Estimate: UFS-3-701-01 - Table 6: Supporting Facilities Unit Costs
Version: This estimate is for the 2026 update to the UFS 3-701-01.

Summary of Markups:

1) Pricing Data Used in MII Cost Estimate.
    - 2025 MII English Costbook
    - 2024 Equipment Library (Region 05)
        - Note: The EQ Library (region 05) was used due to it's the region with pricing closest to the National Average. The Area Cost Factors of all the states within region 5 average an ACF of 0.99.
    - 2025 National Labor Library (Seattle)

2) Direct Markups – The following markups were applied in the MII Cost Estimate.
    - Productivity (85%): Labor and Equipment productivity factor has been applied based on the project locations within an active military installation.
    - Historical Escalation: Escalation rates were calculated using the UFS 3-701-01, Table 4-2, Historical / Actual DoD Selling Price Index (SPI). Costbook pricing was escalated from the effective pricing date of each source to most current DoD SPI Historical Index rate (OCT 2025).
        - Costbook Markup - 2025 Mii Costbook (3.02%): The Material and Subbid pricing was escalated from the effective pricing date of the 2025 Mii Costbook (JAN 2025) to (OCT 2025).
        - Costbook Markup - 2024 Equipment Library (4.08%): The Equipment pricing was escalated from the effective pricing date of the 2024 Mii Equipment Library (OCT 2024) to (OCT 2025).
        - Costbook Markup - 2025 Labor Library (0.0%): The effective pricing date of the 2025 labor library is assumed to be OCT 2025 (based on the previous 2024 Labor Library had a documented effective pricing date of OCT 2024). No historical escalation applied since the effective pricing date of the estimate is OCT 2025.
        - Other Cost Book Markups (various %): Cost book markups were calculated and applied to exceptions, USR, NLU, and manual cost override line items from the specific pricing date of each item to OCT 2025.
    - Sales Tax = 7.53% (Note: sales tax is based on the average rate from online research: https://taxfoundation.org/data/all/state/sales-tax-rates/)
    - Risk Contingency (15%): The estimate includes a contingency markup to account for unknowns such as site conditions, labor availability/competition, Project Labor Agreement, material tariffs, etc.

- Fittings Allowance (20%): A fittings allowance was applied as a direct markup to piping line items in the estimate to account for elbow, joints, connections that are not included in the piping line items.
- Area Cost Factor: There is no area cost factor adjustment applied to the unit cost estimate, the estimate is assumed to be national average pricing.
- Design Contingency (0%): Design Contingency is not included.

3) Contractor Markups – The following markups were applied in the MII cost estimate.

SUBCONTRACTOR

- Subcontractor HOOH = 13%
- Subcontractor Profit = 10%
- Subcontractor Bond and Insurance = 2%

PRIME CONTRACTOR

- Mobilization & Demobilization = 5%
- Field Office Overhead = 15%
- Home Office Overhead = 6%
- Profit Overhead = 9%
- Bond Overhead = 2%

Note: Contractor Payroll Tax & Insurance: The location is set to average, and the contractor class varies for each subcontractor.

4) Owner Markups – There are no owner markups included in the MII cost estimate.

- Future Escalation (0%): The cost estimate will be current as of Oct 2025. No future escalation is included in the unit cost estimate.
- Supervision, Inspection, and Overhead (SIOH) (0%): No SIOH is included in the unit cost estimate.
- Construction Contingency (0%): No Construction Contingency is included in the unit cost estimate.