

Appendix J5 – Fort Bragg, NC

BAH-MILCON Life Cycle Cost Analysis

In this appendix, we present the sources used for developing the inputs for the life cycle cost analysis (LCCA). The CD placed in the back inside cover contains the LCCA spreadsheet models for the five sample installation sites.

Construction Information		2010\$		Source
Service life (years)			55	DoD Facilities Pricing Guideline 2 July 07 page 25 FAC 7210
Spaces				1391, FY09, PN 64447, 9 May 2008, Ft Bragg Enlisted UPH
E1-E4	288	% occupancy	274	
E5	144	95%	137	1391, FY09, PN 64447, 9 May 2008, Ft Bragg Enlisted UPH
Gross SF			111,744	1391, FY09, PN 64447, 9 May 2008, Ft Bragg Enlisted UPH
Design costs (USACE)			\$ 1,224,000	Per OSD Housing (George Mino) ~ 4% of constr costs for design-build
Government Construction Cost			\$ 30,600,000	1391, FY09, PN 64447, 9 May 2008, Ft Bragg Enlisted UPH; Converted to FY10 dollars
Sustainment and Modernization		\$/square foot		
Sustainment	\$ 3.20		\$ 357,582	FY09 unit cost based on 117 UPH buildings at Ft Bragg from FSM-FMM-FOM version 10.5 March 2008. See tab titled FSM-FMM-FOM Bragg UPH raw data.
Annual modernization of primary facility	\$ 2.45		\$ 273,242	FY09 unit cost based on 117 UPH buildings at Ft Bragg from FSM-FMM-FOM version 10.5 March 2008. See tab titled FSM-FMM-FOM Bragg UPH raw data.
Sustainment and Modernization - Supporting Facilities	See Brks Supporting Facs tab		\$ 36,804	see 'Brks Supporting Facs' worksheet for details; based on information from OSD. Sustainment and Modernization cost from FSM-FMM-FOM version 10 common reference tables, dated Marhc 28, 2008.
Operations				
Water & Wastewater	\$ 0.14		\$ 15,423	FY09 unit cost based on 117 UPH buildings at Ft Bragg from FSM-FMM-FOM version 10.5 March 2008. See tab titled FSM-FMM-FOM Bragg UPH raw data. Converted to FY10 dollars
Real Property Mgmt	\$ 0.22		\$ 24,568	FY09 unit cost based on 117 UPH buildings at Ft Bragg from FSM-FMM-FOM version 10.5 March 2008. See tab titled FSM-FMM-FOM Bragg UPH raw data. Converted to FY10 dollars
Grounds Maintenance	\$ 0.52		\$ 58,063	FY09 unit cost based on 117 UPH buildings at Ft Bragg from FSM-FMM-FOM version 10.5 March 2008. See tab titled FSM-FMM-FOM Bragg UPH raw data. Converted to FY10 dollars
Energy	\$ 1.03		\$ 115,065	FY09 unit cost based on 117 UPH buildings at Ft Bragg from FSM-FMM-FOM version 10.5 March 2008. See tab titled FSM-FMM-FOM Bragg UPH raw data. Converted to FY10 dollars
Custodial Services	\$ 0.08		\$ 9,118	FY09 unit cost based FSM-FMM-FOM version 10.5 common reference tables March 2008 for FAC7231 adjusted to Fort Bragg. Converted to FY10 dollars
Refuse Collection	\$ 0.04		\$ 4,559	FY09 unit cost based FSM-FMM-FOM version 10.5 common reference tables March 2008 for FAC7212 adjusted to Fort Bragg. Converted to FY10 dollars
Pest Control	\$ 0.02		\$ 2,280	FY09 unit cost based FSM-FMM-FOM version 10.5 common reference tables March 2008 for FAC7213 adjusted to Fort Bragg. Converted to FY10 dollars
Total operation costs			\$ 229,077	
Other UPH Related Costs		\$/space		
Barracks Management	\$ 432.87		\$ 124,667	First Sergeant's Barracks Initiative Updated Information Brief, IMCOM, 26 Aug 2008, Slide 17 (FY08 cost) plus 2% escalation = FY10 cost of \$432.87
Furnishings, Initial	\$ 2,765.00		\$ 812,246	Based on average actual costs of 4 recent Bragg Barracks; from CEHND (Alicia Allen & Heather Holder) email, 29 April 2009.
Furnishings, Replacement	\$ 2,000		\$ 576,000	\$2K every 10 years per space (includes common areas). Email from HQDA, OACSIM (Gabriele Shelley), 25 Feb 2009
Washers and Dryers	na		\$ 9,828	Lease 24 washers \$5832/yr, 36 dryers \$3996/yr; for 288 spaces. Per email from Ft Bragg DPW (Richard Weeks), 27 April 2009.
Fire and Police	\$123		\$ 36,132	\$123 per year per bedroom at Randolph Pointe (privatized apartments) based on agreement with Ft Bragg; FONECON between George Mino and Picerne (Lynn Fossum) on 5 May 2009. Converted to FY10 dollars
Partial BAH Rates	Number of Occupants	Monthly BAH rate per occupant	Total Partial BAH cost	
E1-E2	49	\$7.20	\$4,022	FY10; Based on DoD Partial BAH Rate. Number of occupants provided by George Mino, dated July 20, 2009.
E3	95	\$7.80	\$8,447	
E4	144	\$8.10	\$13,297	
Mix			\$25,766	
E1-E2	35	\$7.20	\$2,873	
E3	67	\$7.80	\$5,958	
E4	102	\$8.10	\$9,419	
E5	42	\$8.70	\$4,166	
Only E5			\$22,415	
E5	144	\$8.70	\$14,282	
BAH Rates - Fort Bragg, NC		Monthly BAH rate per occupant	Total Full BAH Rate	
E1-E4 without Dep.		\$ 831	\$ 9,972	Ft Bragg, NC, zip code 28307, FY10
E5 without Dep.		\$ 948	\$ 11,376	Ft Bragg, NC, zip code 28307, FY10
Discount and Inflation Rates				
Real discount rate (30-year)			2.70%	OMB A-94 Appendix C Revised January 2008. 30-year real interest rate. Assumed all costs would inflate with general inflation rates and therefore A-94 allows for use of real rates instead of nominal rates.
Inflation - goods and services				
2007			2.30%	DoD Comptroller approved rates
2008			2.00%	
2009			2.00%	
2010			2.00%	
2011			2.00%	
2012			2.00%	
2013			2.00%	
2014			2.00%	
2015			2.00%	
Inflation - construction			3.50%	
Mixed use occupancy				
E1-E4 occupants	204		194	Based on anticipated usage specified in the 1391
E5 occupants	42		40	

Assumptions:

- MILCON construction project starts in 2009 with occupancy by 2011 and the privatization scenario assumes BAH payments start in 2011.
- Added operating costs for custodial services, refuse collection, and pest control not identified in the DoD Facilities Pricing Guideline for FAC 7210
- Every 1+1 module is either fully occupied by two E1-E4's (one per bedroom) or one E5 (uses second bedroom as a living room). Analysis did not consider assigning four E1-E4's per module, or two E5's per module.
- Although the Facility Modernization Model uses empirical costs for program-wide budgeting purposes, the primary facility cost from the 1391 was used in lieu of empirical costs for greater accuracy.
- Assumes costs will inflate along with general inflation. Therefore costs were not escalated and the real discount rate identified by OMB was used.
- This 55-year lifecycle cost analysis does not use the O&M and Utility cost sources as specified in OSD Final Housing Privatization Life Cycle Cost Policy, dated Nov 4, 2005.

Expressed in real 2009 doll

	10	11	12	13	14	15	16	17	18	19	20	21	22
Scenario 1a - E1-E4 occupancy with full :													
	11	12	13	14	15	16	17	18	19	20	21	22	23
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Government built													
Design													
Military Construction													
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for													
Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings		\$ 576,000										\$ 576,000	
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766
Total Costs	\$ 1,093,098	\$ 1,669,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,669,098	\$ 1,093,098
Government built - discounted costs													
Discounted Design													
Discounted MILCON													
Discounted Sustainment	\$ 266,748	\$ 259,735	\$ 252,906	\$ 246,257	\$ 239,783	\$ 233,479	\$ 227,341	\$ 221,364	\$ 215,545	\$ 209,878	\$ 204,360	\$ 198,987	\$ 193,756
Discounted Modernization	\$ 203,832	\$ 198,474	\$ 193,256	\$ 188,175	\$ 183,228	\$ 178,411	\$ 173,720	\$ 169,153	\$ 164,706	\$ 160,376	\$ 156,160	\$ 152,054	\$ 148,057
Discounted Modernization and Sustainment for Supporting													
Facilities	\$ 27,455	\$ 26,733	\$ 26,030	\$ 25,346	\$ 24,680	\$ 24,031	\$ 23,399	\$ 22,784	\$ 22,185	\$ 21,602	\$ 21,034	\$ 20,481	\$ 19,942
Discounted Operations	\$ 170,886	\$ 166,393	\$ 162,019	\$ 157,759	\$ 153,612	\$ 149,573	\$ 145,641	\$ 141,812	\$ 138,084	\$ 134,454	\$ 130,919	\$ 127,477	\$ 124,125
Discounted Barracks Management	\$ 92,998	\$ 90,553	\$ 88,173	\$ 85,855	\$ 83,598	\$ 81,400	\$ 79,260	\$ 77,176	\$ 75,147	\$ 73,171	\$ 71,248	\$ 69,375	\$ 67,551
Discounted Furnishings		\$ 418,386										\$ 320,533	
Discounted Fire and Police	\$ 26,954	\$ 26,245	\$ 25,555	\$ 24,884	\$ 24,229	\$ 23,592	\$ 22,972	\$ 22,368	\$ 21,780	\$ 21,207	\$ 20,650	\$ 20,107	\$ 19,578
Discounted Washers and Dryers	\$ 7,331	\$ 7,139	\$ 6,951	\$ 6,768	\$ 6,590	\$ 6,417	\$ 6,248	\$ 6,084	\$ 5,924	\$ 5,768	\$ 5,617	\$ 5,469	\$ 5,325
Discounted Partial BAH	\$ 19,221	\$ 18,716	\$ 18,224	\$ 17,745	\$ 17,278	\$ 16,824	\$ 16,382	\$ 15,951	\$ 15,531	\$ 15,123	\$ 14,726	\$ 14,338	\$ 13,961
Total discounted costs	\$ 815,426	\$ 1,212,374	\$ 773,114	\$ 752,789	\$ 732,998	\$ 713,727	\$ 694,963	\$ 676,692	\$ 658,902	\$ 641,579	\$ 624,712	\$ 928,821	\$ 592,296
Annualized (levelized) Costs													
Per Bedroom Monthly (levelized) Cos													
Number of bedrooms													
BAH and milcon funding if privatized													
Gov't contribution													
BAH E1-E4	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381
Total Cost	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381
Discounted costs	\$ 1,716,776	\$ 1,671,641	\$ 1,627,694	\$ 1,584,901	\$ 1,543,234	\$ 1,502,662	\$ 1,463,157	\$ 1,424,690	\$ 1,387,235	\$ 1,350,764	\$ 1,315,252	\$ 1,280,674	\$ 1,247,005

Assuming a 55 year facility life, MILCON

Expressed in real 2009 doll

	23	24	25	26	27	28	29	30	31	32	33	34	35
Scenario 1a - E1-E4 occupancy with full :													
	24	25	26	27	28	29	30	31	32	33	34	35	36
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Government built													
Design													
Military Construction													
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for													
Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings									\$ 576,000				
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766
Total Costs	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,669,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098
Government built - discounted costs													
Discounted Design													
Discounted MILCON													
Discounted Sustainment	\$ 188,662	\$ 183,702	\$ 178,873	\$ 174,170	\$ 169,591	\$ 165,133	\$ 160,791	\$ 156,564	\$ 152,448	\$ 148,440	\$ 144,537	\$ 140,738	\$ 137,038
Discounted Modernization	\$ 144,164	\$ 140,374	\$ 136,684	\$ 133,090	\$ 129,591	\$ 126,184	\$ 122,867	\$ 119,637	\$ 116,491	\$ 113,429	\$ 110,447	\$ 107,543	\$ 104,716
Discounted Modernization and													
Sustainment for Supporting													
Facilities	\$ 19,418	\$ 18,907	\$ 18,410	\$ 17,926	\$ 17,455	\$ 16,996	\$ 16,549	\$ 16,114	\$ 15,691	\$ 15,278	\$ 14,876	\$ 14,485	\$ 14,105
Discounted Operations	\$ 120,862	\$ 117,685	\$ 114,591	\$ 111,578	\$ 108,645	\$ 105,788	\$ 103,007	\$ 100,299	\$ 97,662	\$ 95,095	\$ 92,595	\$ 90,160	\$ 87,790
Discounted Barracks Management	\$ 65,775	\$ 64,046	\$ 62,362	\$ 60,722	\$ 59,126	\$ 57,571	\$ 56,058	\$ 54,584	\$ 53,149	\$ 51,752	\$ 50,391	\$ 49,066	\$ 47,776
Discounted Furnishings									\$ 245,566				
Discounted Fire and Police	\$ 19,064	\$ 18,563	\$ 18,074	\$ 17,599	\$ 17,137	\$ 16,686	\$ 16,247	\$ 15,820	\$ 15,404	\$ 14,999	\$ 14,605	\$ 14,221	\$ 13,847
Discounted Washers and Dryers	\$ 5,185	\$ 5,049	\$ 4,916	\$ 4,787	\$ 4,661	\$ 4,539	\$ 4,419	\$ 4,303	\$ 4,190	\$ 4,080	\$ 3,973	\$ 3,868	\$ 3,766
Discounted Partial BAH	\$ 13,594	\$ 13,237	\$ 12,889	\$ 12,550	\$ 12,220	\$ 11,899	\$ 11,586	\$ 11,282	\$ 10,985	\$ 10,696	\$ 10,415	\$ 10,141	\$ 9,875
Total discounted costs	\$ 576,725	\$ 561,563	\$ 546,799	\$ 532,424	\$ 518,426	\$ 504,797	\$ 491,525	\$ 478,603	\$ 465,587	\$ 453,769	\$ 441,839	\$ 430,223	\$ 418,912
Annualized (levelized) Costs													
Per Bedroom Monthly (levelized) Cos													
Number of bedrooms													
BAH and milcon funding if privatized													
Gov't contribution													
BAH E1-E4	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381
Total Cost	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381
Discounted costs	\$ 1,214,221	\$ 1,182,299	\$ 1,151,216	\$ 1,120,951	\$ 1,091,481	\$ 1,062,785	\$ 1,034,845	\$ 1,007,638	\$ 981,147	\$ 955,353	\$ 930,236	\$ 905,780	\$ 881,967

Assuming a 55 year facility life, MILCON

Expressed in real 2009 doll

	36	37	38	39	40	41	42	43	44	45	46	47	48
Scenario 1a - E1-E4 occupancy with full :													
	37	38	39	40	41	42	43	44	45	46	47	48	49
	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058
Government built													
Design													
Military Construction													
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for													
Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings						\$ 576,000							
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766
Total Costs	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,669,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098
Government built - discounted costs													
Discounted Design													
Discounted MILCON													
Discounted Sustainment	\$ 133,435	\$ 129,927	\$ 126,511	\$ 123,185	\$ 119,946	\$ 116,793	\$ 113,723	\$ 110,733	\$ 107,822	\$ 104,987	\$ 102,227	\$ 99,539	\$ 96,922
Discounted Modernization	\$ 101,963	\$ 99,282	\$ 96,672	\$ 94,130	\$ 91,656	\$ 89,246	\$ 86,900	\$ 84,615	\$ 82,391	\$ 80,225	\$ 78,115	\$ 76,062	\$ 74,062
Discounted Modernization and													
Sustainment for Supporting													
Facilities	\$ 13,734	\$ 13,373	\$ 13,021	\$ 12,679	\$ 12,345	\$ 12,021	\$ 11,705	\$ 11,397	\$ 11,097	\$ 10,806	\$ 10,522	\$ 10,245	\$ 9,976
Discounted Operations	\$ 85,482	\$ 83,235	\$ 81,046	\$ 78,916	\$ 76,841	\$ 74,821	\$ 72,854	\$ 70,938	\$ 69,073	\$ 67,257	\$ 65,489	\$ 63,768	\$ 62,091
Discounted Barracks Management	\$ 46,520	\$ 45,297	\$ 44,107	\$ 42,947	\$ 41,818	\$ 40,718	\$ 39,648	\$ 38,606	\$ 37,591	\$ 36,602	\$ 35,640	\$ 34,703	\$ 33,791
Discounted Furnishings						\$ 188,133							
Discounted Fire and Police	\$ 13,483	\$ 13,129	\$ 12,784	\$ 12,447	\$ 12,120	\$ 11,802	\$ 11,491	\$ 11,189	\$ 10,895	\$ 10,609	\$ 10,330	\$ 10,058	\$ 9,794
Discounted Washers and Dryers	\$ 3,667	\$ 3,571	\$ 3,477	\$ 3,386	\$ 3,297	\$ 3,210	\$ 3,126	\$ 3,043	\$ 2,963	\$ 2,886	\$ 2,810	\$ 2,736	\$ 2,664
Discounted Partial BAH	\$ 9,615	\$ 9,362	\$ 9,116	\$ 8,876	\$ 8,643	\$ 8,416	\$ 8,195	\$ 7,979	\$ 7,769	\$ 7,565	\$ 7,366	\$ 7,172	\$ 6,984
Total discounted costs	\$ 407,899	\$ 397,175	\$ 386,734	\$ 376,566	\$ 366,666	\$ 545,159	\$ 347,640	\$ 338,501	\$ 329,602	\$ 320,936	\$ 312,499	\$ 304,283	\$ 296,284
Annualized (levelized) Costs													
Per Bedroom Monthly (levelized) Cos													
Number of bedrooms													
BAH and milcon funding if privatized													
Gov't contribution													
BAH E1-E4	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381
Total Cost	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381
Discounted costs	\$ 858,780	\$ 836,203	\$ 814,219	\$ 792,813	\$ 771,970	\$ 751,674	\$ 731,913	\$ 712,671	\$ 693,934	\$ 675,691	\$ 657,927	\$ 640,630	\$ 623,788

Assuming a 55 year facility life, MILCON

Expressed in real 2009 doll

49

50

Scenario 1a - E1-E4 occupancy with full :

50

51

2059 2060

Government built

Design			
Military Construction			
Sustainment	\$	357,582	\$ 357,582
Modernization	\$	273,242	\$ 273,242
Modernization and Sustainment for			
Supporting Facilities	\$	36,804	\$ 36,804
Operations	\$	229,077	\$ 229,077
Barracks Management	\$	124,667	\$ 124,667
Furnishings			
Fire and Police	\$	36,132	\$ 36,132
Washers and Dryers	\$	9,828	\$ 9,828
Partial BAH	\$	25,766	\$ 25,766
Total Costs	\$	1,093,098	\$ 1,093,098

Government built - discounted costs

Discounted Design			
Discounted MILCON			
Discounted Sustainment	\$	94,374	\$ 91,893
Discounted Modernization	\$	72,115	\$ 70,219
Discounted Modernization and			
Sustainment for Supporting			
Facilities	\$	9,713	\$ 9,458
Discounted Operations	\$	60,459	\$ 58,869
Discounted Barracks Management	\$	32,902	\$ 32,037
Discounted Furnishings			
Discounted Fire and Police	\$	9,536	\$ 9,285
Discounted Washers and Dryers	\$	2,594	\$ 2,526
Discounted Partial BAH	\$	6,800	\$ 6,622
Total discounted costs	\$	288,494	\$ 280,910

Annualized (levelized) Costs

Per Bedroom Monthly (levelized) Cos

Number of bedrooms

BAH and milcon funding if privatized

Gov't contribution			
BAH E1-E4	\$	2,301,381	\$ 2,301,381
Total Cost	\$	2,301,381	\$ 2,301,381
Discounted costs	\$	607,388	\$ 591,420

Assuming a 55 year facility life, MILCON

Expressed in real 2009 doll

	51	52	53	54	55
Scenario 1a - E1-E4 occupancy with full :					
	52	53	54	55	56
	2061	2062	2063	2064	2065
Government built					
Design					
Military Construction					
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for					
Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings	\$ 576,000				
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766
Total Costs	\$ 1,669,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098	\$ 1,093,098
Government built - discounted costs					
Discounted Design					
Discounted MILCON					
Discounted Sustainment	\$ 89,477	\$ 87,125	\$ 84,834	\$ 82,604	\$ 80,432
Discounted Modernization	\$ 68,373	\$ 66,576	\$ 64,825	\$ 63,121	\$ 61,462
Discounted Modernization and					
Sustainment for Supporting					
Facilities	\$ 9,209	\$ 8,967	\$ 8,732	\$ 8,502	\$ 8,278
Discounted Operations	\$ 57,322	\$ 55,815	\$ 54,347	\$ 52,918	\$ 51,527
Discounted Barracks Management	\$ 31,195	\$ 30,375	\$ 29,576	\$ 28,799	\$ 28,042
Discounted Furnishings	\$ 144,132				
Discounted Fire and Police	\$ 9,041	\$ 8,804	\$ 8,572	\$ 8,347	\$ 8,127
Discounted Washers and Dryers	\$ 2,459	\$ 2,395	\$ 2,332	\$ 2,270	\$ 2,211
Discounted Partial BAH	\$ 6,447	\$ 6,278	\$ 6,113	\$ 5,952	\$ 5,796
Total discounted costs	\$ 417,656	\$ 266,333	\$ 259,332	\$ 252,514	\$ 245,875
Annualized (levelized) Costs					
Per Bedroom Monthly (levelized) Cos					
Number of bedrooms					
BAH and milcon funding if privatized					
Gov't contribution					
BAH E1-E4	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381
Total Cost	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381	\$ 2,301,381
Discounted costs	\$ 575,871	\$ 560,731	\$ 545,990	\$ 531,636	\$ 517,659

Assuming a 55 year facility life, MILCON

Expressed in real 2009 doll

Scenario 1a - E1-E4 occupancy with full :

Government built

- Design
- Military Construction
- Sustainment
- Modernization
- Modernization and Sustainment for Supporting Facilities
- Operations
- Barracks Management
- Furnishings
- Fire and Police
- Washers and Dryers
- Partial BAH

Total Costs

Government built - discounted costs

- Discounted Design
- Discounted MILCON
- Discounted Sustainment
- Discounted Modernization
- Discounted Modernization and Sustainment for Supporting Facilities
- Discounted Operations
- Discounted Barracks Management
- Discounted Furnishings
- Discounted Fire and Police
- Discounted Washers and Dryers
- Discounted Partial BAH

Total discounted costs

Annualized (levelized) Costs

Per Bedroom Monthly (levelized) Cos

Number of bedrooms

BAH and milcon funding if privatized

- Gov't contribution
- BAH E1-E4

Total Cost

Discounted costs

Assuming a 55 year facility life, MILCON

		1	2	3	4	5	6	7	8	9	10	11	12	13		
Scenario 2a - E1-E4 and E5 occupancy with full sustainment funding		0	1	2	3	4	5	6	7	8	9	10	11	12	13	
		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Government built																
Design		\$ 1,224,000														
Military Construction		\$ 15,300,000	\$ 15,300,000													
Sustainment	100%			\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization				\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for Supporting Facilities				\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	100%			\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management				\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings				\$ 812,246									\$ 576,000			
Fire and Police				\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers				\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH				\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415
Total Costs		\$ 16,524,000	\$ 15,300,000	\$ 1,879,578	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,643,332	\$ 1,067,332	\$ 1,067,332
Government built - discounted costs																
NPV - 55 years																
Discounted Design		\$ 1,224,000	\$ 1,224,000													
Discounted MILCON		\$ 30,197,760	\$ 15,300,000.00	\$ 14,897,760.47												
Discounted Sustainment		\$ 9,916,618		\$ 339,027	\$ 330,114	\$ 321,435	\$ 312,985	\$ 304,756	\$ 296,744	\$ 288,943	\$ 281,347	\$ 273,950	\$ 266,748	\$ 259,735	\$ 252,906	\$ 246,257
Discounted Modernization		\$ 7,577,677		\$ 259,064	\$ 252,253	\$ 245,621	\$ 239,164	\$ 232,876	\$ 226,754	\$ 220,793	\$ 214,988	\$ 209,336	\$ 203,832	\$ 198,474	\$ 193,256	\$ 188,175
Discounted Modernization and Sustainment for Supporting Facilities		\$ 1,020,664		\$ 34,894	\$ 33,977	\$ 33,084	\$ 32,214	\$ 31,367	\$ 30,542	\$ 29,739	\$ 28,957	\$ 28,196	\$ 27,455	\$ 26,733	\$ 26,030	\$ 25,346
Discounted Operations		\$ 6,352,858		\$ 217,190	\$ 211,480	\$ 205,920	\$ 200,507	\$ 195,235	\$ 190,103	\$ 185,105	\$ 180,238	\$ 175,500	\$ 170,886	\$ 166,393	\$ 162,019	\$ 157,759
Discounted Barracks Management		\$ 3,457,308		\$ 118,198	\$ 115,090	\$ 112,065	\$ 109,118	\$ 106,250	\$ 103,456	\$ 100,736	\$ 98,088	\$ 95,509	\$ 92,998	\$ 90,553	\$ 88,173	\$ 85,855
Discounted Furnishings		\$ 2,086,849		\$ 770,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418,386	\$ -	\$ -
Discounted Fire and Police		\$ 1,002,042		\$ 34,258	\$ 33,357	\$ 32,480	\$ 31,626	\$ 30,795	\$ 29,985	\$ 29,197	\$ 28,429	\$ 27,682	\$ 26,954	\$ 26,245	\$ 25,555	\$ 24,884
Discounted Washers and Dryers		\$ 272,554		\$ 9,318	\$ 9,073	\$ 8,835	\$ 8,602	\$ 8,376	\$ 8,156	\$ 7,941	\$ 7,733	\$ 7,529	\$ 7,331	\$ 7,139	\$ 6,951	\$ 6,768
Discounted Partial BAH				\$ 21,252	\$ 20,693	\$ 20,149	\$ 19,619	\$ 19,103	\$ 18,601	\$ 18,112	\$ 17,636	\$ 17,172	\$ 16,721	\$ 16,281	\$ 15,853	\$ 15,436
Total discounted costs		\$ 63,729,943	\$ 16,524,000	\$ 14,897,760	\$ 1,803,300	\$ 1,006,038	\$ 979,589	\$ 953,835	\$ 928,759	\$ 904,342	\$ 880,566	\$ 857,416	\$ 834,874	\$ 812,925	\$ 1,209,940	\$ 770,743
Annualized (levelized) Costs		\$2,237,613														
Per Bedroom Monthly (levelized) Costs		\$758.00														
Number of bedrooms		246														
BAH and MILCON funding if privatized																
Government contribution																
BAH -E1-E4	96%			\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949
BAH -E5	96%			\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080
Total Cost		\$ -	\$ -	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029
Discounted costs		\$ -	\$ -	\$ 2,178,786	\$ 2,121,505	\$ 2,065,731	\$ 2,011,422	\$ 1,958,542	\$ 1,907,051	\$ 1,856,915	\$ 1,808,096	\$ 1,760,561	\$ 1,714,275	\$ 1,669,207	\$ 1,625,323	\$ 1,582,593
NPV - 55 years		\$ 63,729,943														
		96%														

Assuming a 55 year facility life, MILCON is equal to 96% of BAH. In a privatization scenario, 100% of BAH will make privatization \$2.4 million more expensive than government provided barracks.

	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Scenario 2a - E1-E4 and E5 occu																		
	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Government built																		
Design																		
Military Construction																		
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings								\$ 576,000										\$ 576,000
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415
Total Costs	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,643,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,643,332
Government built - discounted																		
Discounted Design																		
Discounted MILCON																		
Discounted Sustainment	\$ 239,783	\$ 233,479	\$ 227,341	\$ 221,364	\$ 215,545	\$ 209,878	\$ 204,360	\$ 198,987	\$ 193,756	\$ 188,662	\$ 183,702	\$ 178,873	\$ 174,170	\$ 169,591	\$ 165,133	\$ 160,791	\$ 156,564	\$ 152,448
Discounted Modernization	\$ 183,228	\$ 178,411	\$ 173,720	\$ 169,153	\$ 164,706	\$ 160,376	\$ 156,160	\$ 152,054	\$ 148,057	\$ 144,164	\$ 140,374	\$ 136,684	\$ 133,090	\$ 129,591	\$ 126,184	\$ 122,867	\$ 119,637	\$ 116,491
Discounted Modernization and Sustainment for Supporting Facilities	\$ 24,680	\$ 24,031	\$ 23,399	\$ 22,784	\$ 22,185	\$ 21,602	\$ 21,034	\$ 20,481	\$ 19,942	\$ 19,418	\$ 18,907	\$ 18,410	\$ 17,926	\$ 17,455	\$ 16,996	\$ 16,549	\$ 16,114	\$ 15,691
Discounted Operations	\$ 153,612	\$ 149,573	\$ 145,641	\$ 141,812	\$ 138,084	\$ 134,454	\$ 130,919	\$ 127,477	\$ 124,125	\$ 120,862	\$ 117,685	\$ 114,591	\$ 111,578	\$ 108,645	\$ 105,788	\$ 103,007	\$ 100,299	\$ 97,662
Discounted Barracks Manag	\$ 83,598	\$ 81,400	\$ 79,260	\$ 77,176	\$ 75,147	\$ 73,171	\$ 71,248	\$ 69,375	\$ 67,551	\$ 65,775	\$ 64,046	\$ 62,362	\$ 60,722	\$ 59,126	\$ 57,571	\$ 56,058	\$ 54,584	\$ 53,149
Discounted Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,566
Discounted Fire and Police	\$ 24,229	\$ 23,592	\$ 22,972	\$ 22,368	\$ 21,780	\$ 21,207	\$ 20,650	\$ 20,107	\$ 19,578	\$ 19,064	\$ 18,563	\$ 18,074	\$ 17,599	\$ 17,137	\$ 16,686	\$ 16,247	\$ 15,820	\$ 15,404
Discounted Washers and Dr	\$ 6,590	\$ 6,417	\$ 6,248	\$ 6,084	\$ 5,924	\$ 5,768	\$ 5,617	\$ 5,469	\$ 5,325	\$ 5,185	\$ 5,049	\$ 4,916	\$ 4,787	\$ 4,661	\$ 4,539	\$ 4,419	\$ 4,303	\$ 4,190
Discounted Partial BAH	\$ 15,031	\$ 14,635	\$ 14,251	\$ 13,876	\$ 13,511	\$ 13,156	\$ 12,810	\$ 12,473	\$ 12,145	\$ 11,826	\$ 11,515	\$ 11,212	\$ 10,918	\$ 10,631	\$ 10,351	\$ 10,079	\$ 9,814	\$ 9,556
Total discounted costs	\$ 730,750	\$ 711,539	\$ 692,832	\$ 674,618	\$ 656,882	\$ 639,612	\$ 622,797	\$ 926,956	\$ 590,480	\$ 574,956	\$ 559,841	\$ 545,122	\$ 530,791	\$ 516,836	\$ 503,249	\$ 490,018	\$ 477,136	\$ 710,158
Annualized (levelized) Costs																		
Per Bedroom Monthly (levelize																		
Number of bedrooms																		
BAH and MILCON funding if pri																		
Government contribution																		
BAH -E1-E4	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949
BAH -E5	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080
Total Cost	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029
Discounted costs	\$ 1,540,986	\$ 1,500,474	\$ 1,461,026	\$ 1,422,615	\$ 1,385,215	\$ 1,348,797	\$ 1,313,337	\$ 1,278,809	\$ 1,245,189	\$ 1,212,453	\$ 1,180,577	\$ 1,149,540	\$ 1,119,318	\$ 1,089,891	\$ 1,061,238	\$ 1,033,337	\$ 1,006,171	\$ 979,718
NPV - 55 years																		

Assuming a 55 year facility life, M

	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49
Scenario 2a - E1-E4 and E5 occu																		
	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059
Government built																		
Design																		
Military Construction																		
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings										\$ 576,000								
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415
Total Costs	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,643,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332
Government built - discounted																		
Discounted Design																		
Discounted MILCON																		
Discounted Sustainment	\$ 148,440	\$ 144,537	\$ 140,738	\$ 137,038	\$ 133,435	\$ 129,927	\$ 126,511	\$ 123,185	\$ 119,946	\$ 116,793	\$ 113,723	\$ 110,733	\$ 107,822	\$ 104,987	\$ 102,227	\$ 99,539	\$ 96,922	\$ 94,374
Discounted Modernization	\$ 113,429	\$ 110,447	\$ 107,543	\$ 104,716	\$ 101,963	\$ 99,282	\$ 96,672	\$ 94,130	\$ 91,656	\$ 89,246	\$ 86,900	\$ 84,615	\$ 82,391	\$ 80,225	\$ 78,115	\$ 76,062	\$ 74,062	\$ 72,115
Discounted Modernization and Sustainment for Supporting Facilities	\$ 15,278	\$ 14,876	\$ 14,485	\$ 14,105	\$ 13,734	\$ 13,373	\$ 13,021	\$ 12,679	\$ 12,345	\$ 12,021	\$ 11,705	\$ 11,397	\$ 11,097	\$ 10,806	\$ 10,522	\$ 10,245	\$ 9,976	\$ 9,713
Discounted Operations	\$ 95,095	\$ 92,595	\$ 90,160	\$ 87,790	\$ 85,482	\$ 83,235	\$ 81,046	\$ 78,916	\$ 76,841	\$ 74,821	\$ 72,854	\$ 70,938	\$ 69,073	\$ 67,257	\$ 65,489	\$ 63,768	\$ 62,091	\$ 60,459
Discounted Barracks Manag	\$ 51,752	\$ 50,391	\$ 49,066	\$ 47,776	\$ 46,520	\$ 45,297	\$ 44,107	\$ 42,947	\$ 41,818	\$ 40,718	\$ 39,648	\$ 38,606	\$ 37,591	\$ 36,602	\$ 35,640	\$ 34,703	\$ 33,791	\$ 32,902
Discounted Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Discounted Fire and Police	\$ 14,999	\$ 14,605	\$ 14,221	\$ 13,847	\$ 13,483	\$ 13,129	\$ 12,784	\$ 12,447	\$ 12,120	\$ 11,802	\$ 11,491	\$ 11,189	\$ 10,895	\$ 10,609	\$ 10,330	\$ 10,058	\$ 9,794	\$ 9,536
Discounted Washers and Dr	\$ 4,080	\$ 3,973	\$ 3,868	\$ 3,766	\$ 3,667	\$ 3,571	\$ 3,477	\$ 3,386	\$ 3,297	\$ 3,210	\$ 3,126	\$ 3,043	\$ 2,963	\$ 2,886	\$ 2,810	\$ 2,736	\$ 2,664	\$ 2,594
Discounted Partial BAH	\$ 9,305	\$ 9,060	\$ 8,822	\$ 8,590	\$ 8,364	\$ 8,144	\$ 7,930	\$ 7,722	\$ 7,519	\$ 7,321	\$ 7,129	\$ 6,941	\$ 6,759	\$ 6,581	\$ 6,408	\$ 6,240	\$ 6,075	\$ 5,916
Total discounted costs	\$ 452,377	\$ 440,484	\$ 428,904	\$ 417,628	\$ 406,649	\$ 395,958	\$ 385,548	\$ 375,412	\$ 365,542	\$ 544,064	\$ 346,574	\$ 337,463	\$ 328,591	\$ 319,952	\$ 311,541	\$ 303,350	\$ 295,375	\$ 287,610
Annualized (levelized) Costs																		
Per Bedroom Monthly (levelize																		
Number of bedrooms																		
BAH and MILCON funding if pri																		
Government contribution																		
BAH -E1-E4	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949
BAH -E5	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080
Total Cost	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029
Discounted costs	\$ 953,962	\$ 928,882	\$ 904,461	\$ 880,683	\$ 857,530	\$ 834,985	\$ 813,033	\$ 791,658	\$ 770,845	\$ 750,580	\$ 730,847	\$ 711,633	\$ 692,924	\$ 674,707	\$ 656,969	\$ 639,697	\$ 622,879	\$ 606,503
NPV - 55 years																		

Assuming a 55 year facility life, M

Scenario 2a - E1-E4 and E5 occu

51

2060

Government built	
Design	
Military Construction	
Sustainment	\$ 357,582
Modernization	\$ 273,242
Modernization and Sustainment for Supporting Facilities	\$ 36,804
Operations	\$ 229,077
Barracks Management	\$ 124,667
Furnishings	
Fire and Police	\$ 36,132
Washers and Dryers	\$ 9,828
Partial BAH	\$ 22,415
Total Costs	\$ 1,067,332

Government built - discounted	
Discounted Design	
Discounted MILCON	
Discounted Sustainment	\$ 91,893
Discounted Modernization	\$ 70,219
Discounted Modernization and Sustainment for Supporting Facilities	\$ 9,458
Discounted Operations	\$ 58,869
Discounted Barracks Management	\$ 32,037
Discounted Furnishings	\$ -
Discounted Fire and Police	\$ 9,285
Discounted Washers and Dryers	\$ 2,526
Discounted Partial BAH	\$ 5,760
Total discounted costs	\$ 280,048

Annualized (levelized) Costs	
Per Bedroom Monthly (levelized)	
Number of bedrooms	
BAH and MILCON funding if pri	
Government contribution	
BAH -E1-E4	\$ 1,860,949
BAH -E5	\$ 437,080

Total Cost	\$ 2,298,029
Discounted costs	\$ 590,558

NPV - 55 years

Assuming a 55 year facility life, M

	51	52	53	54	55
Scenario 2a - E1-E4 and E5 occu					
	52	53	54	55	56
	2061	2062	2063	2064	2065
Government built					
Design					
Military Construction					
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings	\$ 576,000				
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415
Total Costs	\$ 1,643,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332
Government built - discounted					
Discounted Design					
Discounted MILCON					
Discounted Sustainment	\$ 89,477	\$ 87,125	\$ 84,834	\$ 82,604	\$ 80,432
Discounted Modernization	\$ 68,373	\$ 66,576	\$ 64,825	\$ 63,121	\$ 61,462
Discounted Modernization and Sustainment for Supporting Facilities	\$ 9,209	\$ 8,967	\$ 8,732	\$ 8,502	\$ 8,278
Discounted Operations	\$ 57,322	\$ 55,815	\$ 54,347	\$ 52,918	\$ 51,527
Discounted Barracks Manag	\$ 31,195	\$ 30,375	\$ 29,576	\$ 28,799	\$ 28,042
Discounted Furnishings	\$ 144,132	\$ -	\$ -	\$ -	\$ -
Discounted Fire and Police	\$ 9,041	\$ 8,804	\$ 8,572	\$ 8,347	\$ 8,127
Discounted Washers and Dr	\$ 2,459	\$ 2,395	\$ 2,332	\$ 2,270	\$ 2,211
Discounted Partial BAH	\$ 5,609	\$ 5,461	\$ 5,318	\$ 5,178	\$ 5,042
Total discounted costs	\$ 416,817	\$ 265,517	\$ 258,536	\$ 251,739	\$ 245,121
Annualized (levelized) Costs					
Per Bedroom Monthly (levelize)					
Number of bedrooms					
BAH and MILCON funding if pri					
Government contribution					
BAH -E1-E4	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949	\$ 1,860,949
BAH -E5	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080	\$ 437,080
Total Cost	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029	\$ 2,298,029
Discounted costs	\$ 575,033	\$ 559,915	\$ 545,195	\$ 530,861	\$ 516,905
NPV - 55 years					

Assuming a 55 year facility life, M

	8	9	10	11	12	13	14	15	16	17	18
Scenario 3a - E5 occupancy with											
	9	10	11	12	13	14	15	16	17	18	19
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Government built											
Design											
Military Construction											
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings				\$ 576,000							
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166
Total Costs	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,643,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332
Government built - discounted											
Discounted Design											
Discounted MILCON											
Discounted Sustainment	\$ 281,347	\$ 273,950	\$ 266,748	\$ 259,735	\$ 252,906	\$ 246,257	\$ 239,783	\$ 233,479	\$ 227,341	\$ 221,364	\$ 215,545
Discounted Modernization	\$ 214,988	\$ 209,336	\$ 203,832	\$ 198,474	\$ 193,256	\$ 188,175	\$ 183,228	\$ 178,411	\$ 173,720	\$ 169,153	\$ 164,706
Discounted Modernization and Sustainment for Supporting Facilities	\$ 28,957	\$ 28,196	\$ 27,455	\$ 26,733	\$ 26,030	\$ 25,346	\$ 24,680	\$ 24,031	\$ 23,399	\$ 22,784	\$ 22,185
Discounted Operations	\$ 180,238	\$ 175,500	\$ 170,886	\$ 166,393	\$ 162,019	\$ 157,759	\$ 153,612	\$ 149,573	\$ 145,641	\$ 141,812	\$ 138,084
Discounted Barracks Management	\$ 98,088	\$ 95,509	\$ 92,998	\$ 90,553	\$ 88,173	\$ 85,855	\$ 83,598	\$ 81,400	\$ 79,260	\$ 77,176	\$ 75,147
Discounted Furnishings	\$ -	\$ -	\$ -	\$ 418,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Discounted Fire and Police	\$ 28,429	\$ 27,682	\$ 26,954	\$ 26,245	\$ 25,555	\$ 24,884	\$ 24,229	\$ 23,592	\$ 22,972	\$ 22,368	\$ 21,780
Discounted Washers and Dryers	\$ 7,733	\$ 7,529	\$ 7,331	\$ 7,139	\$ 6,951	\$ 6,768	\$ 6,590	\$ 6,417	\$ 6,248	\$ 6,084	\$ 5,924
Discounted Partial BAH	\$ 3,277	\$ 3,191	\$ 3,107	\$ 3,026	\$ 2,946	\$ 2,869	\$ 2,793	\$ 2,720	\$ 2,648	\$ 2,579	\$ 2,511
Total discounted costs	\$ 839,780	\$ 817,702	\$ 796,205	\$ 1,193,658	\$ 754,890	\$ 735,044	\$ 715,720	\$ 696,903	\$ 678,582	\$ 660,741	\$ 643,370
Annualized (levelized) Costs											
Per Bedroom Monthly (levelize)											
Number of bedrooms											
BAH and MILCON funding if pri											
Gov't contribution											
BAH E5	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845
Total Cost	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845
Discounted costs	\$ 1,768,611	\$ 1,722,114	\$ 1,676,840	\$ 1,632,755	\$ 1,589,830	\$ 1,548,033	\$ 1,507,335	\$ 1,467,707	\$ 1,429,121	\$ 1,391,549	\$ 1,354,965
NPV - 55 years											

Assuming a 55 year facility life, M

	19	20	21	22	23	24	25	26	27	28	29
Scenario 3a - E5 occupancy with											
	20	21	22	23	24	25	26	27	28	29	30
	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Government built											
Design											
Military Construction											
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings			\$ 576,000								
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166
Total Costs	\$ 1,067,332	\$ 1,067,332	\$ 1,643,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332
Government built - discounted											
Discounted Design											
Discounted MILCON											
Discounted Sustainment	\$ 209,878	\$ 204,360	\$ 198,987	\$ 193,756	\$ 188,662	\$ 183,702	\$ 178,873	\$ 174,170	\$ 169,591	\$ 165,133	\$ 160,791
Discounted Modernization	\$ 160,376	\$ 156,160	\$ 152,054	\$ 148,057	\$ 144,164	\$ 140,374	\$ 136,684	\$ 133,090	\$ 129,591	\$ 126,184	\$ 122,867
Discounted Modernization and Sustainment for Supporting Facilities	\$ 21,602	\$ 21,034	\$ 20,481	\$ 19,942	\$ 19,418	\$ 18,907	\$ 18,410	\$ 17,926	\$ 17,455	\$ 16,996	\$ 16,549
Discounted Operations	\$ 134,454	\$ 130,919	\$ 127,477	\$ 124,125	\$ 120,862	\$ 117,685	\$ 114,591	\$ 111,578	\$ 108,645	\$ 105,788	\$ 103,007
Discounted Barracks Management	\$ 73,171	\$ 71,248	\$ 69,375	\$ 67,551	\$ 65,775	\$ 64,046	\$ 62,362	\$ 60,722	\$ 59,126	\$ 57,571	\$ 56,058
Discounted Furnishings	\$ -	\$ -	\$ 320,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Discounted Fire and Police	\$ 21,207	\$ 20,650	\$ 20,107	\$ 19,578	\$ 19,064	\$ 18,563	\$ 18,074	\$ 17,599	\$ 17,137	\$ 16,686	\$ 16,247
Discounted Washers and Dryers	\$ 5,768	\$ 5,617	\$ 5,469	\$ 5,325	\$ 5,185	\$ 5,049	\$ 4,916	\$ 4,787	\$ 4,661	\$ 4,539	\$ 4,419
Discounted Partial BAH	\$ 2,445	\$ 2,381	\$ 2,318	\$ 2,257	\$ 2,198	\$ 2,140	\$ 2,084	\$ 2,029	\$ 1,976	\$ 1,924	\$ 1,873
Total discounted costs	\$ 626,456	\$ 609,987	\$ 914,483	\$ 578,335	\$ 563,130	\$ 548,326	\$ 533,910	\$ 519,873	\$ 506,206	\$ 492,898	\$ 479,939
Annualized (levelized) Costs											
Per Bedroom Monthly (levelize)											
Number of bedrooms											
BAH and MILCON funding if pri											
Gov't contribution											
BAH E5	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845
Total Cost	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845
Discounted costs	\$ 1,319,343	\$ 1,284,657	\$ 1,250,883	\$ 1,217,997	\$ 1,185,976	\$ 1,154,796	\$ 1,124,436	\$ 1,094,875	\$ 1,066,090	\$ 1,038,063	\$ 1,010,772
NPV - 55 years											

Assuming a 55 year facility life, M

	30	31	32	33	34	35
Scenario 3a - E5 occupancy with						
	31	32	33	34	35	36
	2040	2041	2042	2043	2044	2045
Government built						
Design						
Military Construction						
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings		\$ 576,000				
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166
Total Costs	\$ 1,067,332	\$ 1,643,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332
Government built - discounted						
Discounted Design						
Discounted MILCON						
Discounted Sustainment	\$ 156,564	\$ 152,448	\$ 148,440	\$ 144,537	\$ 140,738	\$ 137,038
Discounted Modernization	\$ 119,637	\$ 116,491	\$ 113,429	\$ 110,447	\$ 107,543	\$ 104,716
Discounted Modernization and Sustainment for Supporting Facilities	\$ 16,114	\$ 15,691	\$ 15,278	\$ 14,876	\$ 14,485	\$ 14,105
Discounted Operations	\$ 100,299	\$ 97,662	\$ 95,095	\$ 92,595	\$ 90,160	\$ 87,790
Discounted Barracks Management	\$ 54,584	\$ 53,149	\$ 51,752	\$ 50,391	\$ 49,066	\$ 47,776
Discounted Furnishings	\$ -	\$ 245,566	\$ -	\$ -	\$ -	\$ -
Discounted Fire and Police	\$ 15,820	\$ 15,404	\$ 14,999	\$ 14,605	\$ 14,221	\$ 13,847
Discounted Washers and Dry	\$ 4,303	\$ 4,190	\$ 4,080	\$ 3,973	\$ 3,868	\$ 3,766
Discounted Partial BAH	\$ 1,824	\$ 1,776	\$ 1,729	\$ 1,684	\$ 1,639	\$ 1,596
Total discounted costs	\$ 467,322	\$ 700,602	\$ 443,073	\$ 431,424	\$ 420,082	\$ 409,038
Annualized (levelized) Costs						
Per Bedroom Monthly (levelize						
Number of bedrooms						
BAH and MILCON funding if pri						
Gov't contribution						
BAH E5	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845
Total Cost	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845
Discounted costs	\$ 984,198	\$ 958,324	\$ 933,129	\$ 908,597	\$ 884,710	\$ 861,451
NPV - 55 years						

Assuming a 55 year facility life, M

	36	37	38	39	40	41	42	43	44	45	46
Scenario 3a - E5 occupancy with											
	37	38	39	40	41	42	43	44	45	46	47
	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Government built											
Design											
Military Construction											
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings						\$ 576,000					
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166
Total Costs	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,643,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332
Government built - discounted											
Discounted Design											
Discounted MILCON											
Discounted Sustainment	\$ 133,435	\$ 129,927	\$ 126,511	\$ 123,185	\$ 119,946	\$ 116,793	\$ 113,723	\$ 110,733	\$ 107,822	\$ 104,987	\$ 102,227
Discounted Modernization	\$ 101,963	\$ 99,282	\$ 96,672	\$ 94,130	\$ 91,656	\$ 89,246	\$ 86,900	\$ 84,615	\$ 82,391	\$ 80,225	\$ 78,115
Discounted Modernization and Sustainment for Supporting Facilities	\$ 13,734	\$ 13,373	\$ 13,021	\$ 12,679	\$ 12,345	\$ 12,021	\$ 11,705	\$ 11,397	\$ 11,097	\$ 10,806	\$ 10,522
Discounted Operations	\$ 85,482	\$ 83,235	\$ 81,046	\$ 78,916	\$ 76,841	\$ 74,821	\$ 72,854	\$ 70,938	\$ 69,073	\$ 67,257	\$ 65,489
Discounted Barracks Management	\$ 46,520	\$ 45,297	\$ 44,107	\$ 42,947	\$ 41,818	\$ 40,718	\$ 39,648	\$ 38,606	\$ 37,591	\$ 36,602	\$ 35,640
Discounted Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,133	\$ -	\$ -	\$ -	\$ -	\$ -
Discounted Fire and Police	\$ 13,483	\$ 13,129	\$ 12,784	\$ 12,447	\$ 12,120	\$ 11,802	\$ 11,491	\$ 11,189	\$ 10,895	\$ 10,609	\$ 10,330
Discounted Washers and Dryers	\$ 3,667	\$ 3,571	\$ 3,477	\$ 3,386	\$ 3,297	\$ 3,210	\$ 3,126	\$ 3,043	\$ 2,963	\$ 2,886	\$ 2,810
Discounted Partial BAH	\$ 1,554	\$ 1,514	\$ 1,474	\$ 1,435	\$ 1,397	\$ 1,361	\$ 1,325	\$ 1,290	\$ 1,256	\$ 1,223	\$ 1,191
Total discounted costs	\$ 398,284	\$ 387,813	\$ 377,618	\$ 367,690	\$ 358,023	\$ 536,743	\$ 339,446	\$ 330,522	\$ 321,832	\$ 313,371	\$ 305,133
Annualized (levelized) Costs											
Per Bedroom Monthly (levelize)											
Number of bedrooms											
BAH and MILCON funding if pri											
Gov't contribution											
BAH E5	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845
Total Cost	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845
Discounted costs	\$ 838,803	\$ 816,751	\$ 795,278	\$ 774,370	\$ 754,012	\$ 734,189	\$ 714,887	\$ 696,092	\$ 677,792	\$ 659,973	\$ 642,622
NPV - 55 years											

Assuming a 55 year facility life, M

	47	48	49	50	51	52	53	54	55	56
Scenario 3a - E5 occupancy with	End of useful life									
	48	49	50	51	52	53	54	55	56	
	2057	2058	2059	2060	2061	2062	2063	2064	2065	
Government built										
Design										
Military Construction										
Sustainment	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582	\$ 357,582
Modernization	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242	\$ 273,242
Modernization and Sustainment for Supporting Facilities	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804	\$ 36,804
Operations	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077	\$ 229,077
Barracks Management	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667	\$ 124,667
Furnishings					\$ 576,000					
Fire and Police	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132	\$ 36,132
Washers and Dryers	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828	\$ 9,828
Partial BAH	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166
Total Costs	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,643,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332	\$ 1,067,332
Government built - discounted										
Discounted Design										
Discounted MILCON										
Discounted Sustainment	\$ 99,539	\$ 96,922	\$ 94,374	\$ 91,893	\$ 89,477	\$ 87,125	\$ 84,834	\$ 82,604	\$ 80,432	\$ 80,432
Discounted Modernization	\$ 76,062	\$ 74,062	\$ 72,115	\$ 70,219	\$ 68,373	\$ 66,576	\$ 64,825	\$ 63,121	\$ 61,462	\$ 61,462
Discounted Modernization and Sustainment for Supporting Facilities	\$ 10,245	\$ 9,976	\$ 9,713	\$ 9,458	\$ 9,209	\$ 8,967	\$ 8,732	\$ 8,502	\$ 8,278	\$ 8,278
Discounted Operations	\$ 63,768	\$ 62,091	\$ 60,459	\$ 58,869	\$ 57,322	\$ 55,815	\$ 54,347	\$ 52,918	\$ 51,527	\$ 51,527
Discounted Barracks Management	\$ 34,703	\$ 33,791	\$ 32,902	\$ 32,037	\$ 31,195	\$ 30,375	\$ 29,576	\$ 28,799	\$ 28,042	\$ 28,042
Discounted Furnishings	\$ -	\$ -	\$ -	\$ -	\$ 144,132	\$ -	\$ -	\$ -	\$ -	\$ -
Discounted Fire and Police	\$ 10,058	\$ 9,794	\$ 9,536	\$ 9,285	\$ 9,041	\$ 8,804	\$ 8,572	\$ 8,347	\$ 8,127	\$ 8,127
Discounted Washers and Dry	\$ 2,736	\$ 2,664	\$ 2,594	\$ 2,526	\$ 2,459	\$ 2,395	\$ 2,332	\$ 2,270	\$ 2,211	\$ 2,211
Discounted Partial BAH	\$ 1,160	\$ 1,129	\$ 1,099	\$ 1,070	\$ 1,042	\$ 1,015	\$ 988	\$ 962	\$ 937	\$ 937
Total discounted costs	\$ 297,111	\$ 289,300	\$ 281,694	\$ 274,288	\$ 411,209	\$ 260,056	\$ 253,219	\$ 246,561	\$ 240,079	\$ 240,079
Annualized (levelized) Costs Per Bedroom Monthly (levelize Number of bedrooms)										
BAH and MILCON funding if pri										
Gov't contribution										
BAH E5	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845
Total Cost	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845	\$ 2,247,845
Discounted costs	\$ 625,727	\$ 609,277	\$ 593,259	\$ 577,662	\$ 562,475	\$ 547,688	\$ 533,289	\$ 519,269	\$ 505,617	\$ 505,617
NPV - 55 years										

Assuming a 55 year facility life, M

Sustainment & Modernization Annual Costs for Supporting Facilities for Ft Bragg Barracks, PN 64447, FY 2009 MCA Project

REFERENCE: FSM-FMM-FOM Common Reference Tables, Version 10, with FY 2008 Costs for Replacement, Sustainment, and Modernization Factor

NOTE: The Computed Replacement Cost only includes those items from the detailed supporting facilities cost estimate that have FAC's with published sustainment costs and modernization factors. This is why the "Grouped Subtotal Cost" does not equal the Front Page 1391 cost. Accordingly, this analysis is very conservative, i.e., underestimates the true sustainment & modernization costs.

1391 Supporting Facs Category	FAC	FAC Title	Quantity from DD Form 1391	Unit	Computed Replacement Cost			FRONT PAGE 1391 Cost (To show delta with computed cost)	Sustainment		Modernization	
					FY 2008 Unit Cost from Version 10 Cost Tables	Cost	Grouped Subtotal Cost		Factor	Annual Cost (Factor x Quantity)	Factor	Annual Cost (Factor x Computed Replacement Cost)
Electrical Service	8121	Elect Power Distn Line, Overhead	1,900	LF	\$26.95	\$51,205	\$184,397	\$230,000	\$0.22	\$418	0.014	\$717
	8122	Exterior Lighting, Pole	26	EA	\$3,235.06	\$84,112			\$48.39	\$1,258	0.014	\$1,178
	8133	Elect Power Transformers	1,500	KV	\$32.72	\$49,080			\$4.70	\$7,050	0.014	\$687
Water, Sewer, Gas	8321	Sewer and Ind Waste Line	500	LF	\$29.54	\$14,770	\$80,074	\$115,000	\$1.70	\$850	0.0099	\$146
	8421	Water Distn Line, Potable	550	LF	\$24.16	\$13,288			\$1.03	\$567	0.0099	\$132
	8434	Water Pump Fac, Fire Protection	800	KG	\$65.02	\$52,016			\$0.02	\$16	0.0119	\$619
Steam Dist	8221	Heat Distribution Line	1,600	LF	\$266.42	\$426,272	\$426,272	\$773,000	\$2.82	\$4,512	0.0182	\$7,758
Paving, Walks, etc	8511	Road, Surfaced	2,300	SY	\$27.12	\$62,376	\$150,485	\$187,000	\$0.65	\$1,495	0.0214	\$1,335
	8521	Vehicle Parking, Surfaced	2,000	SY	\$27.56	\$55,120			\$1.26	\$2,520	0.0187	\$1,031
	8524	Sidewalk and Walkway	850	SY	\$38.81	\$32,989			0		0.0214	\$706
Storm Drain	8321	Sewer and Ind Waste Line	1,300	LF	\$29.54	\$38,402	\$86,015	\$228,000	\$1.70	\$2,210	0.0099	\$380
	8712	Retaining Structure (Storm Drainage)	250	LF	\$190.45	\$47,613			\$11.78	\$2,945	0.0166	\$790
Site Impr	Not Applicable					\$0	\$1,464,000	Included in Grounds Maintenance & Landscaping FOM Cost				
Info Systems (incl "Other")	Not Applicable					\$0	\$645,000	This likely includes underground or overhead cables that would require sustainment & modernization, but no details were available to estimate these costs.				
ATFP	Not Applicable					\$0	\$83,000	Sus & Mod costs are probably insignificant				
Total Supporting Facilities Costs							\$927,242	\$3,725,000				
Subtotal of Annual Costs									\$23,841		\$15,479	
Area Cost Factor from version 10 cost tables									0.88		0.93	
Escalation Factor from FY08 to FY10									1.04		1.04	
Adjusted Subtotals									\$21,827		\$14,977	
Grand Total Sustainment & Modernization annual cost for Supporting Facilities										\$36,804		

FSM-FMM-FOM Raw Data, Version 10.5, FY 2010 Cost Level, Ft Bragg (Inst Code

RPUID	YEAR_BUILT	FAC	CATCODE	CONST_TYPE	SUST SOURCE	SUST ORG
'3722511938	1965	7210	72111	P	O&M	Army (Active)
'3722512334	1953	7210	72111	P	O&M	Army (Active)
'3722521105	1928	7210	72111	P	O&M	Army (Active)
'3722524208	1998	7210	72111	P	O&M	Army (Active)
'3722524708	1998	7210	72111	P	O&M	Army (Active)
'3722525506	2006	7210	72111	P	O&M	Army (Active)
'3722525704	2006	7210	72111	P	O&M	Army (Active)
'3722525708	2007	7210	72111	P	O&M	Army (Active)
'3722525906	2006	7210	72111	P	O&M	Army (Active)
'3722534607	2005	7210	72111	P	O&M	Army (Active)
'3722534805	2005	7210	72111	P	O&M	Army (Active)
'3722534809	2005	7210	72111	P	O&M	Army (Active)
'3722535007	2005	7210	72111	P	O&M	Army (Active)
'3722541137	1977	7210	72111	P	O&M	Army (Active)
'3722541238	1977	7210	72111	P	O&M	Army (Active)
'3722543539	1966	7210	72111	P	O&M	Army (Active)
'37225A2451	2007	7210	72111	P	O&M	Army (Active)
'37225A2460	2005	7210	72111	P	O&M	Army (Active)
'37225A2652	2005	7210	72111	P	O&M	Army (Active)
'37225A2653	2007	7210	72111	P	O&M	Army (Active)
'37225A2658	2005	7210	72111	P	O&M	Army (Active)
'37225A3149	2006	7210	72111	P	O&M	Army (Active)
'37225A3153	2006	7210	72111	P	O&M	Army (Active)
'37225A3158	2005	7210	72111	P	O&M	Army (Active)
'37225A3162	2005	7210	72111	P	O&M	Army (Active)
'37225A3351	2006	7210	72111	P	O&M	Army (Active)
'37225A3360	2005	7210	72111	P	O&M	Army (Active)
'37225A4159	2007	7210	72111	P	O&M	Army (Active)
'37225A4361	2007	7210	72111	P	O&M	Army (Active)
'37225C1244	1998	7210	72111	P	O&M	Army (Active)
'37225C1647	1997	7210	72111	P	O&M	Army (Active)
'37225C1943	1997	7210	72111	P	O&M	Army (Active)
'37225C2920	2001	7210	72111	P	O&M	Army (Active)
'37225C2925	2003	7210	72111	P	O&M	Army (Active)
'37225C2927	2003	7210	72111	P	O&M	Army (Active)
'37225C3019	2001	7210	72111	P	O&M	Army (Active)
'37225C3120	2001	7210	72111	P	O&M	Army (Active)
'37225C3125	2003	7210	72111	P	O&M	Army (Active)
'37225C3324	2003	7210	72111	P	O&M	Army (Active)
'37225C3421	2003	7210	72111	P	O&M	Army (Active)
'37225C3522	2003	7210	72111	P	O&M	Army (Active)
'37225C4120	1955	7210	72111	P	O&M	Army (Active)
'37225C4122	1955	7210	72111	P	O&M	Army (Active)
'37225C4123	1955	7210	72111	P	O&M	Army (Active)
'37225C4125	1955	7210	72111	P	O&M	Army (Active)
'37225C4420	1955	7210	72111	P	O&M	Army (Active)
'37225C4422	1955	7210	72111	P	O&M	Army (Active)
'37225C4424	1955	7210	72111	P	O&M	Army (Active)

'37225C4426	1955	7210	72111	P	O&M	Army (Active)
'37225C4428	1955	7210	72111	P	O&M	Army (Active)
'37225C5225	1955	7210	72111	P	O&M	Army (Active)
'37225C5227	1955	7210	72111	P	O&M	Army (Active)
'37225C5322	1955	7210	72111	P	O&M	Army (Active)
'37225C5324	1955	7210	72111	P	O&M	Army (Active)
'37225C5429	2007	7210	72111	P	O&M	Army (Active)
'37225C5631	2007	7210	72111	P	O&M	Army (Active)
'37225C5728	2007	7210	72111	P	O&M	Army (Active)
'37225C8142	1956	7210	72111	P	O&M	Army (Active)
'37225C8241	1956	7210	72111	P	O&M	Army (Active)
'37225C8339	1956	7210	72111	P	O&M	Army (Active)
'37225C8344	1956	7210	72111	P	O&M	Army (Active)
'37225C8438	1956	7210	72111	P	O&M	Army (Active)
'37225C8442	1956	7210	72111	P	O&M	Army (Active)
'37225C8541	1956	7210	72111	P	O&M	Army (Active)
'37225C8640	1956	7210	72111	P	O&M	Army (Active)
'37225C8750	1958	7210	72111	P	O&M	Army (Active)
'37225C9349	1958	7210	72111	P	O&M	Army (Active)
'37225D2007	1966	7210	72111	P	O&M	Army (Active)
'37225D2419	2007	7210	72111	P	O&M	Army (Active)
'37225D2616	2007	7210	72111	P	O&M	Army (Active)
'37225D2729	2003	7210	72111	P	O&M	Army (Active)
'37225D2821	2007	7210	72111	P	O&M	Army (Active)
'37225D2827	2006	7210	72111	P	O&M	Army (Active)
'37225D3142	2002	7210	72111	P	O&M	Army (Active)
'37225D3238	1971	7210	72111	P	O&M	Army (Active)
'37225D3345	1971	7210	72111	P	O&M	Army (Active)
'37225D3438	1971	7210	72111	P	O&M	Army (Active)
'37225D3545	1971	7210	72111	P	O&M	Army (Active)
'37225D3548	1971	7210	72111	P	O&M	Other Agencies
'37225E4728	1988	7210	72111	P	O&M	Army (Active)
'37225E4824	1988	7210	72111	P	O&M	Army (Active)
'37225H3229	1998	7210	72111	P	O&M	Other Agencies
'37225H3526	1998	7210	72111	P	O&M	Army (Active)
'37225H3829	1998	7210	72111	P	O&M	Army (Active)
'37225H4350	1976	7210	72111	P	O&M	Army (Active)
'37225H4445	1976	7210	72111	P	O&M	Army (Active)
'37225H4654	1976	7210	72111	P	O&M	Army (Active)
'37225H4812	1980	7210	72111	P	O&M	Army (Active)
'37225H4817	1980	7210	72111	P	O&M	Army (Active)
'37225H4822	1980	7210	72111	P	O&M	Army (Active)
'37225H4952	1976	7210	72111	P	O&M	Army (Active)
'37225H5117	1980	7210	72111	P	O&M	Army (Active)
'37225H5122	1980	7210	72111	P	O&M	Army (Active)
'37225H5214	1980	7210	72111	P	O&M	Army (Active)
'37225H5245	1976	7210	72111	P	O&M	Army (Active)
'37225H5412	1980	7210	72111	P	O&M	Army (Active)
'37225H5448	1976	7210	72111	P	O&M	Army (Active)
'37225H5454	1976	7210	72111	P	O&M	Army (Active)
'37225H5748	1982	7210	72111	P	O&M	Army (Active)
'37225H5752	1976	7210	72111	P	O&M	Army (Active)

'37225H5812	1980	7210	72111	P	O&M	Army (Active)
'37225H6428	1996	7210	72111	P	O&M	Army (Active)
'37225H6432	2000	7210	72111	P	O&M	Army (Active)
'37225M3019	1987	7210	72111	P	O&M	Army (Active)
'37225M3040	1998	7210	72111	P	O&M	Army (Active)
'37225M3213	1987	7210	72111	P	O&M	Army (Active)
'37225M3226	1987	7210	72111	P	O&M	Army (Active)
'37225M3233	1987	7210	72111	P	O&M	Army (Active)
'37225M3346	1998	7210	72111	P	O&M	Army (Active)
'37225M3519	1987	7210	72111	P	O&M	Army (Active)
'37225M3540	1998	7210	72111	P	O&M	Army (Active)
'37225M4020	1985	7210	72111	P	O&M	Army (Active)
'37225M4040	1986	7210	72111	P	O&M	Army (Active)
'37225M4313	1985	7210	72111	P	O&M	Army (Active)
'37225M4346	1986	7210	72111	P	O&M	Army (Active)
'37225M4520	1985	7210	72111	P	O&M	Army (Active)
'37225M4540	1986	7210	72111	P	O&M	Army (Active)

2010 \$						
2010 \$						

37225), NC (State Code 37), FAC 7210 (Permanent Party UPH) WITHOUT Relocatable

SUST_AC F	SUPPORTED_ASSET	SUSTAINMENT_COST	FY	FMM_RQMT	FMM_ASSET	ENERGY_RQMT
0.88	22362	71558.62	2010	54676.76	22362	23026.6
0.88	13882	44422.54	2010	33942.53	13882	14294.57
0.88	6642	21254.47	2010	17052.2	6642	6839.4
0.88	51809	165789.31	2010	126676.88	51809	53348.76
0.88	51809	165789.31	2010	126676.88	51809	53348.76
0.88	46314	148205.26	2010	113241.19	46314	47690.45
0.88	46314	148205.26	2010	113241.19	46314	47690.45
0.88	31030	99296.31	2010	75870.67	31030	31952.21
0.88	46314	148205.26	2010	113241.19	46314	47690.45
0.88	47860	153152.47	2010	117021.28	47860	49282.4
0.88	47860	153152.47	2010	117021.28	47860	49282.4
0.88	47860	153152.47	2010	117021.28	47860	49282.4
0.88	47860	153152.47	2010	117021.28	47860	49282.4
0.88	34163	109321.94	2010	83531.09	34163	35178.32
0.88	34163	109321.94	2010	83531.09	34163	35178.32
0.88	27478	87929.87	2010	67185.76	27478	28294.64
0.88	52624	168397.32	2010	128669.61	52624	54187.98
0.88	58983	188746.18	2010	144217.84	58983	60735.97
0.88	49188	157402.09	2010	120268.34	49188	50649.86
0.88	37904	121293.17	2010	92678.11	37904	39030.5
0.88	40541	129731.6	2010	99125.78	40541	41745.88
0.88	37904	121293.17	2010	92678.11	37904	39030.5
0.88	37904	121293.17	2010	92678.11	37904	39030.5
0.88	24768	79257.84	2010	60559.61	24768	25504.1
0.88	24768	79257.84	2010	60559.61	24768	25504.1
0.88	52624	168397.32	2010	128669.61	52624	54187.98
0.88	49536	158515.69	2010	121119.22	49536	51008.21
0.88	52624	168397.32	2010	128669.61	52624	54187.98
0.88	37904	121293.17	2010	92678.11	37904	39030.5
0.88	81010	259232.8	2010	198075.5	81010	83417.61
0.88	81010	259232.8	2010	198075.5	81010	83417.61
0.88	81010	259232.8	2010	198075.5	81010	83417.61
0.88	31402	100486.71	2010	76780.24	31402	32335.26
0.88	31402	100486.71	2010	76780.24	31402	32335.26
0.88	41216	131891.61	2010	100776.2	41216	42440.94
0.88	41216	131891.61	2010	100776.2	41216	42440.94
0.88	31402	100486.71	2010	76780.24	31402	32335.26
0.88	31402	100486.71	2010	76780.24	31402	32335.26
0.88	31402	100486.71	2010	76780.24	31402	32335.26
0.88	31402	100486.71	2010	76780.24	31402	32335.26
0.88	41216	131891.61	2010	100776.2	41216	42440.94
0.88	29750	95200.29	2010	72740.97	29750	30634.17
0.88	30284	96909.1	2010	74046.64	30284	31184.04
0.88	29884	95629.1	2010	73068.61	29884	30772.15
0.88	29188	93401.89	2010	71366.84	29188	30055.46
0.88	30160	96512.3	2010	73743.45	30160	31056.35
0.88	30164	96525.1	2010	73753.23	30164	31060.47
0.88	28840	92288.29	2010	70515.96	28840	29697.12

0.88	28775	92080.28	2010	70357.03	28775	29630.19
0.88	24849	79517.05	2010	60757.66	24849	25587.51
0.88	29316	93811.49	2010	71679.81	29316	30187.27
0.88	27886	89235.48	2010	68183.35	27886	28714.77
0.88	27113	86761.87	2010	66293.31	27113	27918.8
0.88	29695	95024.29	2010	72606.49	29695	30577.53
0.88	49507	158422.89	2010	121048.32	49507	50978.34
0.88	49507	158422.89	2010	121048.32	49507	50978.34
0.88	49507	158422.89	2010	121048.32	49507	50978.34
0.88	28916	92531.49	2010	70701.78	28916	29775.38
0.88	29404	94093.09	2010	71894.98	29404	30277.88
0.88	29164	93325.09	2010	71308.16	29164	30030.75
0.88	28746	91987.48	2010	70286.12	28746	29600.33
0.88	28696	91827.48	2010	70163.86	28696	29548.84
0.88	30108	96345.9	2010	73616.31	30108	31002.81
0.88	24569	78621.04	2010	60073.04	24569	25299.19
0.88	29244	93581.09	2010	71503.77	29244	30113.13
0.88	38444	123021.18	2010	93998.45	38444	39586.55
0.88	43484	139149.23	2010	106321.63	43484	44776.34
0.88	41520	132864.41	2010	101519.5	41520	42753.97
0.88	38847	124310.78	2010	94983.82	38847	40001.53
0.88	40850	130720.4	2010	99881.3	40850	42064.06
0.88	37910	121312.37	2010	92692.78	37910	39036.68
0.88	38847	124310.78	2010	94983.82	38847	40001.53
0.88	38847	124310.78	2010	94983.82	38847	40001.53
0.88	41548	132954.01	2010	101587.97	41548	42782.8
0.88	41548	132954.01	2010	101587.97	41548	42782.8
0.88	41548	132954.01	2010	101587.97	41548	42782.8
0.88	41548	132954.01	2010	101587.97	41548	42782.8
0.88	41548	132954.01	2010	101587.97	41548	42782.8
0.88	41548	132954.01	2010	101587.97	41548	42782.8
0.88	62142	198855.01	2010	151941.83	62142	63988.86
0.88	62142	198855.01	2010	151941.83	62142	63988.86
0.88	93965	300688.93	2010	229751.45	93965	96757.63
0.88	36610	117152.36	2010	89514.19	36610	37698.05
0.88	77767	248855.17	2010	190146.13	77767	80078.23
0.88	32316	103411.52	2010	79015.04	32316	33276.43
0.88	43067	137814.83	2010	105302.03	43067	44346.95
0.88	43067	137814.83	2010	105302.03	43067	44346.95
0.88	42912	137318.82	2010	104923.05	42912	44187.34
0.88	42912	137318.82	2010	104923.05	42912	44187.34
0.88	32184	102989.12	2010	78692.29	32184	33140.51
0.88	32316	103411.52	2010	79015.04	32316	33276.43
0.88	32184	102989.12	2010	78692.29	32184	33140.51
0.88	32184	102989.12	2010	78692.29	32184	33140.51
0.88	32184	102989.12	2010	78692.29	32184	33140.51
0.88	32316	103411.52	2010	79015.04	32316	33276.43
0.88	42912	137318.82	2010	104923.05	42912	44187.34
0.88	43067	137814.83	2010	105302.03	43067	44346.95
0.88	43067	137814.83	2010	105302.03	43067	44346.95
0.88	22700	72640.22	2010	55503.2	22700	23374.64
0.88	32316	103411.52	2010	79015.04	32316	33276.43

0.88	42912	137318.82	2010	104923.05	42912	44187.34
0.88	47811	152995.67	2010	116901.47	47811	49231.94
0.88	47811	152995.67	2010	116901.47	47811	49231.94
0.88	29448	94233.89	2010	72002.56	29448	30323.19
0.88	28000	89600.28	2010	68462.09	28000	28832.16
0.88	33962	108678.74	2010	83039.63	33962	34971.35
0.88	32246	103187.52	2010	78843.88	32246	33204.35
0.88	35123	112393.95	2010	85878.36	35123	36166.85
0.88	28000	89600.28	2010	68462.09	28000	28832.16
0.88	29448	94233.89	2010	72002.56	29448	30323.19
0.88	28000	89600.28	2010	68462.09	28000	28832.16
0.88	32178	102969.92	2010	78677.62	32178	33134.33
0.88	40746	130387.6	2010	99627.02	40746	41956.97
0.88	32178	102969.92	2010	78677.62	32178	33134.33
0.88	36179	115773.16	2010	88460.36	36179	37254.24
0.88	33962	108678.74	2010	83039.63	33962	34971.35
0.88	40746	130387.6	2010	99627.02	40746	41956.97

	4,550,471	\$14,561,552		\$11,127,054	4,550,471	\$4,685,711
	SF	\$3.20		\$2.45	SF	\$1.03
		\$ 3.20		\$ 2.45		\$ 1.03
	Asset Area	FY10 Sustain Unit Cost, \$/SF		FY10 Modern Unit Cost, \$/SF	Asset Area	FY10 Energy Unit Cost, \$/SF

Buildings

WTRWST_RQMT	RPMGT_RQMT	FIREPR_RQ MT	CUSTOD_R QMT	REFUSE_R QMT	GRNMNT_RQMT
3086.52	4916.51	0	0	0	11619.5
1916.07	3052.1	0	0	0	7213.22
916.76	1460.31	0	0	0	3451.24
7150.95	11390.72	0	0	0	26920.44
7150.95	11390.72	0	0	0	26920.44
6392.5	10182.59	0	0	0	24065.18
6392.5	10182.59	0	0	0	24065.18
4282.92	6822.25	0	0	0	16123.48
6392.5	10182.59	0	0	0	24065.18
6605.89	10522.5	0	0	0	24868.5
6605.89	10522.5	0	0	0	24868.5
6605.89	10522.5	0	0	0	24868.5
6605.89	10522.5	0	0	0	24868.5
4715.36	7511.07	0	0	0	17751.41
4715.36	7511.07	0	0	0	17751.41
3792.66	6041.31	0	0	0	14277.82
7263.44	11569.91	0	0	0	27343.92
8141.14	12968	0	0	0	30648.12
6789.19	10814.47	0	0	0	25558.54
5231.71	8333.57	0	0	0	19695.27
5595.68	8913.34	0	0	0	21065.48
5231.71	8333.57	0	0	0	19695.27
5231.71	8333.57	0	0	0	19695.27
3418.61	5445.49	0	0	0	12869.68
3418.61	5445.49	0	0	0	12869.68
7263.44	11569.91	0	0	0	27343.92
6837.22	10890.98	0	0	0	25739.37
7263.44	11569.91	0	0	0	27343.92
5231.71	8333.57	0	0	0	19695.27
11181.43	17810.85	0	0	0	42093.55
11181.43	17810.85	0	0	0	42093.55
11181.43	17810.85	0	0	0	42093.55
4334.27	6904.04	0	0	0	16316.77
4334.27	6904.04	0	0	0	16316.77
5688.85	9061.75	0	0	0	21416.22
5688.85	9061.75	0	0	0	21416.22
4334.27	6904.04	0	0	0	16316.77
4334.27	6904.04	0	0	0	16316.77
4334.27	6904.04	0	0	0	16316.77
4334.27	6904.04	0	0	0	16316.77
4334.27	6904.04	0	0	0	16316.77
5688.85	9061.75	0	0	0	21416.22
4106.25	6540.83	0	0	0	15458.38
4179.96	6658.24	0	0	0	15735.85
4124.75	6570.29	0	0	0	15528
4028.68	6417.27	0	0	0	15166.36
4162.84	6630.98	0	0	0	15671.42
4163.39	6631.85	0	0	0	15673.49
3980.65	6340.76	0	0	0	14985.53

3971.68	6326.47	0	0	0	14951.76
3429.79	5463.3	0	0	0	12911.77
4046.35	6445.41	0	0	0	15232.87
3848.97	6131.01	0	0	0	14489.82
3742.28	5961.06	0	0	0	14088.17
4098.66	6528.74	0	0	0	15429.8
6833.22	10884.61	0	0	0	25724.3
6833.22	10884.61	0	0	0	25724.3
6833.22	10884.61	0	0	0	25724.3
3991.14	6357.47	0	0	0	15025.02
4058.49	6464.76	0	0	0	15278.59
4025.37	6411.99	0	0	0	15153.89
3967.67	6320.09	0	0	0	14936.69
3960.77	6309.1	0	0	0	14910.71
4155.66	6619.54	0	0	0	15644.4
3391.14	5401.74	0	0	0	12766.28
4036.41	6429.58	0	0	0	15195.45
5306.24	8452.29	0	0	0	19975.86
6001.89	9560.39	0	0	0	22594.69
5730.81	9128.58	0	0	0	21574.18
5361.87	8540.9	0	0	0	20185.26
5638.33	8981.28	0	0	0	21226.04
5232.54	8334.89	0	0	0	19698.39
5361.87	8540.9	0	0	0	20185.26
5361.87	8540.9	0	0	0	20185.26
5734.67	9134.74	0	0	0	21588.73
5734.67	9134.74	0	0	0	21588.73
5734.67	9134.74	0	0	0	21588.73
5734.67	9134.74	0	0	0	21588.73
5734.67	9134.74	0	0	0	21588.73
5734.67	9134.74	0	0	0	21588.73
8577.17	13662.54	0	0	0	32289.56
8577.17	13662.54	0	0	0	32289.56
12969.54	20659.14	0	0	0	48825.09
5053.1	8049.07	0	0	0	19022.9
10733.81	17097.85	0	0	0	40408.46
4460.42	7104.99	0	0	0	16791.69
5944.33	9468.71	0	0	0	22378.01
5944.33	9468.71	0	0	0	22378.01
5922.94	9434.63	0	0	0	22297.47
5922.94	9434.63	0	0	0	22297.47
4442.21	7075.97	0	0	0	16723.11
4460.42	7104.99	0	0	0	16791.69
4442.21	7075.97	0	0	0	16723.11
4442.21	7075.97	0	0	0	16723.11
4442.21	7075.97	0	0	0	16723.11
4460.42	7104.99	0	0	0	16791.69
5922.94	9434.63	0	0	0	22297.47
5944.33	9468.71	0	0	0	22378.01
5944.33	9468.71	0	0	0	22378.01
3133.17	4990.82	0	0	0	11795.13
4460.42	7104.99	0	0	0	16791.69

5922.94	9434.63	0	0	0	22297.47
6599.13	10511.72	0	0	0	24843.04
6599.13	10511.72	0	0	0	24843.04
4064.57	6474.44	0	0	0	15301.45
3864.71	6156.08	0	0	0	14549.06
4687.61	7466.88	0	0	0	17646.97
4450.76	7089.6	0	0	0	16755.32
4847.86	7722.14	0	0	0	18250.24
3864.71	6156.08	0	0	0	14549.06
4064.57	6474.44	0	0	0	15301.45
3864.71	6156.08	0	0	0	14549.06
4441.38	7074.65	0	0	0	16719.99
5623.98	8958.41	0	0	0	21172
4441.38	7074.65	0	0	0	16719.99
4993.62	7954.31	0	0	0	18798.94
4687.61	7466.88	0	0	0	17646.97
5623.98	8958.41	0	0	0	21172

\$628,080	\$1,000,466				\$2,364,467
\$0.14	\$0.22				\$0.52
\$ 0.14	\$ 0.22				\$ 0.52
FY10 Water & Wastewater Unit Cost, \$/SF	FY10 Real Prop Mgmt Unit Cost, \$/SF				FY10 Ground Maintenance Unit Cost, \$/SF