

DOD AREA COST FACTORS (ACF)
PAX Newsletter No 3.2.1, dated 20 Mar 2014
TABLE – 4-1, UFC 3-701-XX

1. The attached Area Cost Factors (ACF) supersedes the ACF values published by the PAX Newsletter No 3.2.1, dated 15 Feb 2013, and Table 4-1, Area Cost Factors of the 2013 DoD Facilities Pricing Guide, UFC 3-701-01, Change-4, dated Mar 2013. The updated ACF shall be used, along with Primary Facilities Unit Costs from the latest issue of the Army PAX Newsletter No 3.2.2, in preparation and review of FY **2016-17** Military Construction, Army (MCA) and Army Family Housing (AFH) projects' DD Forms 1391 and ENG Form 3086 (budget cost estimates). These factors are **NOT** intended for use to develop and/or modify individual facilities Sustainment Costs, **detailed Quantity-Take-offs, Unit Price Book (UPB) line items**, Commercial cost data, or **User Generated** unit costs. These other cost estimating systems and databases have their own methodology and factors for adjusting costs to different locations. This Newsletter is published and maintained on the web at:

<http://www.usace.army.mil/CostEngineering/ProgrammingAdministrationandExecutionSystemNe.aspx>

2. The ACF calculation methodology/algorithms were recently re-evaluated and revised by the Tri-Service Cost Engineering Steering Committee to better reflect current market conditions. The revisions to the algorithms which generate the ACF index have caused some fluctuations in area cost factor values, however the relative relationship of construction costs for a location to the National Cost average of ACF=1 has remained unchanged.

3. There is no easy correlation between the current ACF and the previous ACF for a specific location. No common benchmark exists because both the Base City average and the relationships between cities may change from year to year. It is possible, however, to compare differences between several locations in this database with differences between the same locations in previous databases.

4. The ACF values are based on a 2013 CONUS construction market survey of 96 Base Cities (two cities per State in **Bold font**) plus an additional 120+ CONUS locations' average construction costs. In general, the ACF index is developed based on the local construction costs for a market basket of 8 Labor Crafts, 18 Construction Materials (updated list), 4 Equipment items, and seven (7) other Matrix Factors that reflect local conditions affecting construction costs, such as weather, climatic (frost zone, wind load), seismic, contractor overhead and profit, life support and mobilization, labor availability and labor productivity. The selected labor, materials, and equipment (LME) items are representative of the types of products and services used to construct most military facilities. ACF for some locations has been updated from the previous list utilizing the latest data input from the Services' and field offices (Districts).

5. The overall ACF value of the State should be used when the project location has no specific ACF listed in the attached Table. The ACF for the closest location should be used only when market conditions (e.g. material prices, labor rates, labor availability, bidding climate) are similar.

6. Point of contacts for this Newsletter at Headquarters, US Army Corps of Engineers are: Mr. Ami Ghosh, e-mail amitava.ghosh@usace.army.mil, and Mr. Raymond Lynn, e-mail Raymond.L.Lynn@usace.army.mil

DOD Area Cost Factors - CONUS

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CONUS Installations By STATE		Service	Official ACF
Alabama			0.85
	Anniston Army Depot	Army	0.83
	Fort McClellan	Army	0.83
	Fort Rucker	Army	0.75
	Maxwell Air Force Base	Air Force	0.85
	Mobile	Army	0.87
	Mobile Area	Navy	0.88
	Montgomery	Army	0.83
Redstone Arsenal	Army	0.87	
Alaska			2.03
	Anchorage	Army	1.85
	Clear Air Force Base	Air Force	2.34
	Eareckson Air Force Base	Air Force	4.19
	Eielson Air Force Base	Air Force	2.22
	Fairbanks	Army	2.20
	Fort Greely	Army	2.30
	Fort Wainwright	Army	2.20
Joint Base Elmendorf-Richardson	Air Force	1.85	
Arizona			0.97
	Davis Monthan Air Force Base	Air Force	1.01
	Phoenix	Army	0.96
	Fort Huachuca	Army	1.08
	Luke Air Force Base	Air Force	0.98
	Tucson	Army	0.99
	Yuma MCAS	Navy	1.08
Yuma Proving Ground	Army	1.08	
Arkansas			0.83
	Little Rock	Army	0.83
	Little Rock Air Force Base	Air Force	0.85
	Pine Bluff	Army	0.83
Pine Bluff Arsenal	Army	0.85	
California			1.24
	29 Palms Marine Corps Base	Navy	1.24
	Barstow	Navy	1.24
	Beale Air Force Base	Air Force	1.26
	Bridgeport	Navy	1.27
	Camp Pendleton Marine Corps Base	Navy	1.12
	China Lakes Naval Weapons Center	Navy	1.20
	Concord	Army	1.36
	Edwards Air Force Base	Air Force	1.27
	El Centro Naval Air Field	Navy	1.24
	Fort Hunter Liggett	Army	1.32
	Fort Irwin	Army	1.27
	LeMoore	Army	1.22
	Los Angeles Area	Navy	1.19
	March Air Reserve Station	Air Force	1.17
	Monterey Area	Navy	1.26
Oakland	Navy	1.34	
Port Hueneme Area	Navy	1.18	

DOD Area Cost Factors - CONUS

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CONUS Installations By STATE		Service	Official ACF
	Sacramento Area	Army	1.25
	San Clemente Island	Navy	1.61
	San Diego	Army	1.14
	San Nicolas Island	Navy	1.73
	Seal Beach	Navy	1.19
	Sierra Army Depot	Army	1.30
	Stockton Area	Army	1.25
	Travis Air Force Base	Air Force	1.30
	Vandenberg Air Force Base	Air Force	1.23
Colorado			1.04
	Air Force Academy	Air Force	1.08
	Buckley Air Force Base	Air Force	1.04
	Cheyenne Mountain	Air Force	1.17
	Colorado Springs	Army	1.06
	Denver	Army	1.02
	Fort Carson	Army	1.08
	Peterson Air Force Base	Air Force	1.08
	Pueblo Army Depot	Army	1.04
	Schriever Air Force Base	Air Force	1.08
Connecticut			1.19
	Bridgeport	Army	1.19
	New London	Army	1.19
	New London Area	Navy	1.21
	Stratford Engine Plant	Army	1.21
Delaware			1.11
	Dover	Army	1.12
	Dover Air Force Base	Air Force	1.14
	Wilmington	Army	1.10
Florida			0.87
	Eglin Air Force Base	Air Force	0.86
	Homestead Air Reserve Station	Air Force	0.99
	Hurlburt Field	Army	0.86
	Jacksonville	Navy	0.89
	Key West Naval Air Station	Navy	1.08
	MacDill Air Force Base	Air Force	0.94
	Mayport	Army	0.89
	Miami	Army	0.97
	Panama City	Army	0.85
	Panama City Area	Navy	0.87
	Patrick Air Force Base	Air Force	0.92
	Pensacola Area	Navy	0.90
	Tyndall Air Force Base	Air Force	0.87
	Whiting Field	Army	0.90
Georgia			0.81
	Albany	Navy	0.80
	Athens	Army	0.81
	Atlanta	Army	0.83
	Fort Benning	Army	0.88
	Fort Gordon	Army	0.86

DOD Area Cost Factors - CONUS

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CONUS Installations By STATE		Service	Official ACF
	Fort Stewart	Army	0.83
	Kings Bay	Navy	0.91
	Marine Corps Logistics Base	Navy	0.82
	Moody Air Force Base	Air Force	0.83
	Robins AFB	Air Force	0.83
	Savannah	Army	0.81
Hawaii			2.19
	Barbers Point	Navy	2.16
	Barking Sands	Navy	2.55
	Fort Derussy	Army	2.08
	Fort Shafter	Army	2.08
	Honolulu	Army	2.08
	Joint Base Pearl Harbor-Hickam	Navy	2.08
	Kaneohe Bay	Navy	2.30
	Pohakuloa	Navy	2.55
	Schofield Barracks	Army	2.08
	Tripler Army Medical Center	Army	2.08
Wheeler Army Air Field	Army	2.08	
Idaho			1.01
	Boise	Army	0.99
	Mountain Home	Army	1.02
	Mountain Home AFB	Air Force	1.07
Illinois			1.03
	Belleville	Army	1.06
	Great Lakes (NTC)	Navy	1.24
	Rock Island	Army	1.01
	Rock Island Arsenal	Army	1.03
	Scott Air Force Base	Air Force	1.08
Indiana			0.95
	Crane NWSC	Navy	1.06
	Grissom Air Reserve Base	Air Force	0.96
	Indianapolis	Army	0.95
	Logansport	Army	0.94
Iowa			0.99
	Burlington	Army	1.00
	Des Moines	Army	0.99
	Iowa Army Ammo Plant	Army	1.07
Kansas			0.92
	Fort Leavenworth	Army	1.07
	Fort Riley	Army	1.05
	Manhattan	Army	0.94
	McConnell AFB	Air Force	0.92
	Wichita	Army	0.90
Kentucky			0.87
	Fort Campbell	Army	0.97
	Fort Knox	Army	1.02
	Lexington	Army	0.86
	Lexington/Blue Grass Ad	Army	0.95
	Louisville	Army	0.88

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CONUS Installations By STATE		Service	Official ACF
Louisiana			0.86
	Barksdale Air Force Base	Air Force	0.84
	Fort Polk	Army	0.83
	Louisiana Army Ammo Plant	Army	0.84
	Naval Air Stn - Jt Reserve Base, New Orleans	Navy	0.93
	New Orleans	Army	0.91
	New Orleans Army Base	Army	0.93
	Shreveport	Army	0.82
Maine			1.06
	Bangor	Army	1.06
	Kittery/Portsmouth	Navy	1.11
	Portland	Army	1.06
Maryland			0.98
	Aberdeen Proving Ground	Army	1.00
	Joint Base Andrews AFB & Naval Air Facility	Air Force	1.00
	Annapolis	Navy	1.00
	Baltimore	Army	0.98
	Bethesda	Navy	1.00
	Bethesda Area	Navy	1.00
	Chesapeake Beach	Navy	0.96
	Fort Detrick	Army	1.00
	Fort George G Meade	Army	1.00
	Indian Head	Navy	1.00
	Lexington Park	Navy	0.99
	Patuxent River Area	Navy	1.04
Thurmont	Army	1.05	
Massachusetts			1.17
	Boston	Army	1.24
	Fort Devens	Army	1.17
	Hanscom Air Force Base	Air Force	1.26
	Natick Soldiers System Center	Army	1.19
	Springfield	Army	1.09
Michigan			1.07
	Detroit	Army	1.11
	Detroit Arsenal	Army	1.13
	Marquette	Army	1.03
Minnesota			1.14
	Duluth	Army	1.13
	Minneapolis	Army	1.16
Mississippi			0.84
	Biloxi	Army	0.85
	Columbus	Army	0.83
	Columbus Air Force Base	Air Force	0.85
	Gulfport Area	Navy	0.87
	Keesler Air Force Base	Air Force	0.87
	Meridian Naval Air Station	Navy	0.95
Missouri			1.01
	Fort Leonard Wood	Army	1.06
	Kansas City	Army	1.04

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CONUS Installations By STATE		Service	Official ACF
	Lake City Army Ammo Plnt	Army	1.07
	Sedalia	Army	0.97
	Whiteman Air Force Base	Air Force	1.08
Montana			1.05
	Billings	Army	1.03
	Great Falls	Army	1.08
	Malmstrom Air Force Base	Air Force	1.10
Nebraska			0.98
	Grand Island	Army	0.98
	Offutt Air Force Base	Air Force	1.01
	Omaha	Army	0.99
Nevada			1.15
	Creech Air Force Base	Air Force	1.27
	Fallon	Navy	1.13
	Hawthorne	Army	1.19
	Hawthorne Army Ammo Plant	Army	1.22
	Las Vegas	Army	1.17
	Nellis Air Force Base	Air Force	1.22
New Hampshire			1.07
	Concord	Army	1.08
	Portsmouth	Army	1.07
New Jersey			1.19
	Earle Naval Weapons Station	Navy	1.21
	Joint Base Mcguire -Dix - Lakehurst	Air Force	1.22
	Newark	Army	1.19
	Picatinny Arsenal	Army	1.22
	Trenton	Army	1.20
New Mexico			0.90
	Alamogordo	Army	0.91
	Albuquerque	Army	0.89
	Cannon Air Force Base	Air Force	1.01
	Holloman Air Force Base	Air Force	0.97
	Kirtland Air Force Base	Air Force	0.91
	White Sands MR	Army	0.97
New York			1.10
	Albany	Army	1.08
	Buffalo	Navy	1.11
	Fort Drum	Army	1.10
	New York City	Army	1.40
	Niagara	Navy	1.13
	Rome Laboratory	Air Force	1.07
	Scotia	Army	1.10
	Staten Island	Navy	1.40
	U S Military Academy	Army	1.24
	Watervliet Arsenal	Army	1.10
North Carolina			0.83
	Camp Lejeune Area	Navy	0.95
	Cherry Point	Navy	0.98
	Fayetteville	Army	0.82

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CONUS Installations By STATE		Service	Official ACF
	Fort Bragg	Army	0.88
	New River Marine Corps Air Station	Navy	0.95
	Seymour Johnson AFB	Air Force	0.84
	Sunny Point	Navy	0.86
	Wilmington	Army	0.84
North Dakota			1.04
	Grand Forks	Army	0.98
	Grand Forks Air Force Base	Air Force	1.00
	Minot	Army	1.10
	Minot Air Force Base	Air Force	1.13
Ohio			0.97
	Dayton	Army	0.92
	Ravenna Training & Logistics Site	Army	1.03
	Wright-Patterson AFB	Air Force	0.94
	Youngstown	Army	1.01
Oklahoma			0.92
	Altus Air Force Base	Air Force	0.98
	Fort Sill	Army	0.95
	Lawton	Army	0.92
	Oklahoma City	Army	0.92
	Tinker Air Force Base	Air Force	0.94
	Vance Air Force Base	Air Force	0.95
Oregon			1.11
	Pendleton	Army	1.14
	Portland	Army	1.08
Pennsylvania			1.14
	Carlisle Barracks	Army	1.08
	Harrisburg	Army	1.06
	Indiantown Gap MR	Army	1.08
	Letterkenny Army Depot	Army	1.04
	Mechanicsburg Area	Navy	1.08
	New Cumberland Army Depot	Army	1.08
	Philadelphia	Army	1.22
	Tobyhanna Army Depot	Army	1.14
Rhode Island			1.20
	Newport	Navy	1.22
	Providence	Army	1.19
South Carolina			0.86
	Beaufort Area	Navy	0.88
	Charleston	Army	0.92
	Columbia	Army	0.81
	Fort Jackson	Army	0.82
	Joint Base Charleston AFB & Naval Weapons Stn	Air Force	0.94
	Shaw Air Force Base	Air Force	0.87
South Dakota			0.95
	Ellsworth Air Force Base	Air Force	0.98
	Rapid City	Army	0.96
	Sioux Falls	Army	0.93

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CONUS Installations By STATE		Service	Official ACF
Tennessee			0.85
	Arnold Air Force Base	Air Force	0.88
	Chattanooga	Army	0.84
	Memphis	Army	0.86
	Millington Naval Support Activity	Navy	0.88
	Volunteer Ordinance Works	Army	0.86
Texas			0.85
	Camp Bullis	Army	0.87
	Corpus Christi Area	Navy	0.90
	Dyess Air Force Base	Air Force	0.91
	El Paso	Army	0.85
	Fort Bliss	Army	0.91
	Fort Hood	Army	0.90
	Fort Worth	Navy	0.87
	Goodfellow Air Force Base	Air Force	0.86
	Joint Base San Antonio (Lackland AFB, Randolph AFB & Ft Sam Houston	Air Force	0.87
	Kingsville Area	Navy	0.87
	Laughlin Air Force Base	Air Force	0.91
	Longhorn Army Ammo Plant	Army	0.76
	Red River Army Depot	Army	0.81
	San Angelo	Army	0.84
	San Antonio	Army	0.85
Sheppard Air Force Base	Air Force	0.95	
Utah			0.99
	Dugway Proving Ground	Army	1.08
	Hill Air Force Base	Air Force	1.01
	Ogden	Army	0.98
	Salt Lake City	Army	1.00
	Tooele Army Depot	Army	1.08
Vermont			1.04
	Burlington	Army	1.04
	Montpelier	Army	1.04
Virginia			0.87
	Camp Peary	Army	0.92
	Chesapeake	Navy	0.92
	Dahlgren	Army	0.97
	Fort A. P. Hill	Army	0.97
	Fort Belvoir	Army	0.98
	Fort Lee	Army	0.87
	Fort Pickett	Army	0.87
	Joint Base Langley AFB -Ft Eustis	Air Force	0.92
	Joint Expeditionary Base Little Creek -Ft Story	Navy	0.92
	Joint Base Fort Myer - Henderson Hall	Army	0.98
	Norfolk	Army	0.90
	Oceana Naval Air Station	Navy	0.92
	Petersburg	Army	0.85
	Quantico	Army	0.98
Radford Army Ammo Plant	Army	0.87	

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CONUS Installations By STATE		Service	Official ACF
	Wallops Island	Navy	0.99
	Yorktown	Navy	0.92
Washington			1.12
	Bangor	Navy	1.18
	Bremerton	Navy	1.18
	Fairchild Air Force Base	Air Force	1.11
	Indian Island	Navy	1.18
	Joint Base Lewis-Mcchord	Army	1.18
	Keyport	Navy	1.17
	Silverdale	Navy	1.18
	Spokane	Army	1.09
	Tacoma	Army	1.16
	Whidbey Island	Navy	1.23
	Yakima Firing Range	Army	1.14
Washington DC			1.00
	Fort Mcnair	Army	1.00
	Joint Base Anacostia - Bolling	Navy	1.00
West Virginia			0.92
	Bluefield	Army	0.90
	Charleston	Army	0.94
	Sugar Grove	Navy	1.19
Wisconsin			1.10
	Fort Mccoy	Army	1.11
	Madison	Army	1.06
	Milwaukee	Army	1.13
Wyoming			0.97
	Casper	Army	0.96
	Cheyenne	Army	0.98
	F E Warren Air Force Base	Air Force	1.00

DOD Area Cost Factors - OCONUS
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Country	Location & Local Currency per US Dollar	Service	Official ACF
Afghanistan	Afghani - 57.34		1.62
	Kabul	Army	1.62
American Samoa	US Dollar - 1.0000		1.99
	Pogo Pogo	Navy	1.99
Australia	Australian Dollar - 0.93214		1.69
	Perth	Navy	1.69
Azores	Euro - 0.74520		1.77
	Lajes	Air Force	1.77
Bahamas	Bahamian Dollar - 0.9944		1.56
	San Andros	Navy	1.56
Bahrain	Bahraini Dinar - 0.37500		1.76
	Askar	Navy	1.76
Belgium	Euro - 0.74520		1.53
	Brussels	Army	1.55
	Mons/Chieveres	Army	1.52
Bolivia	Bolivian Boliviano - 6.76450		1.45
	Santa Cruz de la Sierra	Army	1.45
Bosnia	Bosnian Mark - 1.44770		1.19
	Sarajevo	Army	1.19
Bulgaria	Bulgarian Lev - 1.44760		1.06
	Sofia	Army	1.06
Cambodia	Cambodian Riel - 4035.24000		0.85
	Phnom Penh	Navy	0.99
Chile	Chilean Peso - 504.43200		1.24
	Santiago	Army	1.24
Columbia	Columbian Peso - 1910.00000		1.24
	Bogota	Army	1.24
Costa Rica	Costarican Colon - 491.60800		1.18
	San Jose	Army	1.18
Crete	Euro - 0.74520		1.47
	Souda Bay	Navy	1.47



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Country	Location & Local Currency per US Dollar	Service	Official ACF
Croatia	Croatian Kuna - 5.62920		1.13
	Zagreb	Army	1.13
Cuba	US Dollar - 1.00000		1.74
	Guantanamo Bay	Navy	1.74
Czech Republic	Czech Koruna - 19.00960		1.13
	Prague	Army	1.13
Diego Garcia	US Dollar - 1.00000		2.79
	Diego Garcia	Navy	2.79
Egypt	Egyptian Pound - 6.83980		1.43
	Cairo	Navy	1.43
El Salvador	US Dollar - 1.00000		0.97
	El Salvador	Army	0.97
Estonia	Euro - 0.74520		1.25
	Tallinn	Army	1.25
Georgia Republic	Georgian Lari - 1.66440		1.17
	Tbilisi	Army	1.17
Germany	Euro - 0.74520		1.25
	Grafenwoehr/Hohenfels	Army	1.28
	Kaiserslautern	Army	1.24
	Wiesbaden	Army	1.25
Greece	Euro - 0.74520		1.28
	Athens	Navy	1.28
Greenland	Danish Krone - 5.52000		3.20
	Thule	Air Force	3.20
Guam	US Dollar - 1.00000		2.32
	Guam (Jt Base Marianas - Andersen AFB)	Navy	2.32
Guatemala	Guatemalan Quetzal - 7.77330		0.91
	Guatemala City	Navy	0.91
Haiti	US Dollar - 1.00000		1.51
	Port-Au-Prince	Army	1.51
Horn Of Africa	Djiboutian Franc - 174.55000		1.92
	Djibouti	Navy	1.92
Hungary	Hungarian Forint - 220.58600		1.22
	Budapest	Army	1.22

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Country	Location & Local Currency per US Dollar	Service	Official ACF
Iraq	Iraqi Dinar - 1141.10000		1.56
	Baghdad	Army	1.56
Israel	Israeli New Shekels - 3.55200		1.38
	Tel Aviv	Army	1.38
Italy	Euro - 0.74520		1.45
	Aviano	Air Force	1.44
	Gaeta	Navy	1.44
	Naples	Navy	1.43
	Sigonella	Navy	1.50
	Vicenza	Army	1.44
Japan	Japanese Yen - 91.09780		1.73
	Atsugi	Navy	1.71
	Iwakuni	Navy	1.66
	Misawa	Navy	1.73
	Okinawa	Navy	1.77
	Tokyo	Navy	1.77
	Yokosuka	Navy	1.76
Jordan	Jordanian Dinars - 0.70590		1.51
	Amman	Navy	1.51
Korea	South Korean Won - 1167.52950		1.03
	DMZ Area	Army	1.12
	Kunsan	Air Force	1.04
	Osan	Air Force	1.02
	Pusan	Army	0.99
	Pyongtaek	Army	1.00
	Seoul	Army	1.01
	Taegu	Air Force	1.02
	Tongduchon	Army	1.01
Kuwait	Kuwaiti Dinar - 0.28260		1.14
	Kuwait City	Army	1.14
Kwajalein	US Dollar - 1.00000		2.64
	Kwajalein	Army	2.64
Netherlands	Euro - 0.74520		1.73
	Oss	Navy	1.73
Nicaragua	Nicaraguan Cordoba - 24.25460		1.11
	Managua	Navy	1.11
Northern Marianas	US Dollar - 1.00000		2.43
	Saipan	Navy	2.43

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Country	Location & Local Currency per US Dollar	Service	Official ACF
Norway	Norwegian Kroner - 5.95950		2.32
	Oslo	Navy	2.32
Oman	Omani Rial - 0.38390		1.20
	Ruwi	Army	1.20
Peru	Peruvian Nuevo Sol - 2.74930		0.89
	Lima	Navy	0.89
Philippines	Philippine Peso - 43.21100		1.22
	Cubi Point	Navy	1.22
Poland	Polish Zloty - 3.10220		0.97
	Warsaw	Army	0.97
Puerto Rico	US Dollar - 1.00000		1.16
	Ponce/Fort Allen	Army	1.17
	San Juan Metro/Fort Buchanan	Army	1.14
Qatar	Qatari Rial - 3.63850		1.23
	Doha	Navy	1.23
Romania	Romanian New Leu - 3.29710		1.09
	Bucharest	Army	1.09
Saudi Arabia	Sauid Riyal - 3.74960		1.29
	Riyadh	Navy	1.29
Singapore	Singapore Dollar - 1.29490		1.11
	Singapore	Navy	1.11
Spain	Euro - 0.74520		1.43
	Moron	Army	1.41
	Rota	Navy	1.45
Turkey	Turkish Lira - 1.74640		1.02
	Ankara	Air Force	1.00
	Incirlik	Air Force	1.04
United Arab Emirates	UAE Dirham - 3.67270		1.16
	Dubai	Navy	1.16
United Kingdom	British Pound - 0.63630		1.26
	Fairford/Croughton	Air Force	1.27
	Lakenheath	Air Force	1.27
	Menwith Hill	Air Force	1.25
	West Ruislip	Air Force	1.25