

Appendix A, Part I and II (Building and Support Facilities)

This Newsletter Supersedes the PAX Newsletter No. 3.2.2, dated 4 Jan 2011, and updates 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. These costs will be used as a guide for preparation and/or review of Budget Submission of the FY14 Army Military Construction (MCA) and Army Family Housing (AFH) projects' parametric cost estimates, ENG3086, etc, unless otherwise noted. This Newsletter is published and maintained on the web page at: <http://www.usace.army.mil/CostEngineering.aspx>

A. APPENDIX A, PART-I – PRIMARY FACILITIES UNIT COSTS

1. Most of the costs are based on historic construction award data from FY 2009-11 projects entered into the Historic Analysis Generator (HII) database. In rare cases, when at least 3 recently awarded (2009-11) project data for a facility-type are not available/entered in the HII database, last 4- years' (2008-2011) award data were considered. Only new construction project data were utilized to develop facility specific unit costs; renovation and addition-alteration projects were not included in the database.
2. All bid data were normalized to 5 bidders reflecting the current bidding trend, Area Cost Factor of 1, Reference size, and 1 Oct 2011 price level using the actual construction inflation index. Published Unit Costs in the following Table are escalated to 1 Oct 2014, the assumed mid-point of construction for a typical FY 2014 MILCON project using the Military Construction Program (MCP) Index in Appendix-C (enclosed).
3. Facilities with PAX Newsletter guidance unit costs are assumed to include the costs of the following features/requirements. Therefore NO Separate Line Item shall be added for the following features:
  - a. AT-FP features inside the building, when minimum set back/stand-off distance is achieved,
  - b. Building Information Systems (e.g. conduits, racks, trays, telecommunication rooms) for facilities without any Special Communications Requirements,
  - c. Energy Management Control System (EMCS) Connection,
  - d. Intrusion Detection System (IDS) Installation,
  - e. Sustainable Design and Development features for criteria in effect from September 2007 thru September 2009 (e.g. LEED Silver Rating, Energy Policy Act of 2005),
  - f. Built-in Equipment and furnishings normally funded by MILCON funds,
  - g. Uncomplicated Spread-footing type foundation. Any Special Foundations, such as Pile Foundations and Structural Fill cost should be listed separately,
  - h. Contractor's mark-ups for overhead, and profit
4. PAX Guidance Unit costs do NOT generally include the following feature/requirement costs. Therefore, these costs are to be added as a Separate Line Item(s) in the budget estimate:
  - a. Inside the building AT-FP features when minimum stand-off distance cannot achieved or when enhanced AT-FP features are required due to the height of the building, such as for 3 or more storied buildings when the past designs did not require Progressive Collapse measures,
  - b. Specialized/Secured Building Information System costs

- c. Sustainable Design and Development features for criteria not covered thru September 2009,
- d. Inside the building or Built-in Renewable and alternative Energy features (e.g. roof mounted Solar Panels)
- e. Special Foundation cost, e.g. cost of Pile or Foundation or Structural Fill,
- f. Special Architectural features to comply with the Historic Preservation Guidelines
- g. Equipment acquired with non-MILCON fund sources, e.g., intrusion detection systems,
- h. Construction Contingency and Supervision, Inspection, and Overhead (SIOH) allowances,
- i. Design-Build Design Cost,
- j. State imposed Gross Receipt Taxes (also referred to as General Exercise Tax),
- k. Construction Cost Growth resulting from Change Orders, Contract document Errors and/or omissions

5. User Generated Unit Costs (UGUC): User Generated Unit costs may be used when PAX UC is not available or when it is not completely applicable for the project. UGUC requires an explanation of how the unit cost was derived. When UGUC is used NO adjustments for ACF, size adjustment, and escalation shall be made for all line items in the cost estimate that are based on UGUC. The ACF and Size Adjustment Factor shall set as 1 in PC-Cost/ENG3086 software.

6. Reference or Standard Size shown in Appendix-A, Part-I may or may not be identical to the size/sizes listed in the Center of Standardization (COS) websites. Table-1, Size Adjustment Factor, which shows correlation between project size and construction cost, should be used to determine the appropriate project cost.

7. PAX listed Unit costs are escalated to 1 Oct 2014. Appendix-C, Tri-Service Military Construction Program (MCP) Index should be used for determining Cost Escalation Factor when a project's mid-point of construction is different than 1 Oct 2014, as follows:

Anticipated Midpoint of Construction for given project = 1 April 2015

MCP Indexes for 1 Oct 14 and 1 Apr 15 from Appendix-C are 2710 and 2735 respectively

Cost Escalation Factor = MCP Index, 1 Apr 15 / MCP Index, 1 Oct 14 =  $2735/2710 = 1.00922$

8. Point of Contact (POC) for this Newsletter can be reached at Headquarters, US Army Corps of Engineers (HQUSACE) by phone, (202)-761-7503; alternate POC, (202)-761-5887.

**APPENDIX C To TM 5-800-4 (UFC 3-700- 01), PAX Newsletter 3.2.2, dated 28 Mar 2012**  
**TRI-SERVICE MILITARY CONSTRUCTION PROGRAM (MCP) INDEX FOR FY 2012-18 PROGRAMS**  
**Based on FY 2012 President's Budget Inflation Guidance, Dated 10 Feb 2012**

<u>FISCAL YEAR (FY)</u>	<u>DATES</u>	<u>INDEX</u>	<u>ESCALATION PERCENTAGE FOR FISCAL YEAR</u>
<b>FY 2010</b>	<b>1-Oct- 2009</b> -----	<b>2483</b>	-----FY10
	1-Jan- 2010 -----	2495	
	1-Apr- 2010 -----	2506	
	1-Jul- 2010 -----	2517	
<b>FY 2011</b>	<b>1-Oct- 2010</b> -----	<b>2528</b>	-----FY11 (1.8%)
	1-Jan- 2011 -----	2539	
	1-Apr- 2011 -----	2550	
	1-Jul- 2011 -----	2561	
<b>FY 2012</b>	<b>1-Oct- 2011</b> -----	<b>2571</b>	-----FY12 (1.7%)
	1-Jan- 2012 -----	2582	
	1-Apr- 2012 -----	2593	
	1-Jul- 2012 -----	2604	
<b>FY 2013</b>	<b>1-Oct- 2012</b> -----	<b>2615</b>	-----FY13 (1.7%)
	1-Jan- 2013 -----	2627	
	1-Apr- 2013 -----	2639	
	1-Jul- 2013 -----	2651	
<b>FY 2014</b>	<b>1-Oct- 2013</b> -----	<b>2662</b>	-----FY14 (1.8%)
	1-Jan- 2014 -----	2674	
	1-Apr- 2014 -----	2686	
	1-Jul- 2014 -----	2698	
<b>FY 2015</b>	<b>1-Oct- 2014</b> -----	<b>2710</b>	-----FY15 (1.8%)
	1-Jan- 2015 -----	2723	
	1-Apr- 2015 -----	2735	
	1-Jul- 2015 -----	2747	
<b>FY 2016</b>	<b>1-Oct- 2015</b> -----	<b>2759</b>	-----FY16 (1.8%)
	1-Jan- 2016 -----	2772	
	1-Apr- 2016 -----	2784	
	1-Jul- 2016 -----	2797	
<b>FY 2017</b>	<b>1-Oct- 2016</b> -----	<b>2809</b>	-----FY17 (1.8%)
	1-Jan- 2017 -----	2822	
	1-Apr- 2017 -----	2835	
	1-Jul- 2017 -----	2848	
<b>FY 2018</b>	<b>1-Oct- 2017</b> -----	<b>2860</b>	-----FY18 (1.8%)

**Notes**

1. Use **1.8%** per fiscal year for projection beyond FY **2018**
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 10 Feb 2012 Inflation Guidance - Fiscal Year (FY) 2013 President's Budget.
4. This revised index table supersedes the MCP index table published as Appendix-C to PAX Newsletter 3.2.2, dated **4 Jan 2011**