Cost Indexes

Construction Cost Index

This month's 0.8% increase in the CCI's labor component helped push annual inflation from 3.3 to 3.7%.

20-CITY: 1913=100	JAN. 2004 INDEX VALUE	% CHG. MONTH	% CHG. YEAR
CONSTRUCTION COST	6824.90	+0.6	+3.7
COMMON LABOR	14683.55	+0.8	+4.3
WAGE $/HR.	27.90	+0.8	+4.3

Building Cost Index

Annual inflation measured by the BCI is running at 3.3%, up from the 1.9% rate at the start of 2003.

20-CITY: 1913=100	JAN. 2004 INDEX VALUE	% CHG. MONTH	% CHG. YEAR
BUILDING COST	3766.70	+0.2	+3.3
SKILLED LABOR	6644.23	+0.4	+4.4
WAGE $/HR.	36.88	+0.4	+4.4

Materials Cost Index

Higher lumber prices have offset a decline in structural steel prices, lifting the MCI 1.1% above a year ago.

20-CITY: 1913=100	JAN. 2004 INDEX/PRICE	% CHG. MONTH	% CHG. YEAR
MATERIALS	2008.31	–0.1	+1.1
CEMENT $/TON	82.77	0.0	+0.1
STEEL $/CWT	25.19	–0.4	–4.4
LUMBER $/MBF	479.82	+0.2	+8.8

Lumber Prices Lead Rebound

Lumber prices in Detroit have finally recovered from 2002's 21% decline. This year, the lumber component of the city's cost indexes has climbed 13%, following a 10% annual increase in 2003. Cement prices in the Motor City also have recovered from a 1.3% decline in 2002 with January prices showing a year-to-year increase of 2.3% last year and 1.1% this year.

Cost Indexes By City

1913=100 CITY	CONSTRUCTION COST JAN. '04 INDEX	CONSTRUCTION COST % CHG. YEAR	BUILDING COST JAN. '04 INDEX	BUILDING COST % CHG. YEAR	COMMON LABOR JAN. '04 INDEX	COMMON LABOR % CHG. YEAR	SKILLED LABOR JAN. '04 INDEX	SKILLED LABOR % CHG. YEAR	MATERIALS JAN. '04 INDEX	MATERIALS % CHG. YEAR
ATLANTA	4372.19	+4.4	3015.87	+2.6	8273.68	+5.7	4710.51	+3.5	1980.95	+1.2
BALTIMORE	4816.28	+5.2	3389.25	+6.8	9342.11	+3.5	5593.99	+4.9	2042.39	+10.3
BIRMINGHAM	4907.56	+4.6	2919.50	+3.0	9800.00	+5.4	4574.17	+3.5	1908.96	+2.3
BOSTON	7973.59	+6.1	4211.09	+7.3	18157.89	+6.5	8267.27	+8.8	1731.60	+3.4
CHICAGO	8332.02	0.0	4405.37	+2.0	18363.16	0.0	8040.24	+2.9	2183.91	0.0
CINCINNATI	6284.40	+2.0	3426.78	+2.9	13394.74	+2.8	5882.28	+5.3	1926.45	–1.3
CLEVELAND	7226.51	+2.3	3723.03	+1.4	15763.16	+3.3	6551.95	+3.2	1994.37	–2.2
DALLAS	4041.54	+3.8	2806.92	+3.2	7268.42	+3.0	4024.62	+1.3	2063.78	+5.6
DENVER	4999.87	+5.4	3089.35	+5.7	10002.63	+5.1	4981.38	+5.1	1933.66	+6.6
DETROIT	7926.44	+3.6	4306.53	+4.0	17331.58	+3.7	7815.62	+4.5	2162.00	+3.1
KANSAS CITY	6969.46	+2.8	3708.63	+2.8	14889.47	+4.0	6316.52	+5.8	2115.25	–2.2
LOS ANGELES	7529.27	+1.7	3844.80	+1.6	16565.79	+2.7	6878.68	+3.8	1990.77	–2.9
MINNEAPOLIS	7996.96	+5.0	4052.30	+5.0	17663.16	+5.0	7291.89	+5.2	2072.52	+4.7
NEW ORLEANS	3936.15	+0.8	2674.17	+0.7	7384.21	+1.5	4068.47	+1.9	1822.82	–0.9
NEW YORK	10960.23	+9.5	5700.71	+4.9	25502.63	+10.0	11676.88	+4.6	2047.15	+5.7
PHILADELPHIA	8518.52	+3.6	4630.17	+2.2	18586.84	+4.8	8365.17	+4.2	2347.61	–2.0
PITTSBURGH	6645.08	+3.0	3661.66	+0.1	14365.79	+5.0	6523.12	+3.0	1913.03	–5.4
ST. LOUIS	7411.59	+3.0	3770.35	+4.2	16500.00	+3.3	6926.73	+5.6	1841.27	+1.3
SAN FRANCISCO	7786.30	+1.9	4110.61	+0.5	17221.05	+2.8	7557.96	+1.9	2003.71	–2.7
SEATTLE	7864.08	+4.0	3886.87	+4.0	17294.74	+5.0	6837.24	+6.3	2084.00	–0.5
MONTREAL	7137.34	+2.4	3987.80	+0.9	14731.58	+4.0	6451.65	+3.6	2482.80	–3.1
TORONTO	8795.04	+3.6	4404.65	+6.0	18794.74	+2.0	7250.45	+3.1	2666.19	+11.2

Sewer, Water and Drain Pipe

ITEM	UNIT	ATLANTA	BALTIMORE	BIRMINGHAM	BOSTON	CHICAGO	CINCINNATI	CLEVELAND	DALLAS	DENVER	DETROIT	KANSAS CITY
REINFORCED CONCRETE PIPE (RCP):												
12"	ft	9.02	16.65	8.45	6.10	+6.40	8.50	8.00	12.55	+10.30	10.95	10.61
24"	ft	21.40	28.90	21.97	13.50	+14.36	18.55	18.00	27.20	+16.98	33.25	19.16
36"	ft	36.20	53.40	35.24	29.30	+29.80	36.40	38.00	55.24	+42.80	68.10	41.92
48"	ft	54.42	95.55	57.51	48.70	+46.10	58.65	60.00	84.20	+64.62	102.40	72.82
CORRUGATED STEEL PIPE:												
12"	ft	4.58	6.49	4.80	5.12	6.98	4.99	5.98	5.97	6.78	4.82	10.26
36"	ft	15.68	18.88	14.20	16.10	25.15	16.05	19.85	18.60	22.77	20.25	26.62
60"	ft	36.00	38.80	32.50	37.77	56.30	38.00	53.00	52.12	62.53	62.00	77.92
VITRIFIED CLAY PIPE (VCP): PREMIUM JOINT												
12"	ft	–	–	–	–	–	–	11.90	–	–	11.43	7.60
24"	ft	–	–	–	–	–	–	62.30	–	–	38.56	33.39
POLYETHYLENE PIPE (PE): UNDERDRAIN												
4"	ft	0.62	–	0.32	0.51	0.79	0.34	0.27	0.59	0.55	0.23	–
POLYVINYLCHLORIDE PIPE (PVC): SEWER												
4"	ft	1.44	1.85	0.86	0.77	0.86	0.78	0.80	0.66	0.76	1.72	0.90
8"	ft	4.26	3.81	3.00	2.86	3.14	5.15	2.65	2.27	2.87	5.08	2.70
Water 6"	ft	4.03	2.56	1.78	3.60	3.03	4.10	3.66	2.45	3.66	6.07	2.20
8"	ft	5.80	4.10	4.00	6.60	5.23	7.35	6.33	4.15	5.88	11.26	5.00
12"	ft	11.84	4.95	7.15	12.42	11.20	16.25	13.54	9.10	11.13	21.65	11.10
DUCTILE IRON PIPE (DIP):												
6"	ft	6.86	13.40	5.50	8.10	10.56	5.85	10.43	7.22	6.60	10.35	6.30
8"	ft	9.00	18.58	7.45	11.10	14.07	9.40	13.82	9.87	8.72	13.30	8.70
12"	ft	15.70	31.06	12.15	18.16	25.62	13.20	22.62	16.35	14.20	21.20	14.70
COPPER WATER TUBING: TYPE L												
1/2"	ft	0.80	0.49	1.00	0.51	2.30	0.80	0.76	0.54	+0.80	0.66	1.22
1 1/2"	ft	2.68	1.95	3.95	1.96	2.70	3.13	2.94	1.77	+2.62	2.57	4.80

+ or – denotes price has risen or fallen since previous report. a=meters, includes federal tax; b=meters, excludes tax; c=1.0 meters. Monthly market quotations by ENR field reporters Jan. 9, 2004. All prices are spot prices quoted from a single source. Quotes are delivered prices unless noted. Some prices may include taxes or discounts for prompt payment, etc. Product specification may vary, depending on what is most commonly used or most accessible in a city. All quantities are truckloads unless noted. Quotes for Montreal and Toronto are in Canadian dollars and metric units. RCP pipe is ASTM C76; 12-in. and 24-in. are rubber-gasket jointed, others are nongasketed. Corrugated stee (continued on p. 26)