition/alteration projects.

b. The tabulation is arranged numerically by category codes. Category code series descriptions are contained in DA Pamphlet 415-28, Guide to Army Real Property Category Codes, dated 11 Apr 2006. The five (5) digit category code is designated by adding XX behind the three (3) digit main category code for this group where unit costs span a group of subcategories or cat code is still not officially established. For example, 851XX and 852XX are designated for roads, streets, parking, apron and sidewalks pavements.

c. Escalation - Unit costs are escalated to 1 October **2013**, the assumed midpoint of construction for **FY13** projects, with an area cost factor (ACF) of 1.00. The MCP inflation indices shown in **Appendix C** (PAX Processor) should be used to escalate the **FY13** unit costs beyond **1 Oct 13**.

d. The Primary Facilities unit costs in Appendix-A, Part-1, include installed (built-in) building equipment and furnishings normally funded by the MILCON funds as described in AR 420-1, contractor's markup cost for overhead & profit, but do Not include allowances for construction contingencies and supervision, inspection, and overhead (SIOH), construction cost growth resulting from user changes, unforeseen site conditions, contract document errors and omissions, or costs for Support Facilities. Unit costs for DoD medical facilities include category A and B equipment, but do not include category E and F equipment costs. Also, the unit costs for Primary Facilities include normal anti-terrorism costs, but exclude the costs for Progressive Collapse resistant construction that are generally required for three (3) or more storied structures, and sustainable construction features,

e. Unit costs should be adjusted by the appropriate area cost factor, cost escalation factor as shown in Appendix C, size adjustment factor in Table I, and other adjustment factors as described in the TM 5-800-4, when applicable. The ACF list is contained in Appendix B, Location Adjustment Factors in the TM 5-800-4, and updated by the latest PAX Newsletter No. 3.2.1, Area Cost Factors Indexes, dated 5 Mar 09, which is also available on the web page as addressed above.

f. Size Adjustment Tables, Table -1: Building size identified in Part I of Appendix A is a reference size, and may not represent the standard size shown in the Army Standard Facilities design criteria. Table I, Size Adjustment Factors, shows a correlation between project size and construction cost, and is used to determine an appropriate size adjustment factor for the proposed facility.

**Unit Costs for the Army Facilities - Military Construction Program
PAX Newsletter 3.2.2, dated 4 Jan 2011**

g. Chart A in Appendix A contains unit costs for Sitework Utility Piping. Chart C in Appendix A contains information for unit of measurement conversion factors between Metric and English Systems.

2. APPENDIX C - TRI-SERVICE MILITARY CONSTRUCTION PROGRAM (MCP) INDEX

Unit costs are escalated to 1 Oct 2013, the assumed midpoint of construction for a typical FY13 MCA project at a location with an Area Cost Factor of 1. The Military Construction Program (MCP) cost index for 1 October 2013 is 2648. For a project with an anticipated midpoint of construction date other than 1 October 2013, a cost escalation factor can be determined from this appendix as follows:

Project Anticipated Midpoint Date - **1 Apr 2014 (MCP Index = 2672)**

Cost Escalation Factor = **MCP Index 1 Apr 2014 / MCP Index 1 Oct 2013 = 2672/2648 = 1.0090**

3. The Point of Contacts for this Newsletter letter at HQUSACE can be reached at (202) 761-7503, DSN-763-7503, or (202) 761-5887, DSN 763-5887.

**APPENDIX C To TM 5-800-4 (UFC 3-700- 01), PAX Newsletter 3.2.2, dated 4 Jan 2011
 TRI-SERVICE MILITARY CONSTRUCTION PROGRAM (MCP) INDEX FOR FY 2011-17 PROGRAMS
 Based on FY 2012 President's Budget Inflation Guidance, Dated 14 Dec 2010**

<u>FISCAL YEAR (FY)</u>	<u>DATES</u>	<u>INDEX</u>	<u>ESCALATION PERCENTAGE FOR FISCAL YEAR</u>
FY 2009	1-Oct- 2008 -----	2454	-----FY09
	1-Jan- 2009 -----	2462	
	1-Apr- 2009 -----	2469	
	1-Jul- 2009 -----	2476	
FY 2010	1-Oct- 2009 -----	2483	-----FY10 (1.2%)
	1-Jan- 2010 -----	2493	
	1-Apr- 2010 -----	2502	
	1-Jul- 2010 -----	2511	
FY 2011	1-Oct- 2010 -----	2520	-----FY11 (1.5%)
	1-Jan- 2011 -----	2530	
	1-Apr- 2011 -----	2540	
	1-Jul- 2011 -----	2550	
FY 2012	1-Oct- 2011 -----	2560	-----FY12 (1.6%)
	1-Jan- 2012 -----	2571	
	1-Apr- 2012 -----	2582	
	1-Jul- 2012 -----	2593	
FY 2013	1-Oct- 2012 -----	2604	-----FY13 (1.7%)
	1-Jan- 2013 -----	2615	
	1-Apr- 2013 -----	2626	
	1-Jul- 2013 -----	2637	
FY 2014	1-Oct- 2013 -----	2648	-----FY14 (1.7%)
	1-Jan- 2014 -----	2660	
	1-Apr- 2014 -----	2672	
	1-Jul- 2014 -----	2684	
FY 2015	1-Oct- 2014 -----	2696	-----FY15 (1.8%)
	1-Jan- 2015 -----	2709	
	1-Apr- 2015 -----	2721	
	1-Jul- 2015 -----	2733	
FY 2016	1-Oct- 2015 -----	2745	-----FY16 (1.8%)
	1-Jan- 2016 -----	2758	
	1-Apr- 2016 -----	2770	
	1-Jul- 2016 -----	2782	
FY 2017	1-Oct- 2016 -----	2794	-----FY17 (1.8%)

Notes

1. Use **1.8%** per fiscal year for projection beyond FY **2017**
2. Tri - Service MCP Index (1,000) = 1 October 1979 ENR Historical Building Cost Index (1,900)
3. The MCP indexes after 1 Oct 2010 were derived using the Price Escalation Indices (Annual Rates in Percentages) for Budget Authority published in the 14 Dec 2010 Inflation Guidance - Fiscal Year (FY) 2012 President's Budget.
4. This revised index table supersedes the MCP index table published as Appendix-C to PAX Newsletter 3.2.2, dated **15 Sep 2010**