

RESOLUTION NO. 1640

A RESOLUTION CONFIRMING, APPROVING AND RATIFYING A THREE AND ONE TENTH PERCENT (3.1%) STREET SUPPLEMENTAL STREET, SEWER, PARKS AND STORM SEWER SYSTEMS DEVELOPMENT CHARGE INFLATIONARY COST IMPACT INCREASE AS MEASURED BY THE ANNUAL CHANGE IN THE PACIFIC NORTHWEST CONSTRUCTION COST INDEX.

WHEREAS, Ordinance No. 386, Article IV, has established and imposed a Systems Development Charge and determined that inflationary cost impacts shall be measured and calculated annually each March and charged accordingly; and

WHEREAS, inflationary calculations are to be based upon Pacific Northwest Construction cost changes in the Engineering News Record Construction Cost Index as represented by the City of Seattle, Washington; and

WHEREAS, the March 27, 2000, issue of Engineering News Record (Exhibit "A") reported an increase of three and one-tenth percent (3.1%) in the annual construction cost index for Seattle, Washington.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. That the City Council accepts and ratifies an inflationary construction cost index adjustment of three and one-tenth percent (3.1%) as presented in Exhibit "A" for all Systems Development Charges except water.
2. The inflationary cost impact shall be assessed against all Systems Development Charges beginning July 1, 2000.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 15th day of May, 2000 and filed with the City Recorder this date



CHARLOTTE LEHAN, MAYOR

ATTEST:

Sandra C. King
Sandra C. King, CMC, City Recorder

SUMMARY of votes:

Mayor Lehan	<u>Yes</u>
Councilor Kirk	<u>Yes</u>
Councilor Holt	<u>Yes</u>
Councilor Helser	<u>Yes</u>
Councilor Barton	<u>Yes</u>

USING ENR'S INDEXES: How It's Done

Readers of ENR direct a steady stream of questions about the magazine's indexes and how to accurately apply them to various construction projects. To help clarify the nature and uses of the cost indexes, here are answers to the most frequently asked questions and suggestions on how to avoid costly mistakes.

Q: What is the difference between ENR's Construction Cost Index and its Building Cost Index?

A: The difference is in their labor component. The CCI uses 200 hours of common labor, multiplied by the 20-city average rate for wages and fringe benefits. The BCI uses 68.38 hours of skilled labor, multiplied by the 20-city wage-fringe average for three trades—bricklayers, carpenters and structural ironworkers. For their materials component, both indexes use 25 cwt of fabricated standard structural steel at the 20-city average price, 1.128 tons of bulk portland cement priced locally and 1,088 board-ft of 2 x 4 lumber priced locally.

The ENR indexes measure how much it costs to purchase this hypothetical package of goods and services compared to what it was in the base year.

Q: What kinds of construction do the ENR indexes represent?

A: They both apply to general construction costs. The CCI can be used where labor costs are a high proportion of total costs. The BCI is more applicable for structures.

Q: Where does ENR get its data?

A: ENR has price reporters covering 20 U.S. cities and two Canadian cities (Montreal and Toronto) who check prices locally. The prices are quoted from the same suppliers each month. ENR com-

putes its latest indexes from these figures and local union wage rates.

Q: Are the material prices averaged?

A: No. ENR reporters collect "spot prices" from a single source for all of the materials tracked, including those in the index. The reporters survey the same suppliers each month for materials that affect the index. Actual prices within a city may vary depending on the competitiveness of the market and local discounting practices. This method allows for a quick indicator of price movement, which is its primary objective.

Q: Do the city indexes have different weightings?

A: No. Each city uses the same weight for the labor and materials components as the U.S. average index.

Q: Do the indexes measure cost differentials between cities?

A: No. This is one of the more common errors in the application of ENR's indexes, which only measure the trend in an individual city and in the U.S. as a whole. Differentials between cities may

BUILDING COST INDEX HISTORY (1917-2000)

HOW ENR BUILDS THE INDEX: 68.38 hours of skilled labor at the 20-city average of bricklayers, carpenters and structural ironworkers rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of portland cement at the 20-city price, plus 1,088 board-ft of 2 x 4 lumber at the 20-city price.

ANNUAL AVERAGE	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL AVG
1917 167													1917 167
1918 159													1918 159
1919 159													1919 159
1920 207													1920 207
1921 166													1921 166
1922 155													1922 155
1923 186													1923 186
1924 186													1924 186
1925 183													1925 183
1926 185													1926 185
1927 186													1927 186
1928 188													1928 188
1929 191													1929 191
1930 185													1930 185
1931 168													1931 168
1932 131													1932 131
1933 148													1933 148
1934 167													1934 167
1935 166													1935 166
1936 172													1936 172
1937 196													1937 196
1938 197													1938 197
1939 197													1939 197
1940 203													1940 203
1941 211													1941 211
1942 222													1942 222
1943 229													1943 229
1944 235													1944 235
1945 239													1945 239
1946 262													1946 262
1947 313													1947 313
1948 341													1948 341
1949 352													1949 352
1950 375													1950 375
1951 401													1951 401
1952 416													1952 416
1953 431													1953 431
1954 446													1954 446
1955 469													1955 469
1956 491													1956 491
1957 509													1957 509
1958 525													1958 525
1959 548													1959 548
1960 559													1960 559
1961 568													1961 568
1962 580													1962 580
1963 594													1963 594
1964 612													1964 612
1965 627													1965 627
1966 650													1966 650
1967 650													1967 650
1968 676													1968 676
1969 721													1969 721
1970 790													1970 790
1971 948													1971 948
1972 1048													1972 1048
1973 1138													1973 1138
1974 1205													1974 1205
1975 1306													1975 1306
1976 1425													1976 1425
1977 1545													1977 1545
1978 1674													1978 1674
1979 1819													1979 1819
1980 1895													1980 1895
1981 2015													1981 2015
1982 2184													1982 2184
1983 2311													1983 2311
1984 2402													1984 2402
1985 2410													1985 2410
1986 2440													1986 2440
1987 2515													1987 2515
1988 2574													1988 2574
1989 2615													1989 2615
1990 2664													1990 2664
1991 2720													1991 2720
1992 2784													1992 2784
1993 2886													1993 2886
1994 3071													1994 3071
1995 3112													1995 3112
1996 3127													1996 3127
1997 3332													1997 3332
1998 3363													1998 3363
1999 3425													1999 3425
2000 3503													2000 3503

Base: 1913=100

reflect differences in labor productivity and building codes. Moreover, quoting bases for lumber and cement vary from one city to another. For example, one city may report list prices while in another city prices for the same material may include discounts.

Q: Are indexes seasonally adjusted?

A: No. This is an important point for users of the index to keep in mind. Wages, the most important component, usually affect the index once or twice a year. Cement prices tend to be more active in the spring while fabricated structural steel pricing tends to have monthly adjustments. Lumber prices, more dependent on local pricing and production conditions, are the most volatile and can change appreciably from month to month. The study of an index movement for a period of less than 12 months can sometimes miss these important developments. The user of indexes for individual cities should keep an eye on the timing of wage settlements. For example, stalled labor negotiations may keep the old wage rate in effect longer than a 12-month period, giving the appearance of a low inflation rate.

Q: Are the annual averages weighted?

A: No. They are straight mathematical averages.

Q: Is it more accurate to use an index that is closest to my home city?

A: No. The 20-city average index is generally more appropriate. Because it has more elements, it has a smoother trend. Indexes for individual cities are more susceptible to price spikes.

Q: Are the indexes verifiable?

A: Yes. All of ENR's indexes are published in the first week of each month on the Construction Economics pages of the magazine. Prices for the indexes' materials component are published in the preceding month on the Construction Economics pages. Cement prices are in the first issue of the month, lumber prices in the second and steel in the fourth issue. Wage rates for all 20 cities are published the Quarterly Cost Reports in the last issue of March, June, September and December. The reader can actually compute ENR's indexes by multiplying the published prices and wages by the appropriate weights, shown in the tables below, and summing the results.

Q: Does ENR have cost indexes for cities outside the U.S.?

A: ENR publishes indexes for two Canadian cities each month. ENR's Fourth Quarterly Cost Report includes the most comprehensive listing of international costs compiled from various sources.

Q: Does ENR forecast its indexes?

A: Yes. ENR projects its BCI and CCI for the next 12 months once a year in the

Fourth Quarterly Cost Report. To reach its forecast, ENR incorporates the new wage rates called for in multiyear, collective-bargaining agreements and estimates for areas where new contract terms will be negotiated. ENR estimates the materials component by studying consumption forecasts and price trends.

Q: Does ENR ever change the weighting of the index components?

A: No. The components are always multiplied by the same factors. However, a component's share of an index's total makeup will shift with its relative escalation rate.

Q: Has ENR ever changed the makeup of the index components?

A: Yes. Only once, in 1996, ENR was forced to switch from the mill price for structural steel to the 20-city average fabricated price for channel beams, I-beams and wide-flanges when ENR's sources for mill prices left the structural market.

Q: Does ENR ever revise the indexes?

A: Yes. On some occasions ENR must revise the indexes. Any revision affecting the 20-city average indexes in the latest 14-month period are published in the first issue of each month on the Construction Economics pages of the magazine. Revisions to indexes for individual cities are published in the tables below. There were no revisions this year. □

By Tim Grogan

CONSTRUCTION COST INDEX HISTORY (1911-2000)

HOW ENR BUILDS THE INDEX: 200 hours of common labor at the 20-city average of common labor rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 125 tons of portland cement at the 20-city price, plus 1,088 board-ft of 2x4 lumber at the 20-city price.

ANNUAL AVERAGE	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL AVG		
1911 93	1934 198	1957 724	1980 3132	3134	3159	3143	3139	3198	3260	3304	3319	3327	3355	3376	3237
1912 91	1935 196	1958 759	1981 3372	3373	3384	3450	3471	3496	3548	3616	3657	3660	3697	3695	3535
1913 100	1936 206	1959 797	1982 3704	3728	3721	3731	3734	3815	3899	3899	3902	3901	3917	3950	3825
1914 89	1937 235	1960 824	1983 3960	4001	4006	4001	4003	4073	4108	4132	4142	4127	4133	4110	4066
1915 93	1938 236	1961 847	1984 4109	4113	4118	4132	4142	4161	4166	4169	4176	4161	4158	4144	4146
1916 130	1939 236	1962 872	1985 4145	4153	4151	4150	4171	4201	4220	4230	4229	4228	4231	4228	4195
1917 181	1940 242	1963 901	1986 4218	4230	4231	4242	4275	4303	4332	4334	4335	4344	4342	4351	4295
1918 189	1941 253	1964 936	1987 4354	4352	4359	4363	4369	4367	4404	4443	4456	4459	4453	4478	4406
1919 198	1942 276	1965 971	1988 4470	4473	4484	4489	4493	4525	4532	4542	4535	4555	4567	4568	4519
1920 251	1943 290	1966 1019	1989 4580	4573	4574	4577	4578	4599	4608	4618	4658	4658	4668	4685	4615
1921 202	1944 299	1967 1074	1990 4680	4685	4691	4693	4707	4732	4734	4752	4774	4771	4787	4777	4732
1922 174	1945 308	1968 1155	1991 4777	4773	4772	4766	4801	4818	4854	4892	4891	4892	4896	4889	4835
1923 214	1946 346	1969 1269	1992 4888	4884	4927	4946	4965	4973	4992	5032	5042	5052	5058	5059	4985
1924 215	1947 413	1970 1381	1993 5071	5070	5106	5167	5262	5260	5252	5230	5255	5264	5278	5310	5210
1925 207	1948 461	1971 1581	1994 5336	5371	5381	5405	5405	5408	5409	5424	5437	5437	5439	5439	5408
1926 208	1949 477	1972 1753	1995 5443	5444	5435	5432	5433	5432	5484	5506	5491	5511	5519	5524	5471
1927 206	1950 510	1973 1895	1996 5523	5532	5537	5550	5572	5597	5617	5652	5683	5719	5740	5744	5620
1928 207	1951 543	1974 2020	1997 5765	5769	5759	5799	5837	5860	5863	5854	5851	5848	5838	5858	5826
1929 207	1952 569	1975 2212	1998 5852	5874	5875	5883	5881	5895	5921	5929	5963	5966	5995	5991	5920
1930 203	1953 600	1976 2401	1999 6000	5992	5986	6008	6006	6039	6076	6091	6128	6134	6127	6127	6059
1931 181	1954 628	1977 2576	2000 6130	6160	6201										
1932 157	1955 660	1978 2776													
1933 170	1956 692	1979 3003													

Base: 1913=100

ENR COST INDEXES IN 20 CITIES, 1975-2000

1973=100	ATLANTA				BALTIMORE				BIRMINGHAM				BOSTON				CHICAGO			
	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.
1975 DEC	1170.01	+7.9	1727.04	-8.4	1304.07	+12.1	2000.37	+9.7	1179.46	+9.3	1685.69	-7.8	1400.19	+8.6	2330.99	+7.9	1405.39	+7.8	2349.66	+6.5
1976 DEC	1298.69	+11.0	1884.69	+9.1	1439.17	+10.4	2234.31	+11.7	1311.69	+11.2	1898.00	+12.6	1513.42	+8.1	2406.61	+3.2	1525.95	+8.6	2575.32	+9.6
1977 DEC	1384.64	+6.6	1995.41	+5.9	1519.78	+5.6	2310.11	+3.4	1401.78	+6.9	2103.76	+10.8	1660.99	+9.8	2644.09	+9.9	2078.53	+6.4	3497.25	+7.1
1978 DEC	1503.73	-8.6	2172.90	-8.9	1638.20	+7.8	2396.39	+3.7	1548.32	+10.5	2283.30	-8.5	1721.02	+3.6	2772.83	+4.9	1779.35	+5.9	2981.85	+6.4
1979 DEC	1609.97	+7.1	2353.43	-8.6	1821.34	+11.2	2719.34	+13.5	1701.68	+9.9	2431.67	-5	1902.60	+10.6	3096.16	+11.7	1953.87	+9.8	3266.78	+9.6
1980 DEC	1725.89	+7.2	2535.72	+7.5	1981.92	-8.8	2904.39	+6.8	1755.64	+3.2	2558.45	+5.2	1888.31	-0.8	3173.98	+2.5	2078.53	+6.4	3497.25	+7.1
1981 DEC	1873.60	+8.6	2801.31	+10.5	2049.58	+3.4	3060.78	+5.4	1847.81	+5.2	2768.12	+8.2	2147.30	+13.7	3659.88	+15.3	2191.70	+5.4	3749.45	+7.2
1982 DEC	2015.03	+7.5	3034.47	+8.3	2186.60	+6.7	3097.40	+1.2	1934.02	+4.7	2853.60	+3.1	2303.23	+7.3	3993.72	+9.1	2356.43	+7.5	4106.45	+9.5
1983 DEC	1960.47	-2.7	2909.00	-4.1	2211.13	+1.1	3107.35	+0.3	2028.66	+4.9	2983.60	+4.6	2526.20	+9.7	4204.75	+5.3	2427.59	+3.0	4235.73	+3.1
1984 DEC	1970.00	+0.5	2898.53	-0.4	2213.32	+0.1	3158.77	+1.7	2054.54	+1.3	3074.83	+3.1	2621.39	+3.8	4497.40	+7.0	2466.42	+1.6	4319.75	+2.0
1985 DEC	1981.18	+0.6	2909.71	+0.4	2244.66	+1.4	3236.90	+2.5	2018.61	+1.7	3037.76	+1.2	2689.49	+2.6	4685.85	+4.2	2467.17	+0.0	4367.28	+1.1
1986 DEC	2089.63	+5.5	3018.67	+3.7	2321.63	+3.4	3372.26	+4.2	2021.91	+0.2	3083.92	+1.5	2693.11	+0.1	4722.66	+0.8	2548.06	+3.3	4495.88	+2.9
1987 DEC	2134.12	+2.1	3094.92	+2.5	2344.46	+1.0	3560.91	+5.6	2134.34	+5.6	3251.65	+5.4	2923.07	-8.5	4941.39	+4.6	2710.76	+6.4	4686.53	+4.2
1988 DEC	2157.86	+1.1	3107.63	+0.4	2366.33	+3.9	3576.83	+0.4	2122.06	-0.6	3331.21	+2.4	2995.07	+2.5	5137.58	+4.0	2771.39	+2.2	4844.48	+3.4
1989 DEC	2202.12	+2.1	3141.55	-1.1	2432.35	+3.8	3707.18	+3.6	2187.80	+3.1	3413.76	+2.5	3090.66	+3.2	5373.14	+4.6	2856.93	+3.1	4957.69	+2.3
1990 DEC	2223.80	+1.4	3191.55	+1.6	2579.90	+4.5	3834.43	+4.8	2149.96	-1.7	3426.41	+0.4	3110.03	+0.6	5614.79	+4.5	2893.60	+1.3	4998.80	+0.8
1991 DEC	2278.83	+2.0	3224.67	+1.0	2508.06	-2.8	3858.19	+0.7	2189.75	+1.9	3466.21	+1.2	3102.31	-0.3	5722.50	+1.9	3034.72	+4.9	5384.16	+7.7
1992 DEC	2404.75	+5.5	3348.42	+3.8	2607.76	+4.0	3997.47	+3.6	2279.26	+4.1	3665.33	+5.7	3355.57	+8.2	5973.33	+4.4	3162.99	+4.2	5643.78	+4.8
1993 DEC	2458.75	+2.3	3389.89	+1.2	2787.51	+6.9	4171.75	+4.4	2485.05	+9.0	3919.97	+7.0	3624.03	+8.0	6380.25	+6.8	3347.46	+5.8	5962.58	+5.7
1994 DEC	2480.55	+0.9	3430.97	+1.2	2830.66	+1.6	4198.95	+0.7	2439.28	+1.8	3940.28	+0.5	3601.94	-0.6	6404.34	+0.4	3415.62	+2.0	6177.81	+3.6
1995 DEC	2412.12	-2.8	3381.41	-1.4	2818.21	-0.4	4324.86	+3.0	2509.21	+2.9	4069.43	+3.3	3549.18	-1.5	6407.28	+0.1	3446.51	+0.9	6333.93	+2.5
1996 DEC	2623.59	+8.8	3601.31	+6.5	3066.06	+2.2	4544.51	+5.1	2676.67	+6.7	4264.98	+4.8	3844.53	+8.3	6772.20	+5.7	3738.78	+8.5	6743.46	+6.5
1997 DEC	2669.39	+1.8	3690.27	-2.5	3035.06	+1.0	4502.11	-0.9	2688.19	+0.4	4310.28	+1.1	3686.77	-4.1	6747.28	-0.4	3621.15	-3.2	6625.83	-1.7
1998 JAN	2614.99	-0.1	3635.87	+1.1	3056.82	-0.3	4523.87	-0.4	2688.19	-0.6	4310.28	+0.4	3675.89	-5.8	6736.40	-1.4	3621.15	-3.1	6625.83	-1.7
FEB	2623.24	+0.8	3644.12	+1.8	3065.07	0.0	4532.12	-0.3	2696.44	+0.6	4318.53	+1.2	3662.38	-4.8	6722.89	-1.7	3712.37	-0.8	6834.08	+1.3
MARCH	2625.74	+0.9	3646.62	+1.8	3045.81	-1.5	4512.86	-1.3	2698.94	+0.9	4321.03	+1.4	3675.76	-4.2	6736.27	-1.4	3714.87	-0.5	6836.58	+1.4
APRIL	2636.68	-0.3	3657.56	+0.9	3073.07	-1.3	4540.12	-1.1	2704.44	+0.3	4326.53	+1.0	3692.54	-4.3	6753.05	-1.5	3720.37	+0.1	6842.08	+1.8
MAY	2686.45	+1.3	3707.33	+0.8	3057.56	-1.7	4524.61	-1.2	2660.09	-1.5	4282.19	-0.1	3698.79	-4.4	6759.30	-1.5	3726.62	+0.1	6848.33	+1.8
JUNE	2684.95	+1.2	3705.83	-0.8	3081.61	-2.2	4516.74	-2.2	2658.59	-1.7	4280.69	-0.3	3686.41	-4.7	6746.92	-1.7	3726.25	0.0	6847.96	+1.8
JULY	2638.74	-1.6	3659.62	-1.3	3051.72	-1.7	4486.85	-1.9	2569.95	-4.3	4192.05	-1.9	3656.52	-0.9	6717.03	+0.5	3729.00	+0.1	6850.71	+1.8
AUG	2663.96	-0.1	3658.62	-0.8	3077.92	-0.6	4513.05	-0.3	2568.95	-4.2	4191.05	-1.9	3699.04	+0.1	6759.55	+1.0	3728.00	+0.2	6849.71	+1.9
SEPT	2675.33	+0.3	3670.00	-0.6	3071.85	+0.4	4506.98	-0.4	2579.20	-3.9	4201.30	-1.7	3703.85	-0.3	6764.36	-0.2	3836.94	+4.3	7113.96	+6.4
OCT	2749.80	+3.1	3742.41	+1.4	3047.47	+0.7	4482.60	-0.3	2592.37	-1.6	4187.80	-0.8	3786.87	+2.0	6948.68	+2.6	3823.44	+3.9	7100.46	+6.2
NOV	2787.32	+4.7	3779.93	+2.6	3046.91	+0.7	4482.04	-0.2	2642.95	-0.6	4238.38	-1.0	3755.84	+2.2	6917.66	+2.7	3817.44	+5.7	7094.46	+7.2
DEC	2779.82	+4.1	3772.43	+2.2	3099.25	+2.1	4534.38	+0.7	2635.45	-2.0	4230.88	-1.8	3759.22	+2.0	6921.04	+2.6	3809.94	+5.2	7086.96	+7.0
1999 JAN	2736.30	+4.6	3728.91	-2.6	3082.93	-0.9	4518.06	-0.1	2656.66	-1.2	4252.09	-1.4	3797.30	+3.3	6959.12	+3.3	3924.18	+8.4	7201.20	+8.7
FEB	2727.80	+4.0	3720.41	-2.1	3074.43	-0.3	4509.56	-0.5	2648.16	-1.8	4243.59	-1.7	3777.92	+3.2	6939.74	+3.2	3915.68	+5.5	7192.70	+5.3
MARCH	2714.43	+3.4	3707.04	-1.7	3070.81	-0.8	4505.94	-0.2	2633.66	-2.4	4229.09	-2.1	3796.06	+3.3	6957.88	+3.3	3917.50	+5.5	7194.52	+5.2
APRIL	2773.34	+5.2	3806.29	+4.1	3077.50	-0.1	4512.63	-0.6	2634.91	-2.6	4230.34	-2.2	3791.87	+2.7	6953.69	+3.0	3918.75	+5.3	7195.77	+5.2
MAY	2790.05	+3.9	3822.99	+3.1	3078.19	+0.7	4513.32	-0.3	2653.07	-0.3	4248.50	-0.8	3776.24	+2.1	6938.06	+2.6	3914.00	+5.0	7191.02	+5.0
JUNE	2786.05	+3.8	3818.99	+3.1	3050.37	-1.0	4485.50	-0.7	2649.07	-0.4	4244.50	-0.9	3804.88	+3.2	6966.70	+3.3	3915.44	+5.1	7192.46	+5.0
JULY	2789.81	+5.7	3822.76	+4.5	3061.75	+0.3	4496.88	+0.2	2649.57	+3.1	4245.00	+1.3	3832.58	+4.8	6994.40	+4.1	3915.94	+5.0	7192.96	+5.0
AUG	2787.19	+4.6	3820.14	+4.4	3079.26	0.0	4514.39	0.0	2669.26	+3.9	4264.69	+1.8	3884.91	+5.0	7046.73	+4.3	3911.69	+4.9	7188.71	+5.0
SEPT	2791.49	+4.3	3824.43	+4.2	3117.08	-1.5	4539.90	+0.7	2769.65	+7.4	4488.44	-6.8	3873.77	+4.6	7035.59	+4.0	4013.00	+4.6	7448.46	+4.7
OCT	2815.19	+2.4	3848.14	+2.8	3099.44	+1.7	4522.26	+0.9	2790.09	+7.6	4508.88	+7.7	3856.86	+1.9	7118.99	+2.5	4028.00	+5.4	7463.46	+5.1
NOV	2813.19	+0.9	3846.14	+1.8	3097.44	+1.7	4577.26	+2.1	2812.03	+6.4	4530.81	+6.9	3838.54	+2.2	7100.67	+2.7	4026.00	+5.5	7461.46	+5.2
DEC	2816.44	+1.3	3849.39	+2.0	3084.37	-0.5	4564.19	+0.7	2753.26	+4.5	4472.05	+5.7	3841.79	+2.2	7103.92	+2.6	4029.25	+5.8	7464.71	+5.3
2000 JAN	2816.44	+2.9	3849.39	+3.2	3106.13	+0.8	4585.95	+1.5	2753.26	+3.6	4472.05	+5.2	3841.79	+1.2	7103.92	+2.1	4029.25	+2.7	7464.71	+3.7
FEB	2832.58	+3.8	3865.53	+3.9	3114.44	+1.3	4594.26	+1.9	2767.01	+4.5	4485.80	+5.7	3877.30	+2.6	7139.43	+2.9	4043.00	+3.3	7478.46	+4.0
MARCH	2832.58	+4.4	3865.53	+4.3	3114.44	+1.4	4594.26	+2.0	2789.31	+5.9	4508.10	+6.6	3871.86	+2.0	7133.99	+2.5	4043.00	+3.2	7478.46	+4.0

ENR COST INDEXES IN 20 CITIES, 1975-2000

1973=100	CINCINNATI				CLEVELAND				DALLAS				DENVER				DETROIT			
	BEI	% CHG.	BEI	% CHG.	BEI	% CHG.	BEI	% CHG.	BEI	% CHG.	BEI	% CHG.	BEI	% CHG.	BEI	% CHG.	BEI	% CHG.		
1975 DEC	1389.84	+4.8	2566.09	+7.1	1434.36	-7.8	2584.63	+8.0	1184.87	+10.9	1765.90	+6.0	1287.28	-9.7	1886.20	+12.9	1463.87	+8.5	2586.91	+8.0
1976 DEC	1487.13	+7.0	2654.31	+3.4	1552.03	-3.2	2797.12	-8.2	1302.69	+9.9	1879.61	+6.4	1417.51	-10.1	2123.58	+12.6	1589.84	+8.6	2776.57	+7.3
1977 DEC	1651.22	+11.0	2847.29	+7.3	1642.95	-5.9	2990.24	+6.9	1419.83	+9.0	2005.75	+6.7	1574.71	-11.1	2353.04	+10.8	1710.22	+7.6	2998.45	+8.0
1978 DEC	1802.42	+9.2	3088.21	+8.5	1808.81	-10.1	3267.97	+9.3	1555.83	+9.6	2082.95	+3.8	1692.06	-7.5	2564.77	+9.0	1870.33	+9.4	3223.97	+7.5
1979 DEC	1959.82	+8.7	3349.05	+8.4	1962.73	-3.5	3565.50	+9.1	1742.55	+12.0	2427.24	+16.5	1831.81	-8.3	2739.14	+6.8	2042.61	+9.2	3492.04	+8.3
1980 DEC	2089.33	+6.6	3609.93	+7.8	2130.97	-3.6	3860.76	+8.3	1913.38	+9.8	2683.34	+10.6	1880.46	-2.7	2947.14	+7.6	2193.83	+7.4	3798.23	+8.8
1981 DEC	2269.81	+8.6	4045.44	+12.1	2380.63	+11.7	4379.04	+13.4	2093.85	+9.4	2975.25	+10.9	2066.42	+9.9	3200.57	+8.6	2380.38	+8.5	4138.17	+8.9
1982 DEC	2314.19	+2.0	4234.64	+4.7	2466.86	+3.6	4669.64	+6.6	2188.09	+4.5	3192.54	+7.3	2213.70	+7.1	3445.70	+7.7	2457.52	+3.2	4244.91	+2.6
1983 DEC	2432.67	+5.1	4398.60	+3.9	2551.01	+3.4	4847.04	+3.8	2275.59	+4.0	3263.61	+2.2	2440.68	+10.3	3690.22	+7.1	2535.27	+3.2	4375.55	+3.1
1984 DEC	2384.90	-2.0	4437.58	+0.9	2554.48	-0.1	5073.08	+4.7	2188.94	-3.8	2950.40	+9.6	2185.17	+10.5	3106.45	+15.8	2519.77	-0.6	4331.10	+1.0
1985 DEC	2406.80	+0.9	4548.20	+2.5	2688.21	+5.2	4992.32	+1.6	2100.70	-4.0	2997.36	+1.6	2229.40	+2.0	3316.24	+6.8	2549.59	+1.2	4468.09	+3.2
1986 DEC	2425.16	+0.8	4567.24	+0.4	2757.66	-2.6	5061.56	+1.4	2131.57	+1.5	3152.84	+5.2	2355.81	-5.7	3503.37	+5.6	2667.72	+4.6	4674.95	+4.6
1987 DEC	2507.86	+3.4	4647.13	+1.7	2823.67	-2.4	5251.44	+3.8	2123.18	-0.4	2985.85	-5.3	2374.39	-0.8	3506.95	+0.1	2767.90	+3.8	4859.89	+4.0
1988 DEC	2552.96	+3.6	4700.51	+7.3	2835.82	-4.8	5237.37	+4.7	2066.89	-7.9	3184.72	-2.4	2252.48	-5.1	3538.26	+0.8	2857.07	+3.2	5092.67	+4.8
1989 DEC	2588.51	+1.4	4877.51	+3.8	2760.13	-2.7	5161.68	-1.5	2117.91	-2.5	3208.39	+0.7	2277.59	-1.1	3641.78	+2.9	2913.23	+2.0	5171.88	+1.6
1990 DEC	2638.73	+1.9	4933.91	+1.2	2886.93	-4.6	5368.82	+4.0	2061.61	-3.1	3195.21	-0.9	2321.28	-2.8	3668.20	+1.3	2972.84	+2.2	5153.90	-0.3
1991 DEC	2674.15	+1.3	5011.10	+1.6	2903.81	+0.6	5450.25	+1.5	2215.88	+7.3	3336.53	+4.4	2375.26	+2.3	3715.34	+1.3	3046.92	+2.5	5244.65	+1.8
1992 DEC	2817.16	+5.4	5209.18	+4.0	2903.10	0.0	5501.09	+0.9	2278.21	+2.8	3476.69	+4.2	2438.39	+2.7	3833.64	+3.2	3136.74	+3.0	5395.34	+2.9
1993 DEC	2892.78	+2.3	5344.53	+2.6	3088.76	+6.4	5752.29	+4.6	2365.65	+3.8	3570.97	+2.7	2573.90	+5.6	4012.02	+4.7	3373.95	+7.6	5917.92	+9.7
1994 DEC	3001.15	+3.8	5504.43	+3.0	3218.85	+4.2	5922.53	+3.0	2448.62	+3.5	3640.03	+1.9	2608.72	+1.4	4008.74	-0.1	3424.95	+1.5	5979.62	+1.0
1995 DEC	2942.02	-2.0	5450.56	-1.0	3273.15	+1.7	6018.52	+1.6	2433.04	-0.6	3641.12	0.0	2661.49	+2.0	4087.82	+2.0	3459.88	+1.0	6135.27	+2.6
1996 DEC	2977.85	+1.2	5488.81	+0.7	3455.72	-5.6	6187.09	+2.8	2596.40	+6.7	3870.81	+6.3	2887.49	-8.5	4334.09	+6.0	3688.27	+6.6	6428.70	+4.8
1997 DEC	3103.51	+4.2	5585.21	+1.8	3515.41	-1.7	6264.58	+1.3	2662.34	+2.5	3935.95	+1.7	2865.25	-0.8	4329.24	-0.1	3749.42	+1.7	6619.64	+3.0
1998 JAN	3103.51	+4.3	5585.21	+1.8	3509.97	-1.2	6259.14	-0.4	2684.10	+3.1	3957.71	+2.0	2865.25	-0.9	4329.24	-0.2	3768.46	+1.2	6638.68	+2.7
FEB	3111.78	+4.5	5593.46	+1.9	3485.58	-1.9	6234.75	-0.8	2698.05	-0.6	3965.96	-0.6	2873.50	-1.2	4337.49	-0.4	3757.67	+1.7	6627.89	+3.0
MARCH	3114.26	+4.8	5595.96	+2.1	3428.24	-4.2	6177.41	-2.1	2700.55	+4.0	3968.46	+2.5	2856.24	-1.5	4297.44	-1.1	3743.85	+1.2	6614.07	+2.7
APRIL	3119.76	+4.3	5601.46	+1.8	3433.74	-4.7	6182.91	-2.4	2662.53	-0.6	3930.44	-0.6	2860.05	-2.1	4301.25	-1.0	3749.35	+1.0	6619.57	+2.6
MAY	3126.01	+4.2	5607.71	+1.7	3467.19	-4.0	6216.36	-2.0	2625.26	-2.1	3893.17	-1.6	2859.77	-2.0	4300.97	-0.8	3758.32	+1.1	6628.54	+2.6
JUNE	3124.51	+4.1	5606.21	+1.1	3477.38	-4.1	6265.77	-1.5	2623.76	-0.2	3891.67	-0.3	2855.00	-3.5	4272.27	-3.6	3754.43	+0.2	6624.65	+2.1
JULY	3127.26	+2.8	5608.96	+1.2	3539.97	-1.9	6328.36	-0.8	2680.91	+0.8	3948.82	+0.4	2861.14	-3.1	4474.40	+1.0	3794.06	+1.0	6802.76	+2.0
AUG	3126.26	+1.2	5607.96	+0.7	3511.77	-2.9	6370.16	+0.1	2700.43	+4.2	3947.82	+2.1	2854.70	-2.4	4467.96	+1.6	3862.18	+2.0	6831.68	+2.6
SEPT	3136.51	+1.5	5618.21	+0.8	3540.51	-1.9	6374.97	-0.2	2687.99	+3.7	3935.38	+1.8	2864.95	-1.6	4478.21	+2.1	3883.31	+2.8	6852.81	+3.1
OCT	3144.44	+1.7	5654.71	+1.5	3532.45	-2.2	6366.91	+0.1	2631.38	+1.1	3930.17	+1.7	2851.45	-0.3	4464.71	+3.0	3864.37	+3.1	6833.87	+3.2
NOV	3138.44	+1.6	5648.71	+1.4	3526.45	+0.3	6360.91	+1.5	2680.30	+3.3	3967.69	+2.8	2861.77	+2.1	4475.03	+4.6	3831.17	+2.6	6800.67	+3.0
DEC	3130.94	+0.9	5641.21	+1.0	3513.51	-0.1	6347.97	+1.3	2681.91	+0.7	3960.19	+0.6	2863.92	-0.1	4470.35	+3.3	3848.15	+2.6	6817.65	+3.0
1999 JAN	3130.94	+0.9	5641.21	+1.0	3515.68	-0.2	6350.14	+1.5	2681.91	-0.1	3960.19	+0.1	2866.10	0.0	4472.53	+3.3	3839.99	+1.9	6809.49	+2.6
FEB	3122.44	+0.3	5632.71	+0.7	3502.83	-0.5	6337.29	+1.6	2673.41	-0.9	3951.69	-0.4	2857.60	-0.6	4464.03	+2.9	3836.93	+2.1	6806.43	+2.7
MARCH	3107.94	-0.2	5618.21	+0.4	3505.74	-2.3	6340.20	+2.6	2658.91	-1.5	3937.19	-0.8	2826.74	-1.0	4433.17	+3.2	3852.35	+2.9	6821.85	+3.1
APRIL	3109.19	-0.3	5619.46	+0.3	3506.99	-2.1	6341.45	+2.6	2670.42	+0.3	3938.44	+0.2	2831.25	-1.0	4437.68	+3.2	3845.44	+2.6	6814.94	+3.0
MAY	3104.44	-0.7	5614.71	+0.1	3508.77	-1.2	6343.23	+2.0	2680.62	-2.1	3948.64	+1.4	2826.50	-1.2	4432.93	+3.1	3835.25	-2.1	6804.75	+2.7
JUNE	3100.44	-0.8	5610.71	+0.1	3572.76	+2.7	6451.22	+3.0	2667.50	+1.7	3944.64	+1.4	2822.50	-1.1	4428.93	+3.7	3842.13	+2.3	6811.63	+2.8
JULY	3229.27	+3.3	5872.81	+4.7	3583.05	+1.2	6461.51	+2.1	2668.00	-0.5	3945.14	-0.1	2823.00	-1.3	4429.43	-1.0	3956.43	+4.3	7042.05	+3.5
AUG	3225.02	+3.2	5868.56	+4.7	3644.08	+3.8	6522.54	+2.4	2667.01	-1.2	3944.15	-0.1	2818.75	-1.3	4425.18	-1.0	3990.26	+3.3	7075.88	+3.6
SEPT	3228.77	+2.9	5872.31	+4.5	3707.04	+4.7	6561.11	+2.9	2670.76	-0.6	3947.90	+0.3	2822.50	-1.5	4428.93	-1.1	3958.65	+1.9	7044.27	+2.8
OCT	3243.77	+3.2	5887.31	+4.1	3681.78	-4.2	6535.85	+2.7	2690.11	+2.2	3967.25	+0.9	2840.77	-0.4	4447.20	-0.4	3881.17	+0.4	6966.79	+2.0
NOV	3241.77	+3.3	5885.31	+4.2	3646.05	+3.4	6500.12	+2.2	2688.11	+0.3	3965.25	-0.1	2838.77	-0.8	4445.20	-0.7	3887.33	+1.5	6972.95	+2.5
DEC	3245.02	+3.6	5888.56	+4.4	3607.96	-2.7	6462.03	+1.8	2691.36	+0.4	3968.50	+0.2	2901.28	-1.3	4498.45	+0.6	3857.94	+0.3	6943.56	+1.9
2000 JAN	3295.85	+5.3	5888.56	+4.4	3609.05	+2.7	6463.12	+1.8	2692.21	-0.4	3969.35	+0.2	2901.28	+1.2	4498.45	+0.6	3923.22	+2.2	7008.84	+2.9
FEB	3309.60	+6.0	5902.31	+4.8	3650.00	+4.2	6504.07	+2.6	2705.96	+1.2	3983.10	+0.8	2931.35	+2.6	4528.52	+1.4	3915.21	+2.0	7000.83	+2.9
MARCH	3309.60	+6.5	5902.31	+5.1	3663.05	+4.5	6697.12	+5.6	2739.69	+3.0	3983.10	+1.2	2931.35	+3.7	4528.52	+2.2	3909.77	+1.5	6995.39	+2.5

ENR COST INDEXES IN 20 CITIES, 1975-2000

1975=100	KANSAS CITY				LOS ANGELES				MINNEAPOLIS				NEW ORLEANS				NEW YORK			
	BEI	% CHG.	CCI	% CHG.	BEI	% CHG.	CCI	% CHG.	BEI	% CHG.	CCI	% CHG.	BEI	% CHG.	CCI	% CHG.	BEI	% CHG.	CCI	% CHG.
1975 DEC	1383.45	+9.6	2508.98	+8.7	1400.50	+9.9	2535.93	+13.4	1322.24	+8.3	2319.13	+8.4	1218.81	+11.6	1822.52	-12.2	1571.78	+7.0	2753.29	+7.2
1976 DEC	1509.44	+9.1	2687.10	+7.1	1641.82	+17.2	2523.33	+13.0	1438.44	+8.8	2490.89	+7.4	1330.32	+9.2	2006.47	-10.1	1721.70	+9.5	2893.15	+5.1
1977 DEC	1655.60	+9.7	2890.84	+7.6	1807.96	+10.1	3161.75	+8.2	1576.67	+9.6	2684.55	+7.8	1461.24	+9.8	2167.93	+8.0	1838.77	+6.8	3097.67	+7.1
1978 DEC	1755.14	+6.0	3039.64	+5.1	1969.77	+8.9	3421.25	+8.2	1732.48	+9.9	2902.60	+8.1	1566.35	+7.2	2346.65	+8.2	1875.62	+2.0	3325.43	+7.4
1979 DEC	1905.07	+8.5	3256.47	+7.1	2065.79	+4.9	3538.81	+6.4	1902.93	+9.8	3154.37	+8.7	1738.80	+11.0	2693.75	+14.8	2091.82	+11.5	3580.50	+7.7
1980 DEC	2044.04	+7.3	3551.83	+9.1	2272.26	+10.0	4102.37	+12.7	1913.26	+0.5	3238.86	+2.7	1836.31	+5.6	2792.99	+3.7	2188.06	+4.6	3774.64	+5.4
1981 DEC	2202.55	+7.8	3838.22	+8.1	2405.22	+5.9	4530.96	+10.4	2098.75	+9.7	3612.60	+11.5	2001.57	+9.0	3087.99	+10.6	2434.62	+11.3	4125.68	+9.3
1982 DEC	2270.35	+3.1	4069.74	+6.0	2540.67	+5.6	4934.14	+8.9	2217.19	+5.6	3924.98	+6.6	2078.93	+3.9	3294.66	+6.7	2603.28	+6.9	4553.93	+10.4
1983 DEC	2445.06	+7.7	4199.38	+3.2	2586.58	+1.8	5063.89	+2.6	2396.62	+8.1	4322.45	+10.1	2192.05	+5.4	3444.58	+4.6	2792.67	+7.3	4887.55	+7.3
1984 DEC	2359.38	+3.5	4200.58	+0.0	2725.44	+5.4	5259.93	+3.9	2309.85	+3.6	4209.93	+2.6	2175.10	+0.8	3427.64	+0.5	2983.27	+6.8	5160.95	+5.6
1985 DEC	2395.14	+1.5	4337.40	+3.3	2664.58	+2.3	5446.69	+3.6	2401.69	+4.0	4303.33	+2.2	2175.28	+0.0	3411.86	+0.5	3076.19	+3.1	5388.08	+4.4
1986 DEC	2453.96	+2.5	4485.48	+3.4	2762.63	+3.7	5452.20	+0.1	2459.30	+2.4	4406.75	+2.4	2242.20	+3.1	3513.96	+3.0	3217.83	+4.6	5621.15	+4.3
1987 DEC	2523.61	+2.8	4599.98	+2.6	2816.48	+1.9	5474.14	+0.4	2500.90	+1.7	4494.16	+2.0	2266.86	+1.1	3572.49	+1.7	3369.28	+4.7	5961.27	+6.1
1988 DEC	2550.52	+1.1	4667.26	+1.5	2851.67	+1.2	5770.84	+5.4	2543.91	+1.7	4582.99	+2.0	2188.98	+3.4	3571.19	+0.1	3522.07	+4.5	6231.12	+4.5
1989 DEC	2603.68	+2.1	4719.90	+1.1	2855.26	+0.1	5739.77	+0.3	2607.84	+2.5	4804.75	+4.8	2207.92	+0.9	3590.13	+0.5	3712.20	+5.4	6453.56	+3.6
1990 DEC	2645.28	+1.6	4763.94	+0.9	3020.51	+5.8	5994.55	+3.5	2648.43	+1.6	4798.61	+0.1	2220.20	+0.6	3602.41	+0.3	3847.21	+3.6	6846.49	+6.1
1991 DEC	2637.20	+0.3	4762.18	+0.0	3097.83	+2.6	6090.12	+1.6	2711.50	+2.4	4932.67	+2.8	2260.52	+1.8	3638.65	+1.0	3997.91	+3.9	7110.37	+3.9
1992 DEC	2677.21	+1.5	4955.79	+4.1	3198.66	+3.3	6348.55	+4.2	2811.14	+3.7	5133.25	+4.1	2360.24	+4.4	3730.37	+2.5	4151.28	+3.8	7367.49	+3.6
1993 DEC	2874.34	+7.4	5224.43	+5.4	3334.43	+4.2	6477.84	+2.0	2978.60	+6.0	5395.05	+5.1	2414.37	+2.3	3764.21	+0.9	4349.20	+4.8	7737.11	+5.0
1994 DEC	2916.25	+1.5	5304.63	+1.5	3420.42	+2.6	6532.95	+0.9	3131.05	+5.1	5776.85	+7.1	2469.21	+2.3	3831.00	+1.8	4458.38	+2.5	8112.64	+4.0
1995 DEC	2889.17	+0.9	5369.96	+1.2	3427.26	+0.2	6526.22	+0.1	3129.52	+0.1	5909.05	+2.3	2499.08	+1.2	3833.36	+0.1	4557.44	+2.2	8378.68	+3.2
1996 DEC	3202.29	+10.8	5652.65	+5.3	3426.70	+0.0	6558.44	+0.5	3397.24	+8.6	6298.52	+6.6	2647.87	+6.0	3973.26	+3.7	4774.23	+4.8	8554.47	+2.1
1997 DEC	3343.32	+4.4	5909.18	+4.5	3560.53	+3.9	6663.55	+1.6	3414.63	+0.5	6434.11	+2.2	2688.40	+1.5	4013.79	+1.0	4880.61	+2.2	8742.88	+2.2
1998 JAN	3321.56	+2.7	5887.42	+3.6	3560.53	+3.9	6663.55	+1.6	3406.01	+0.3	6425.49	+2.0	2645.96	+0.0	3971.36	+0.0	4826.21	+1.1	8688.48	+1.6
FEB	3329.81	+2.9	5970.67	+5.0	3567.97	+4.0	6670.98	+1.6	3392.50	+0.2	6411.98	+1.8	2654.21	+1.9	3979.61	+1.3	4865.56	+1.9	8730.62	+2.1
MARCH	3332.31	+3.2	5973.17	+5.2	3570.47	+3.8	6673.48	+1.6	3395.00	+0.0	6414.48	+1.9	2656.71	+0.9	3982.11	+0.6	4845.21	+0.9	8718.27	+1.5
APRIL	3337.81	+1.7	5978.67	+4.3	3575.97	+3.2	6678.98	+1.2	3400.50	+0.5	6419.98	+1.6	2704.65	+1.1	4030.04	+0.7	4850.71	+0.5	8715.77	+0.7
MAY	3267.90	-2.1	5908.76	+0.1	3588.36	+2.9	6691.38	-1.1	3406.75	-2.1	6426.23	-1.1	2701.10	+1.0	4026.50	+0.7	4829.76	+1.8	8694.82	+0.0
JUNE	3266.40	-2.2	5907.26	+0.0	3587.95	+2.8	6690.97	-1.0	3405.25	-2.2	6424.73	-1.2	2699.60	+0.3	4025.00	+0.2	4838.21	+2.8	8703.27	+0.6
JULY	3269.15	-2.0	5910.01	+0.1	3592.98	+1.8	6693.72	-0.9	3497.61	+0.4	6657.01	+2.4	2706.87	+1.7	4032.26	+1.2	4830.08	+1.9	8695.14	+0.1
AUG	3268.15	-2.0	5909.01	+0.2	3591.98	+1.8	6692.72	-0.9	3485.73	+0.2	6645.13	+2.3	2705.87	+1.4	4031.26	+0.9	4807.32	+1.8	8672.38	+0.1
SEPT	3278.40	+0.7	5919.26	+0.9	3608.22	+2.3	6708.95	+1.2	3495.98	+1.1	6655.38	+2.7	2710.68	+1.5	4036.07	+1.0	4928.01	+0.8	8937.47	+3.1
OCT	3318.01	+0.5	5994.76	+2.2	3630.50	+2.2	6865.45	+3.2	3482.48	+0.6	6641.88	+2.5	2713.50	+1.6	4038.89	+1.1	4958.03	+0.2	8967.40	+1.9
NOV	3312.01	+0.6	5988.76	+1.5	3624.50	+2.1	6859.45	+3.1	3476.48	+2.1	6635.88	+3.3	2672.52	+3.7	3997.92	+2.5	4971.61	+0.7	8981.00	+2.1
DEC	3304.51	+1.2	5981.26	+1.2	3617.00	+1.6	6851.95	+2.8	3468.98	+1.6	6628.38	+3.0	2669.53	+0.7	3994.93	+0.5	4890.13	+0.2	8889.59	+1.0
1999 JAN	3304.51	+0.5	5981.26	+1.6	3617.00	+1.6	6851.95	+2.8	3447.22	+1.2	6606.62	+2.8	2700.00	+2.0	4025.39	+1.4	4884.69	+1.2	8894.15	+2.4
FEB	3296.01	-1.0	5972.76	+0.0	3608.73	+1.1	6843.68	-2.6	3460.48	+2.0	6619.88	+3.2	2691.50	+1.4	4016.89	+0.9	4888.16	+0.5	8897.62	+1.9
MARCH	3281.51	-1.5	5958.26	+0.3	3596.95	+0.7	6831.90	-2.4	3445.98	+1.5	6605.38	+3.0	2677.00	+0.8	4002.39	+0.5	4916.09	+1.5	8925.55	+2.5
APRIL	3282.76	+1.7	5959.51	+0.3	3598.20	+0.6	6833.15	-2.3	3447.23	+1.4	6606.63	+2.9	2678.25	+1.0	4003.64	+0.7	5022.08	+3.5	9230.64	+5.9
MAY	3356.23	+2.7	5987.40	+1.3	3592.36	+0.1	6827.31	+2.0	3458.80	+1.5	6618.20	+3.0	2604.10	+3.6	3929.50	+2.4	5020.72	+4.0	9229.28	+6.2
JUNE	3352.23	+2.6	5983.40	+1.3	3588.52	+0.0	6823.47	+2.0	3555.32	+4.4	6824.20	+6.7	2600.10	+1.7	3925.50	+2.5	5025.47	+3.9	9233.98	+6.1
JULY	3385.37	+3.6	6016.54	+1.8	3589.02	+0.1	6823.97	+2.0	3577.58	+2.3	6846.46	+2.9	2600.60	+3.9	3926.00	+2.6	5093.38	+5.5	9301.84	+7.0
AUG	3430.08	+5.0	6061.25	+2.6	3583.39	+0.2	6818.35	+1.9	3611.41	+3.6	6880.29	+3.5	2596.35	+4.1	3921.75	+2.7	5089.13	+5.9	9297.60	+7.2
SEPT	3466.47	+5.7	6097.64	+3.0	3586.55	+0.6	6821.51	+1.7	3615.16	+3.4	6884.04	+3.4	2686.72	+0.9	3925.50	+2.7	5149.04	+4.5	9366.72	+4.8
OCT	3481.47	+4.9	6112.64	+2.0	3591.98	+1.1	6826.93	+0.6	3630.16	+4.2	6899.04	+3.9	2704.98	+0.3	3943.76	+2.4	5164.04	+4.2	9381.72	+4.6
NOV	3479.47	+5.1	6110.64	+2.0	3589.39	+1.0	6824.35	+0.5	3606.40	+3.7	6875.28	+3.6	2702.98	+1.1	3941.76	+1.4	5143.96	+3.5	9352.52	+4.1
DEC	3415.89	+3.4	5999.65	+0.3	3591.01	+0.7	6825.97	+0.4	3609.65	+4.1	6878.53	+3.8	2706.23	+1.4	3945.01	+1.3	5147.21	+5.3	9355.77	+5.1
2000 JAN	3415.89	+3.4	5999.65	+0.3	3593.19	+0.7	6828.14	+0.4	3609.65	+4.7	6878.53	+4.1	2706.23	+0.2	3945.01	+2.0	5109.13	+4.6	9317.69	+4.8
FEB	3429.64	+4.1	6213.40	+4.0	3606.69	+0.1	6841.64	+0.2	3623.40	+4.7	6892.28	+0.0	2719.98	+1.1	3958.76	+1.5	5209.31	+6.6	9406.04	+5.7
MARCH	3429.64	+4.5	6213.40	+4.3	3658.24	+1.7	7056.27	+3.3	3623.40	+5.2	6892.28	+4.3	2719.98	+1.6	3958.76	+1.1	5220.19	+6.2	9416.96	+5.3

ENR COST INDEXES IN 20 CITIES, 1975-2000

1913=100	PHILADELPHIA				PITTSBURGH				ST. LOUIS				SAN FRANCISCO				SEATTLE			
	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.
1975 DEC	1443.67	+10.4	2378.94	+9.7	1400.63	+6.9	2240.60	-8.7	1295.43	-9.5	2543.45	+8.7	1508.51	+8.6	2807.07	+11.9	1209.87	+4.1	2409.21	+14.9
1976 DEC	1533.32	+6.2	2545.98	+7.0	1533.32	+9.5	2545.98	-13.6	1412.89	-9.1	2759.86	+8.5	1688.84	+12.0	3104.02	+10.6	1434.86	+18.6	2668.00	+10.7
1977 DEC	1607.93	+4.9	2687.29	+5.6	1664.25	+8.5	2682.85	-5.4	1537.18	-8.8	2948.75	+6.8	1768.85	+4.7	3150.78	+1.5	1549.85	+8.0	2865.60	+7.4
1978 DEC	1694.95	+5.4	2839.24	+5.7	1808.87	+8.7	2945.44	-9.8	1656.03	-7.7	3105.71	+5.3	1940.78	+9.7	3412.20	+8.3	1765.16	+13.9	3197.00	+11.6
1979 DEC	1974.88	+16.5	3183.93	+12.1	1975.63	+9.2	3180.57	-8.0	1845.80	-11.5	3344.20	+7.7	2172.96	+12.0	3806.14	+11.5	1895.43	+7.4	3497.64	+9.4
1980 DEC	1963.20	-0.6	3233.59	+1.6	2105.51	+6.6	3383.37	-6.4	1900.51	-3.0	3578.40	+7.0	2395.21	+10.2	4371.96	+14.9	2073.29	+9.4	3909.16	+11.8
1981 DEC	2136.57	+8.8	3603.48	+11.4	2213.09	+5.1	3653.46	+8.0	1994.86	+5.0	3834.64	+7.2	2558.49	+6.8	4592.45	+5.0	2201.32	+6.2	4230.36	+8.2
1982 DEC	2266.96	+6.1	3858.50	+7.1	2332.66	+5.4	3894.97	+6.6	2101.16	+5.3	4107.49	+7.1	2799.96	+9.4	4993.30	+8.7	2306.50	+4.8	4490.38	+6.2
1983 DEC	2439.99	+7.6	4175.74	+8.2	2473.68	+6.0	4077.51	+4.7	2233.44	+6.3	4325.69	+5.3	2826.13	+0.9	5122.74	+2.6	2335.79	+1.3	4559.55	+1.5
1984 DEC	2492.34	+2.1	4437.81	+6.3	2551.44	+3.1	4234.49	+3.8	2332.03	+4.4	4511.37	+4.3	2756.35	-2.5	5049.13	-1.4	2317.67	-0.8	4546.01	-0.3
1985 DEC	2572.09	+3.2	4549.62	+2.5	2565.58	+0.6	4208.63	-0.6	2390.59	+2.5	4733.37	+4.9	2819.50	+2.3	5055.04	+0.1	2350.21	+1.4	4563.10	+0.4
1986 DEC	2676.08	+4.0	4678.78	+2.8	2593.04	+1.1	4280.39	-1.7	2464.69	+3.1	4827.92	+2.0	2961.47	+5.0	5508.43	+9.0	2386.19	+1.5	4585.40	+0.5
1987 DEC	2784.88	+4.1	4883.56	+4.4	2580.28	-0.5	4311.93	-0.7	2594.69	+5.3	5056.78	+4.7	3044.27	+2.8	5732.37	+4.1	2450.79	+2.7	4684.28	+2.2
1988 DEC	2880.56	+3.4	5064.20	+3.7	2585.07	+0.2	4331.70	-0.5	2568.08	-1.0	5061.56	+0.1	3076.27	+1.1	5734.48	0.0	2523.00	+2.9	4738.35	+1.2
1989 DEC	2970.40	+3.1	5299.78	+4.7	2681.16	+3.7	4425.57	-2.2	2625.15	+2.2	5132.97	+1.4	3119.95	+1.4	5932.57	+3.5	2566.60	+1.7	4898.01	+3.4
1990 DEC	3040.85	+2.4	5431.26	+2.5	2717.08	+1.3	4580.56	-3.5	2602.16	-0.9	5090.94	-0.8	3245.04	+4.0	6055.61	+2.1	2552.58	-0.6	4933.39	+0.7
1991 DEC	3169.81	+4.2	5616.96	+3.4	2807.73	+3.3	4696.93	+2.5	2686.93	+2.3	5172.41	+1.6	3270.90	+0.8	6222.06	+2.8	2715.04	+6.4	5120.63	+3.8
1992 DEC	3130.58	-1.2	5682.35	-1.2	2962.80	+7.6	4996.54	+7.6	2759.33	+2.7	5331.99	+3.1	3296.40	+3.2	6293.15	+1.2	2804.06	+2.8	5336.69	+3.9
1993 DEC	3377.98	+7.9	6022.23	+6.0	3140.13	+6.3	5287.87	+6.0	3034.48	+10.6	5765.31	+8.5	3428.04	+3.9	6477.95	+2.9	2980.82	+6.9	5630.25	+5.8
1994 DEC	3480.78	+3.0	6224.86	+3.4	3218.37	+2.5	5485.79	+3.7	3091.81	+1.9	5947.05	+3.2	3519.17	+2.7	6530.35	+0.8	3024.48	+1.5	5818.49	+3.3
1995 DEC	3563.18	+2.4	6431.00	+3.3	3287.92	+2.2	5648.52	+3.0	3089.59	-0.1	6053.67	+1.8	3561.60	+1.2	6558.16	+0.4	3046.50	+0.7	5924.09	+1.8
1996 DEC	3640.49	+2.2	6599.25	+2.6	3538.60	+7.6	5984.29	-5.9	3253.40	+5.3	6302.04	+4.1	3634.25	+2.0	6629.61	+1.1	3154.16	+3.5	6086.77	+2.8
1997 DEC	3974.05	+9.2	7057.36	+6.9	3437.09	-2.9	5889.15	-1.6	3325.68	-2.2	6474.56	+2.7	3809.11	+4.8	6731.08	+1.5	3368.54	+6.8	6639.85	+9.1
1998 JAN	3974.05	+9.2	7057.36	+7.0	3424.58	-4.1	5876.64	-2.4	3343.64	0.0	6492.51	+1.6	3809.11	+4.8	6731.08	+1.5	3368.54	+5.3	6639.85	+8.3
FEB	3982.53	+9.4	7065.61	+7.1	3445.21	-2.6	5963.16	-0.3	3332.85	+0.8	6481.72	-2.0	3814.24	+4.6	6736.21	+1.4	3376.79	+5.4	6648.10	+8.3
MARCH	3985.03	+9.6	7068.11	+7.2	3450.43	-0.8	5968.38	-0.9	3320.11	+0.4	6618.99	+4.2	3818.56	+4.6	6739.38	+1.4	3382.45	+5.8	6653.76	+8.6
APRIL	3990.53	+9.1	7073.61	+6.9	3455.93	-1.4	5973.88	+0.5	3325.61	-0.1	6624.49	+3.9	3824.06	+4.0	6744.88	+1.1	3387.95	+0.4	6659.26	+5.1
MAY	3996.78	+9.0	7079.86	+6.9	3452.93	-1.1	5970.88	-0.7	3336.22	0.0	6635.09	+1.9	3839.83	+3.7	6760.65	+0.9	3394.20	-0.7	6665.51	+3.1
JUNE	4044.29	+1.4	7308.36	+5.2	3448.29	-1.6	5966.23	-0.4	3334.61	-0.6	6611.83	+1.3	3841.05	+3.7	6761.87	-0.9	3438.29	+3.5	6744.01	+5.9
JULY	4047.04	+2.1	7311.11	+5.6	3462.00	-1.1	5956.47	-0.4	3306.16	-1.8	6583.38	+0.7	3843.80	+2.4	6764.62	+0.8	3441.04	+3.7	6746.76	+5.9
AUG	4046.04	+1.5	7310.11	+3.4	3478.04	-0.6	5987.49	-0.6	3361.30	-0.4	6612.30	+1.4	3842.80	+1.6	6763.62	+0.9	3446.57	+3.9	6752.29	+6.1
SEPT	4056.29	+1.7	7320.36	+3.5	3491.55	-0.2	6001.00	+1.1	3426.43	+1.9	6630.71	+1.8	3855.77	+1.9	6776.59	+1.0	3456.82	+4.2	6762.54	+6.2
OCT	4075.79	+2.8	7311.37	+3.7	3455.21	-0.3	5964.65	+0.8	3414.02	+2.7	6618.30	+2.2	3940.96	+3.7	6859.09	+2.0	3443.32	+3.8	6749.04	+6.0
NOV	4069.79	+2.7	7305.37	+3.7	3462.58	+1.7	5972.25	+2.0	3385.17	+2.3	6589.45	+2.0	3934.96	+3.6	6853.09	+2.0	3485.18	+4.0	6961.04	+5.1
DEC	4062.29	+2.2	7297.87	+3.4	3446.37	+0.3	5976.05	+1.5	3394.54	+2.1	6598.82	+1.9	3927.46	+3.1	6845.59	+1.7	3481.95	+3.4	6957.81	+4.8
1999 JAN	4062.29	+2.2	7297.87	+3.4	3445.16	+0.6	6040.71	-2.8	3393.99	+1.5	6598.27	+1.6	3927.46	+3.1	6845.59	+1.7	3481.95	+3.4	6957.81	+4.8
FEB	4053.79	+1.8	7289.37	+3.2	3430.67	-0.4	6026.23	-1.1	3385.49	+1.6	6589.77	+1.7	3919.16	+2.8	6837.30	+1.5	3473.45	+2.9	6949.31	+4.5
MARCH	4039.29	+1.4	7274.87	+2.9	3420.52	-0.9	6016.08	-0.8	3391.66	+2.2	6595.94	-0.4	3904.66	+2.3	6822.80	+1.2	3458.95	+2.3	6934.81	+4.2
APRIL	4040.54	+1.3	7276.12	+2.9	3434.29	-0.6	6029.84	-0.9	3396.72	-2.1	6601.00	-0.4	3905.91	+2.1	6824.05	+1.2	3460.20	+2.1	6936.06	+4.2
MAY	4035.79	+1.0	7271.37	+2.7	3443.88	-0.3	6039.24	+1.1	3393.06	+1.7	6597.34	-0.6	3903.64	+1.7	6821.78	+0.9	3459.81	+1.9	6935.66	+4.1
JUNE	4063.08	+1.0	7467.37	+2.2	3456.54	+0.2	6052.10	+1.4	3430.52	+2.9	6769.85	+2.4	3899.64	+1.5	6817.78	+0.8	3455.81	+0.5	6931.66	+2.8
JULY	4083.58	+0.9	7467.87	+2.1	3514.25	+1.5	6087.39	+2.2	3488.24	+5.5	6801.36	+3.3	3900.26	+1.5	6818.39	+0.8	3456.31	+0.4	6932.16	+2.8
AUG	4079.33	+0.8	7463.62	+2.1	3559.50	+2.3	6132.65	+2.4	3516.09	+4.6	6829.21	+3.3	3894.78	+1.4	6812.91	+0.7	3452.06	+0.2	6927.91	+2.6
SEPT	4086.46	+0.7	7470.76	+2.1	3626.90	+3.9	6200.05	-3.3	3546.49	+3.5	6859.61	+3.5	3897.20	+1.1	6815.33	+0.6	3459.07	+0.1	6934.92	+2.6
OCT	4101.46	+0.6	7485.76	+2.4	3552.14	+2.8	6125.29	-2.7	3561.49	+4.3	6874.61	+3.9	3903.24	-1.0	6821.37	-0.6	3474.07	+0.9	6949.92	+3.0
NOV	4151.89	+2.0	7483.76	+2.4	3525.11	+1.8	6098.26	-2.1	3505.12	+3.5	6805.70	+3.3	3900.27	-0.9	6818.40	-0.5	3472.07	-0.4	6947.92	-0.2
DEC	4155.14	+2.3	7487.01	+2.6	3495.18	+1.4	6068.33	-1.5	3505.65	+3.3	6806.23	+3.1	3898.57	-0.7	6816.70	-0.4	3590.88	+3.1	7137.17	+2.6
2000 JAN	4155.14	+2.3	7487.01	+2.6	3525.64	+2.3	6098.79	+1.0	3493.13	+2.9	6793.72	+3.0	3899.11	-0.7	6817.24	-0.4	3590.88	+3.1	7137.17	+2.6
FEB	4168.89	+2.8	7500.76	+2.9	3555.58	+3.6	6144.61	+2.0	3486.76	+3.0	6787.34	+3.0	3910.20	-0.2	6828.33	-0.1	3604.63	+3.8	7150.92	+2.9
MARCH	4168.89	+3.2	7500.76	+3.1	3532.19	+3.3	6201.22	+3.1	3486.76	+2.8	6787.34	+2.9	4033.22	+3.3	7154.14	+4.9	3604.63	+4.2	7150.92	+3.1

SEWER	Proposed 7/1/00
Residential:	
Single Family Dwelling	\$1,466.00 per du
Multi-Family Dwelling	\$1,113.00 per du
Mobile Home Residential	\$1,113.00 per du
Manufactured Home Residential	\$1,466.00 per du
Hotel/Motel @ 25 efu	\$1,466.00 per du
Commercial:	
Banks	\$1,612.00
Amusement/Recreation	\$1,466.00
Car Wash/recycle	\$3,372.00
Day Care	\$1,612.00
Eating Places	\$3,959.00
Grocery Stores	\$6,891.00
Indoor Theater	\$1,466.00
Office	\$1,026.00
Professional Building	\$1,759.00
Service Shop	\$1,466.00
Service Station	\$2,199.00
Shopping Center	\$4,252.00
Store	\$4,252.00
Warehouse	\$3,812.00
Other Commercial	\$1,466.00
Industrial:	
<i>Users not requiring an industrial discharge pretreatment permit</i>	
Construction/Special Trade	\$879.00
Apparel/Fabric Finished Products	\$879.00
Printing/Publishing/Allied	\$2,932.00
Rubber/Misc. Plastic Products	\$2,053.00
Fab. Metal Products	\$3,959.00
Ind/Comm Machinery/Computer Equip	\$8,504.00
Electric/Equip. Components	\$5,277.00
Mis. Manufacturing Industries	\$6,304.00
Terminal Maint/Motor Freight Transp.	\$2,638.00
Transportation Services	\$1,026.00
Electric/Gas/Sanitary Services	\$4,692.00
Wholesale Trade/Durable Goods	\$6,451.00
Business Services	\$2,199.00
Other Industrial Facilities	\$1,466.00
<i>Users requiring an industrial discharge pretreatment permit</i>	
<i>Fees calculated after application is made</i>	
WATER METER FEE	
Water - 5/8" x 3/4"	\$3,802.00
Water - 3/4"	\$5,652.00
Water - 1"	\$9,511.00
Water - 1-1/2"	\$13,895.00
Water - 2"	\$30,322.00
Water - 3"	\$57,770.00

Water - 4"	\$95,933.00
Water - 6"	\$191,128.00
Water - 8"	\$305,774.00
Water - 10"	\$544,680.00
SEWER PERMIT	
Single Family Dwelling	\$50.00
Multi-Family Per Building	\$75.00
Commercial and Industrial	\$360.00
PARKS SDC	
Single Family Dwelling	\$2,088.00
Multi-Family Unit	\$1,587.00
Commercial and Industrial	\$55.00
STREET SDC	
Single Family Dwelling/Dwelling Unit	\$2,625.00
Multi Family Dwelling/Dwelling Unit	\$1,831.00
Retail/Commercial per employee	\$3,320.00
Industrial per employee	\$1,284.00
Distribution/Warehouse/per employee	\$2,994.00
Flex Zoning per employee	\$923.00
Hotel per employee	\$1,498.00
Office/Schools/Church/Gover/employee	\$1,402.00
Utility per employee	\$1,118.00
PM Peak Hour trip	\$2,379.00
I-5 SUPPLEMENTAL SDC	
Residential per unit where applicable	\$2,129.00
Charbonneau	\$0.00
Commercial/Industrial	\$2,129.00 per trip
STORM SDC	
Storm SDC residential dwelling unit	\$87.00
Storm SDC impervious drainage area	.06 cents per square foot
DESIGN REVIEW FEE	
Single Family/Duplexes	\$100.00
Commercial/Industrial/Multi-Family	Larger of \$300 or .004 of value - \$7500 maximum