

AREA COST FACTOR INDEXES

PAX NEWSLETTER NO. 3.2.1

01 May 1998

1. The following is a list of updated area cost factors (ACFs) dated 03 April 1998. It supersedes the ACFs published by this PAX Newsletter dated 28 May 1997 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 ACF indexes shall be used as a guide for preparation and review of the FY 2000 and FY 2001 Military Construction and Family Housing budget cost estimates. The ACF of individual location reflects a relative comparison to the ACF of 1.00 for the national average of 96 base cities (two cities per state in the continental US). The ACF index is the combination factors of the local construction costs of labor, material, and equipment (LME), and other matrix factors such as weather, climate, seismic, mobilization, overhead and profit, labor availability, and labor productivity.
2. This newsletter is also published and maintained on the web page at <http://www.hq.usace.army.mil/cemp/e/es/pax/paxtoc.htm>.
3. Proponent of this newsletter: HQUSACE/CEMP-EE, 202 272-1241 or DSN 763-1241, FAX 202 761-1649 and Internet Address at robert.t.wong@usace.army.mil.

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PART I - U.S. LOCATIONS

<u>STATE</u>	<u>LOCATION</u>	<u>ACF INDEX</u>
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		1.60
	ANCHORAGE	1.50
	FAIRBANKS	1.71
	(N) ADAK NAVAL STATION	2.38
	(AF) EIELSON AIR FORCE BASE	1.74
	(AF) ELMENDORF AIR FORCE BASE	1.53
	(A) FORT GREELY	1.87
	(A) FORT RICHARDSON	1.50
	(A) FORT WAINWRIGHT	1.71
	(AF) SHEMYA AIR FORCE BASE	2.45
	(AF) CLEAR AIR FORCE BASE	1.88
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	1.09
	(A) YUMA PROVING GROUND	1.09
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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PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
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	1.16
	(A) OAKLAND ARMY BASE	1.19
	(N) PORT HUENEME AREA	1.13
	(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	1.09
	(AF) TRAVIS AIR FORCE BASE	1.23
	(AF) VANDENBERG AIR FORCE BASE	1.25
	(N) 29 PALMS MARINE CORPS BASE	1.32
COLORADO		1.04
	COLORADO SPRINGS	1.04
	DENVER	1.04
	(AF) AIR FORCE ACADEMY	1.04
	(AF) CHEYENNE MOUNTAIN	1.09
	(AF) FALCON AIR FORCE STATION	1.09
	(A) FITZSIMONS ARMY MED CENTER	1.05
	(A) FORT CARSON	1.06
	(AF) PETERSON AIR FORCE BASE	1.04
	(A) PUEBLO ARMY DEPOT	0.98
	(A) ROCKY MOUNTAIN ARSENAL	1.03
CONNECTICUT		1.10
	BRIDGEPORT	1.12
	NEW LONDON	1.08
	(N) NEW LONDON AREA	1.09
	(A) STRATFORD ENG PLANT	1.12

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PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
DELAWARE		1.04
	DOVER	1.02
	WILMINGTON	1.05
	(AF) DOVER AIR FORCE BASE	1.02
FLORIDA		0.90
	MIAMI	0.94
	PANAMA CITY	0.85
	(AF) CAPE CANAVERAL	0.96
	(AF) EGLIN AIR FORCE BASE	0.86
	(AF) HOMESTEAD AIR FORCE BASE	0.94
	(N) JACKSONVILLE AREA	0.90
	(N) KEY WEST NAVAL AIR STATION	1.08
	(AF) MCDILL AIR FORCE BASE	0.84
	(N) ORLANDO AREA	0.89
	(N) PANAMA CITY AREA	0.85
	(N) PENSACOLA AREA	0.88
	(AF) TYNDALL AIR FORCE BASE	0.85
GEORGIA		0.87
	ALBANY	0.80
	ATLANTA	0.93
	(N) ALBANY AREA	0.82
	(A) FORT BENNING	0.81
	(A) FORT GILLEM	0.93
	(A) FORT GORDON	0.85
	(A) FORT MCPHERSON	0.93
	(A) FORT STEWART	0.83
	(N) KINGS BAY	0.92
	(AF) MOODY AFB	0.87
	(AF) ROBINS AFB	0.82
HAWAII		1.50
	HONOLULU	1.46
	KANEOHE BAY	1.54
	(N) BARBERS POINT NAVAL AIR STA	1.53
	(N) BARKING SANDS	1.62
	(N) FORD ISLAND	1.60
	(A) FORT DERUSSY	1.46
	(A) FORT SHAFTER	1.48
	(AF) HICKMAN AIR FORCE BASE	1.46
	(N) KANEOHE MARINE CORPS AIR ST	1.54
	(N) PEARL HARBOR	1.48
	(N) POHAKULOA	1.85
	(A) SCHOFIELD BARRACKS	1.57
	(A) TRIPLER ARMY MEDICAL CENTER	1.59
	(A) WHEELER ARMY AIR FIELD	1.57

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PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
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
	LOGANSPOUT	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		1.06
	BURLINGTON	1.13
	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	1.11
	(A) KANSAS ARMY AMMO PLANT	0.92
	(AF) MCCONNELL AIR FORCE BASE	1.01
KENTUCKY		0.92
	LEXINGTON	0.91
	LOUISVILLE	0.93
	(A) FORT CAMPBELL	1.02
	(A) FORT KNOX	1.01
	(A) LEXINGTON/BLUE GRASS AD	0.98
	(N) LOUISVILLE NAVAL AIR STATION	0.93

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PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
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	0.87
	(A) ABERDEEN PROVING GROUND	0.88
	(AF) ANDREWS AIR FORCE BASE	0.96
	(N) ANNAPOLIS	0.88
	(N) BETHESDA	0.96
	(N) CHELTONHAM (DC)	0.96
	(N) CHESAPEAKE BEACH	0.90
	(A) FORT DETRICK	0.88
	(A) FORT GEORGE G MEADE	0.88
	(A) FORT RITCHIE	0.88
	(A) HARRY DIAMOND LAB	0.96
	(N) INDIAN HEAD	0.90
	(N) PATUXENT RIVER AREA	0.88
	(N) THURMONT	0.88
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	1.16
	MARQUETTE	1.16
	(A) DETROIT ARSENAL	1.15
	(AF) K I SAWYER AIR FORCE BASE	1.16
MINNESOTA		1.17
	DULUTH	1.16
	MINNEAPOLIS	1.19

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

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STATE	LOCATION	ACF INDEX
NEW MEXICO	ALAMOGORDO	1.02
	ALBUQUERQUE	1.01
	(AF) CANNON AIR FORCE BASE	1.03
	(AF) HOLLOMAN AIR FORCE BASE	0.98
	(AF) KIRTLAND AIR FORCE BASE	0.96
	(A) WHITE SANDS MR	1.03
	NEW YORK	1.18
NEW YORK	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	0.93
	(N) CHERRY POINT	0.92
	(A) FORT BRAGG	0.86
	(N) NEW RIVER	0.93
	(AF) POPE AIR FORCE BASE	0.86
	(AF) SEYMOUR JOHNSON AFB	0.82
	(A) SUNNY POINT	0.93
	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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STATE	LOCATION	ACF INDEX
OKLAHOMA		0.89
	LAWTON	0.90
	OKLAHOMA CITY	0.88
	(AF) ALTUS AIR FORCE BASE	1.00
	(A) FORT SILL	0.93
	(A) MCALESTER ARMY AMMO PLANT	0.84
	(AF) TINKER AIR FORCE BASE	0.88
	(AF) VANCE AIR FORCE BASE	0.92
OREGON		1.11
	PENDLETON	1.16
	PORTLAND	1.05
	(A) UMATILLA ARMY DEPOT	1.19
PENNSYLVANIA	1.04	
	PHILADELPHIA	1.09
	PITTSBURGH	0.99
	(A) CARLISLE BARRACKS	0.97
	(A) INDIANTOWN GAP MR	1.04
	(A) LETTERKENNY ARMY DEPOT	1.02
	(N) MECHANICSBURG AREA	0.97
	(A) NEW CUMBERLAND ARMY DEPOT	0.97
	(N) PHILADELPHIA AREA	1.09
	(A) TOBYHANNA ARMY DEPOT	1.06
	(N) WARMINSTER	1.05
RHODE ISLAND	1.07	
	NEWPORT	1.09
	PROVIDENCE	1.04
SOUTH CAROLINA	0.87	
	CHARLESTON	0.88
	COLUMBIA	0.86
	(N) BEAUFORT AREA	0.97
	(AF) CHARLESTON AIR FORCE BASE	0.88
	(A) FORT JACKSON	0.86
	(AF) SHAW AIR FORCE BASE	0.86
SOUTH DAKOTA	0.99	
	RAPID CITY	1.00
	SIOUX FALLS	0.97
	(AF) ELLSWORTH AIR FORCE BASE	1.02
TENNESSEE		0.85
	CHATTANOOGA	0.83
	MEMPHIS	0.87
	(AF) ARNOLD AIR FORCE BASE	0.94
	(A) VOLUNTEER ORDINANCE WORKS	0.81
	(N) MEMPHIS NAVAL AIR STATION	0.98

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STATE	LOCATION	ACF INDEX
TEXAS		0.82
	SAN ANGELO	0.81
	SAN ANTONIO	0.82
	(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		0.97
	OGDEN	0.98
	SALT LAKE CITY	0.96
	(A) DUGWAY PROVING GROUND	1.04
	(A) FORT DOUGLAS	0.96
	(AF) HILL AIR FORCE BASE	0.98
	(A) TOOELE ARMY DEPOT	1.06
VERMONT		0.88
	BURLINGTON	0.86
	MONTPELIER	0.89
VIRGINIA		0.90
	NORFOLK	0.91
	RICHMOND	0.88
	(N) DAHLGREN	0.92
	(A) FORT A P HILL	0.88
	(A) FORT BELVOIR	0.96
	(A) FORT EUSTIS	0.91
	(A) FORT LEE	0.91
	(A) FORT MONROE	0.91
	(A) FORT MYER	0.96
	(A) FORT PICKETT	0.94
	(A) FORT STORY	0.91
	(AF) LANGLEY AIR FORCE BASE	0.91

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STATE	LOCATION	ACF INDEX
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	1.16
	(N) EVERETT	1.09
	(AF) FAIRCHILD AIR FORCE BASE	1.05
	(A) FORT LEWIS	1.10
	(N) INDIAN HEAD	1.16
	(AF) MCCHORD AIR FORCE BASE	1.10
	(N) SILVERDALE	1.11
	(N) WHIDBEY ISLAND	1.13
	(A) YAKIMA FIRING RANGE	1.04
WEST VIRGINIA	0.96	
	BLUEFIELD	0.96
	CHARLESTON	0.96
	(N) SUGAR GROVE	1.39
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
	(AF) 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		1.78	2.70	ANTIGUA \$/US \$
	ANTIGUA	1.78		
AUSTRALIA		1.29	1.51	AUSTRALIAN \$/US \$
	DARWIN	1.52		
	PERTH	1.16		
	SYDNEY	1.14		
	WOOMERA AS	1.36		
AZORES		1.23	182.58	PORTUGUESE ESCUDO/US \$
	LAJES	1.23		
BAHAMAS		1.56	1.00	BAHAMIAN \$/US \$
	ANDROS ISLAND	1.56		
BAHRAIN		1.58	0.377	BAHRAIN DINAR/US \$
	BAHRAIN	1.58		
BELGIUM		1.33	35.86	BELGIUM FRANC/US \$
	BRUSSELS	1.33		
BERMUDA		1.55	1.00	BERMUDA \$/US
	BERMUDA	1.55		
CANADA		1.26	1.44	CANADIAN \$/US \$
	ARGENTIA/NEWFOUNDLAND	1.26		
CUBA		1.52	1.00	US \$
	GUANTANAMO	1.52		
DIEGO GARCIA		2.45	1.00	US \$
	DIEGO GARCIA	2.45		
EGYPT		1.28	3.40	EGYPTIAN POUND/US \$
	CAIRO	1.28		
GERMANY		1.42	1.79	DEUTSCHE MARK/US \$
	FRANKFURT	1.50		
	KAISERSLAUTERN	1.47		
	TRIER	1.28		
	SPANGDALHEM	1.28		
GREECE		0.74	280.40	DRACHMA/US \$
	ATHENS	0.74		
GREENLAND		3.18	6.80	DANISH KRONE/US \$
	GODHAAB (WUUK)	3.18		

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<u>NATION</u>	<u>LOCATION</u>	<u>ACF INDEX</u>	<u>CURRENCY EXCHANGE</u>	<u>REMARKS</u>
GUAM		2.00	1.00	US \$
	GUAM	2.00		
ICELAND		3.15	72.48	KRONA/US \$
	REYKJAVIK	3.15		
ITALY		1.19	1,752.00	LIRA/US \$
	ISOLA DI CAPO RIZZUTO	1.19		
	LA MADDALENA	1.21		
	NAPLES	1.20		
	SIGNOLLA	1.22		
	VENICE	1.13		
JAPAN		1.56	130.45	YEN/US \$
	ATSUGI	1.64		
	MISAWA	1.58		
	OKINAWA	1.49		
	TOKYO	1.64		
	IWAKUNI	1.47		
JOHNSTON ATOLL		2.11	1.00	US \$
	JOHNSTON ATOLL	2.11		
KOREA		1.04	1,342.40	WON/US \$
	CHINHAE	1.06		
	DMZ ZONE AREA	1.10		
	KUNSAN	1.05		
	OSAN	1.05		
	SEOUL	0.96		
KWAJALEIN		2.19	1.00	US \$
	KWAJALEIN	2.19		
MIDWAY ISLAND		1.98	1.00	US \$
	MIDWAY ISLAND	1.98		
MOROCCO		1.20	9.73	DIRHAM/US \$
	CASABLANCA	1.20		
NETHERLANDS		1.10	2.01	GUILDER/US \$
	OSS	1.10		
NEW ZEALAND		2.03	1.72	NEW ZEALAND \$/US \$
	WELLINGTON	2.03		
OMAN		1.39	0.385	RILOMANI/US \$
	RUWI	1.39		

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<u>NATION</u>	<u>LOCATION</u>	<u>ACF INDEX</u>	<u>CURRENCY EXCHANGE</u>	<u>REMARKS</u>
PANAMA		1.06	1.00	US \$
	PANAMA CITY	1.06		
PHILIPPINES		0.67	42.79	PHILIPPINE PESO/US \$
	MANILA	0.67		
	SUBIC BAY	0.68		
PUERTO RICO		1.16	1.00	US \$
	SAN JUAN	1.16		
SEYCHELLES ISLAND		2.23	1.00	US \$
	SEYCHELLES ISLAND	2.23		
SPAIN		1.04	151.00	PESETA/US \$
	ROTA	1.04		
TURKEY		0.80	196,475.00	TURKEY LIRA/US \$
	ANKARA	0.80		
	INCIRLIK	0.80		
UNITED KINGDOM		1.41	0.62	BRITISH POUND/US \$
	LONDON	1.43		
	MANCHESTER	1.35		
	ST MAWGAN	1.42		
	EDZELL, SCOTLAND	1.44		