



DEPARTMENT OF THE AIR FORCE
WASHINGTON DC

OFFICE OF THE ASSISTANT SECRETARY

MEMORANDUM FOR RECORD

APR 11 2005

FROM: SAF/IEB
1665 Air Force Pentagon
Washington DC 20330-1665

SUBJECT: COBRA - MILCON Estimates

The COBRA Manual (2005) allows two options to enter Military Construction (MILCON) costs in Screen 7. First, the user can enter the DoD Facilities Code (FAC), unit of measure and quantity and COBRA will calculate the MILCON costs to include primary facilities, contingencies (5% of primary facility cost) and SIOH (6% of facility cost), and design costs. For the second method, the user can enter a calculated total cost that includes: primary facilities, contingencies (5% of primary facility cost), SIOH (6% of facility cost), facility design costs, supporting facilities, and anti-terrorism/force protection (AT/FP) costs. When the user knows that a project includes special considerations that are not accounted for in the COBRA construction cost algorithms the second method is more accurate.

The Air Force recognizes COBRA construction cost algorithms do not include all costs required to construct a complete and usable facility. Specifically, COBRA algorithms do not include the supporting facility costs and AT/FP costs. Based on historical data for a typical building site, these costs add from 10% to 40% (average 22.5%) to the cost of MILCON projects in addition to the primary facility. Due to the omission of the supporting facility and AT/FP costs in the COBRA algorithms, the Air Force is manually entering the calculated total MILCON costs in screen 7 for use in the COBRA analysis. Supporting facilities costs are required to make a "complete and usable" project as required by 10 United State Code (USC) 2801. In addition, Unified Facilities Criteria (UFC) 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, dated 8 Oct 2003, mandates use of AT/FP standards on all new construction starting with the FY04 MILCON Program.

Questions regarding this notification may be addressed to Mr. Frank Sosa, 703-692-6333.

A handwritten signature in black ink, appearing to read "Gerald F. Pease, Jr.", with a stylized flourish at the end.

GERALD F. PEASE, JR.
Deputy Assistant Secretary
(Basing & Infrastructure Analysis)