

RESOLUTION NO. 1708

A RESOLUTION CONFIRMING, APPROVING AND RATIFYING A TWO AND SIX TENTH PERCENT (2.6%) STREET, SUPPLEMENTAL STREET, SEWER, PARKS, WATER 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 26, 2001, issue of Engineering News Record (Exhibit "A") reported an increase of two and six tenths percent (2.6%) 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 two and six-tenths percent (2.6%) as presented in Exhibit "B" for all Systems Development Charges.
2. The inflationary cost impact shall be assessed against all Systems Development Charges to wit: street, supplemental street, sewer, parks, water, and storm sewer systems development charges, beginning July 1, 2001.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 21st day of May, 2001, and filed with the City Recorder this date.



CHARLOTTE LEHAN, MAYOR

ATTEST:



Sandra C. King, CMC, City Recorder

SUMMARY of votes:

Mayor Lehan	<u>Yes</u>
Councilor Kirk	<u>Yes</u>
Councilor Helser	<u>Yes</u>
Councilor Barton	<u>Yes</u>
Councilor Holt	<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 (1918-2001)

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.

YEAR	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL AVERAGE						
1918	159	197	1960	559	1981	2015	2016	2014	2064	2076	2080	2106	2131	2154	2151	2181	2178	2097	
1919	159	1940	203	1961	568	1982	2184	2198	2192	2197	2199	2225	2258	2259	2263	2262	2268	2297	2234
1920	207	1941	211	1962	580	1983	2311	2348	2352	2347	2351	2388	2414	2428	2430	2416	2419	2406	2384
1921	166	1942	227	1963	594	1984	2402	2407	2412	2422	2419	2417	2418	2428	2430	2424	2421	2408	2417
1922	155	1943	229	1964	612	1985	2410	2414	2406	2405	2411	2429	2448	2442	2441	2441	2446	2439	2428
1923	186	1944	235	1965	627	1986	2440	2446	2447	2458	2479	2493	2499	2498	2504	2511	2511	2511	2483
1924	186	1945	239	1966	650	1987	2515	2510	2518	2523	2524	2525	2538	2557	2564	2569	2566	2589	2541
1925	183	1946	262	1967	676	1988	2574	2576	2586	2591	2592	2595	2598	2611	2612	2612	2616	2617	2598
1926	185	1947	313	1968	721	1989	2615	2608	2612	2615	2616	2623	2627	2637	2660	2662	2665	2669	2634
1927	186	1948	341	1969	790	1990	2664	2668	2673	2676	2691	2715	2716	2716	2730	2728	2730	2720	2702
1928	188	1949	352	1970	836	1991	2720	2716	2715	2709	2723	2733	2757	2792	2785	2786	2791	2784	2751
1929	191	1950	375	1971	948	1992	2784	2775	2799	2809	2828	2838	2845	2854	2857	2867	2873	2875	2834
1930	185	1951	401	1972	1048	1993	2886	2886	2915	2976	3071	3066	3038	3014	3009	3016	3029	3046	2996
1931	168	1952	416	1973	1138	1994	3071	3106	3116	3127	3125	3115	3107	3109	3116	3116	3109	3110	3111
1932	131	1953	431	1974	1205	1995	3112	3111	3103	3100	3096	3095	3114	3121	3109	3117	3131	3128	3111
1933	148	1954	446	1975	1306	1996	3127	3131	3135	3148	3161	3178	3190	3223	3246	3284	3304	3311	3203
1934	167	1955	469	1976	1425	1997	3332	3333	3323	3364	3377	3396	3392	3385	3378	3372	3350	3370	3334
1935	168	1956	491	1977	1545	1998	3363	3372	3368	3375	3374	3379	3382	3391	3414	3423	3424	3419	3381
1936	172	1957	509	1978	1674	1999	3425	3417	3411	3421	3422	3433	3460	3474	3504	3505	3498	3497	3456
1937	196	1958	525	1979	1819	2000	3503	3523	3536	3534	3558	3553	3545	3546	3539	3547	3541	3548	3539
1938	197	1959	548	1980	1941	2001	3545	3536	3541										

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 acute 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. ENR's national indexes are updated in the first week of each month on the Construction Economics pages of the magazine while indexes for individual cities appear in the second issue of the month. 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 third and steel in the fourth issue. Wage rates for all 20 cities are published in 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.

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 multivear. 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. □

By Tim Grogan

CONSTRUCTION COST INDEX HISTORY (1912-2001)

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 1128 tons of portland cement at the 20-city price, plus 1088 board-ft of 2 x 4 lumber at the 20-city price.

YEAR	INDEX														
1912	91	1935	196	1958	759	1981	3372	1996	4218	2000	6130	2001	6281		
1913	100	1936	206	1959	797	1982	3704	1997	4354						
1914	89	1937	235	1960	824	1983	3960	1998	4352						
1915	83	1938	235	1961	847	1984	4109	1999	4470						
1916	130	1939	236	1962	872	1985	4149	2000	4580						
1917	181	1940	242	1963	901	1986	4145	2001	4680						
1918	189	1941	258	1964	936	1987	4218								
1919	188	1942	276	1965	971	1988	4230								
1920	251	1943	290	1966	1019	1989	4231								
1921	202	1944	299	1967	1074	1990	4242								
1922	174	1945	308	1968	1155	1991	4275								
1923	217	1946	346	1969	1269	1992	4303								
1924	215	1947	413	1970	1381	1993	4332								
1925	207	1948	461	1971	1581	1994	4334								
1926	208	1949	477	1972	1753	1995	4335								
1927	206	1950	510	1973	1895	1996	4344								
1928	207	1951	543	1974	2020	1997	4342								
1929	207	1952	569	1975	2212	1998	4355								
1930	203	1953	600	1976	2401	1999	4344								
1931	181	1954	628	1977	2576	2000	4456								
1932	157	1955	660	1978	2776	2001	4459								
1933	170	1956	692	1979	3003		4532								
1934	198	1957	724	1980	3237		4542								

Base: 1913=100.

ENR COST INDEXES IN 20 CITIES, 1976-2001

1976-100	ATLANTA				BALTIMORE				BIRMINGHAM				BOSTON				CHICAGO			
	DI	% CHG.	CI	% CHG.	DI	% CHG.	CI	% CHG.	DI	% CHG.	CI	% CHG.	DI	% CHG.	CI	% CHG.	DI	% CHG.	CI	% CHG.
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	2172.60	+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	2358.43	+8.6	1821.34	+11.2	2719.34	+13.5	1701.68	+9.9	2431.67	+6.5	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	-3.1	2211.13	+1.1	3107.35	+0.3	2028.68	+4.9	2983.80	+4.6	2526.20	+9.7	4204.75	+5.3	2427.59	+1.1	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	+1.5	4319.75	+2.0
1985 DEC.	1981.18	+0.6	2909.71	+0.4	2244.66	+1.4	3236.90	+2.5	2018.61	-1.1	3037.76	+1.2	2689.49	+2.6	4685.85	+4.2	2467.47	+0.0	4367.28	+1.1
1986 DEC.	2069.63	+4.5	3018.67	+3.7	2321.63	+3.4	3372.26	+4.2	2021.91	+0.2	3063.92	+1.5	2693.11	+0.1	4722.66	+0.8	2548.06	+3.5	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	+0.9	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	+2.8	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.	2233.80	+1.4	3191.55	+1.6	2579.90	+6.1	3884.43	+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	+2.2	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	3910.97	+7.0	3624.03	+8.0	6380.25	+6.8	3347.46	+1.8	5967.58	+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	4068.43	+3.3	3549.18	+1.5	6407.28	+0.3	3445.51	+0.8	6333.93	+2.5
1996 DEC.	2623.59	+8.8	3601.31	+6.5	3066.06	+8.8	4544.51	+5.1	2676.67	+6.7	4264.98	+4.8	3844.53	+8.3	6772.20	+5.7	3738.78	+1.5	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 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	+3.4	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	3777.97	+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	+3.7	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	+3.8	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	+5.1	7463.46	+5.1
NOV.	2813.19	+0.9	3846.14	+1.9	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	+3.5	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	2834.08	+4.4	3867.03	+4.3	3115.94	+1.5	4595.76	+2.0	2790.81	+6.0	4509.60	+6.6	3873.36	+2.0	7135.49	+2.6	4044.50	+3.2	7479.96	+4.0
APRIL	2835.58	+2.2	3868.53	+1.6	3090.24	+0.4	4570.06	+1.3	2792.31	+6.0	4511.10	+6.6	3863.98	+1.9	7126.11	+2.5	4046.00	+3.3	7481.46	+4.0
MAY	2956.99	+6.0	4115.28	+7.7	3164.53	+2.8	4604.01	+2.0	2799.06	+5.9	4517.85	+6.3	3881.61	+2.8	7143.74	+3.0	4052.75	+3.5	7488.21	+4.1
JUNE	2954.99	+6.1	4113.28	+7.7	3113.57	+2.1	4553.05	+1.5	2797.06	+5.6	4515.85	+6.4	3830.65	+0.7	7092.78	+1.8	4050.75	+3.5	7488.21	+4.1
JULY	2952.74	+5.8	4111.03	+7.5	3100.44	+1.3	4539.92	+1.0	2794.81	+5.5	4513.60	+6.3	3797.94	-0.9	7060.07	+0.8	4048.50	+3.4	7483.96	+4.1
AUG.	2948.24	+5.8	4106.53	+7.5	3117.70	+1.3	4557.18	+1.0	2764.75	+3.6	4483.53	+5.1	3793.44	-2.4	7055.57	+0.1	4044.00	+3.4	7479.46	+4.0
SEPT.	2952.81	+5.8	4111.11	+7.5	3110.21	-0.2	4533.73	-0.1	2768.50	0.0	4487.28	0.0	3762.37	-2.9	7024.50	-0.2	4047.75	+0.9	7483.21	+0.5
OCT.	2954.31	+4.9	4112.61	+6.9	3087.50	-0.4	4502.59	-0.4	2739.71	-1.8	4538.61	+0.7	3747.55	-2.8	7009.68	-1.5	4173.93	+3.6	7754.71	+3.9
NOV.	2949.06	+4.8	4107.36	+6.8	3082.25	-0.5	4497.34	-1.8	2759.30	-1.9	4533.36	+0.1	3747.74	-2.4	7009.87	-1.3	4168.68	+3.5	7749.46	+3.9
DEC.	2947.56	+4.7	4105.86	+6.7	3074.95	-0.3	4532.08	-0.7	2730.60	-0.8	4504.66	+0.7	3879.93	+1.0	6986.61	-1.7	4167.18	+3.4	7747.96	+3.8
2001 JAN.	2949.82	+4.7	4108.11	+6.7	3053.19	-1.7	4510.32	-1.7	2730.60	-0.8	4504.66	+0.7	3907.13	+1.7	7013.81	-1.3	4168.87	+3.5	7749.65	+3.8
FEB.	2950.82	+4.2	4109.11	+6.3	3037.87	-2.5	4495.00	-2.2	2722.90	-1.6	4496.95	+0.3	3870.05	-0.2	6976.73	-2.3	4172.59	+3.2	7753.37	+3.7
MARCH	2951.07	+4.1	4109.36	+6.3	3049.00	-2.2	4506.13	-2.0	2754.70	-1.3	4528.75	+0.4	3881.18	+0.2	6987.86	-2.1	4172.84	+3.2	7753.62	+3.7

ENR COST INDEXES IN 20 CITIES, 1976-2001

1976-77	CINCINNATI				CLEVELAND				DALLAS				DENVER				DETROIT			
	1976	1977	% CHG	1976	1977	% CHG	1976	1977	% CHG	1976	1977	% CHG	1976	1977	% CHG	1976	1977	% CHG		
1976 DEC.	1487.13	+7.0	2654.31	+3.4	1552.03	+8.2	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	+8.5	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	+8.6	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.	2411.09	+7.0	4234.61	+4.7	2466.86	+3.6	4668.64	+5.6	2188.09	+5.5	3107.75	+10.8	2170.70	+10.3	3433.70	+10.3	2523.05	+10.3	4453.70	+10.3
1983 DEC.	2432.67	+0.9	4398.60	+3.0	2551.01	+3.4	4947.04	+3.0	2275.54	+4.0	3263.59	+3.4	2210.10	+3.0	3691.22	+7.0	2533.50	+3.0	4633.22	+3.0
1984 DEC.	2481.91	+2.0	4537.58	+3.1	2554.48	+0.5	5071.08	+1.1	2188.04	+3.8	3450.00	+3.1	2188.04	+3.8	3816.56	+15.9	2573.50	+3.1	4773.50	+3.1
1985 DEC.	2486.30	+0.2	4540.20	+0.1	2588.21	+1.5	4992.37	+1.5	2100.70	+1.0	3501.00	+0.3	2221.00	+1.0	3918.00	+6.0	2592.00	+1.0	4800.00	+1.0
1986 DEC.	2525.00	+1.5	4572.00	+0.7	2757.86	+2.5	5061.58	+1.3	2131.50	+1.5	3512.00	+0.3	2231.50	+1.5	4007.32	+2.0	2631.50	+1.5	4872.00	+1.5
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	+3.8	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.	2617.16	-5.4	5209.16	-4.0	2903.10	0.0	5501.09	-0.8	2278.21	+2.8	3476.69	+3.3	2438.38	+2.7	3833.64	+3.2	3136.71	+2.4	5300.00	+2.4
1993 DEC.	2692.78	+2.9	5344.53	+2.6	3088.76	+6.4	5752.29	+4.6	2365.65	+1.8	3570.97	+2.7	2573.90	+5.6	4012.02	+3.0	3373.85	+3.0	5400.00	+3.0
1994 DEC.	3001.15	+11.8	5504.43	+3.0	3218.85	+3.2	5922.53	+3.0	2448.62	+1.5	3630.00	+0.0	2668.72	+1.1	4008.74	+0.1	3474.85	+3.0	5500.00	+3.0
1995 DEC.	2942.02	-7.0	4800.50	-10.0	3273.15	+1.7	6018.52	+1.8	2433.04	-0.6	3841.00	0.0	2661.49	+2.0	4087.32	+2.0	3459.81	+2.7	5500.00	+2.7
1996 DEC.	2977.55	+1.2	4888.67	+0.7	3455.72	+5.8	6187.09	+2.8	2596.40	+8.7	3870.81	+3.5	2687.39	+0.5	4324.19	+8.0	3688.21	+8.0	5500.00	+8.0
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 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	0.0	5641.21	0.0	3513.51	-0.2	6350.14	+1.5	2681.91	-0.1	3960.19	+0.4	2866.10	0.0	4472.53	+3.3	3839.94	0.0	6800.00	0.0
FEB.	3122.44	+0.3	5632.71	+0.7	3502.83	-0.5	6337.29	+1.6	2673.41	-0.9	3951.99	+0.2	2857.90	+0.6	4464.03	+2.9	3836.13	+0.3	6800.00	+0.3
MARCH	3107.94	-0.2	5618.21	-0.3	3505.74	+2.3	6340.20	+2.6	2658.91	-1.5	3937.19	+0.9	2826.74	+1.0	4433.17	+3.2	3852.35	+0.5	6800.00	+0.5
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	+0.3	6800.00	+0.3
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	+2.8	5872.31	+4.5	3707.04	+4.7	6561.11	+2.9	2670.76	-0.8	3947.90	+0.3	2822.50	+1.5	4428.93	+1.1	3958.65	+1.0	7042.05	+2.8
OCT.	3243.77	+2.2	5887.31	+2.4	3681.78	+4.2	6535.85	+2.7	2690.11	+2.2	3967.95	+0.9	2840.77	-0.4	4447.20	+0.4	3881.17	+0.3	7000.00	+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	+0.5	7000.00	+2.5
DEC.	3245.02	+3.8	5888.56	+4.3	3607.96	+2.7	6462.03	+1.8	2691.36	+0.4	3968.50	+0.2	2901.28	+1.3	4498.45	+0.8	3857.94	+1.0	7000.00	+1.5
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	3311.10	+6.5	5903.81	+5.1	3664.55	+4.5	6698.62	+5.7	2741.19	+3.1	3984.60	+1.2	2932.85	+3.8	4530.02	+2.2	3911.27	+1.5	6996.89	+2.6
APRIL	3312.60	+6.5	5905.31	+5.1	3653.00	+4.2	6687.07	+5.5	2742.69	+2.7	3986.10	+1.2	2934.35	+3.6	4531.52	+2.1	3915.49	+1.8	7001.11	+2.7
MAY	3318.35	+6.9	5912.06	+5.3	3676.86	+4.8	6710.93	+5.8	2749.44	+2.6	3992.85	+1.1	2974.83	+5.3	4571.99	+3.1	3925.31	+2.1	7000.00	+3.0
JUNE	3317.35	+7.0	5910.06	+5.3	3691.77	+3.3	6848.70	+6.2	2747.44	+3.0	3990.85	+1.2	2972.83	+5.3	4569.99	+3.2	3874.35	+0.8	7000.00	+2.2
JULY	3315.10	+2.7	5907.81	+0.6	3688.26	+2.8	6843.19	+5.9	2745.19	+2.9	3988.80	+1.1	2970.58	+5.3	4567.74	+3.1	3872.23	+0.3	7000.00	+1.6
AUG.	3310.60	-2.7	5903.31	-0.6	3681.76	+1.0	6838.69	+4.9	2740.69	+2.8	3984.10	+1.0	2966.08	+5.2	4563.24	+3.1	3940.22	+0.8	7000.00	+1.3
SEPT.	3314.35	+2.7	5907.06	+0.6	3650.39	-1.5	6780.42	+3.3	2747.71	+2.9	3991.11	+1.1	2969.83	+5.2	4566.99	+3.1	3916.77	-1.1	7145.28	+1.4
OCT.	3315.85	+2.2	5908.56	+0.4	3638.83	-1.2	6768.86	+3.6	2749.21	+2.2	3992.61	+0.6	2971.33	+4.6	4568.49	+2.7	3918.27	+1.0	7146.78	+2.6
NOV.	3293.68	+1.6	5886.39	0.0	3633.58	-0.3	6763.61	+4.1	2743.96	+2.1	3987.36	+0.6	2966.08	+4.5	4563.24	+2.7	3913.02	+0.7	7141.53	+2.4
DEC.	3377.42	+4.1	6044.89	+2.7	3603.79	-0.1	6733.83	+4.2	2742.46	+1.9	3985.86	+0.4	3060.54	+5.5	4766.74	+6.0	3871.88	+0.4	7100.40	+2.3
2001 JAN.	3377.42	+2.5	6044.89	+2.7	3521.10	-2.4	6651.14	+2.9	2742.46	+1.9	3985.86	+0.4	3060.54	+5.5	4766.74	+6.0	3882.76	+0.6	7112.28	+1.5
FEB.	3378.42	+2.1	6045.89	+2.4	3500.34	-4.1	6630.38	+1.9	2743.46	+1.4	3986.86	+0.1	3061.54	+4.4	4767.74	+5.3	3882.00	+0.8	7090.52	+1.3
MARCH	3378.67	+2.0	6046.14	+2.4	3488.63	-4.8	6618.66	+1.2	2743.71	+0.1	3987.11	+0.1	3061.79	+4.4	4767.99	+5.3	3889.45	+0.6	7117.87	+1.7

ENR COST INDEXES IN 20 CITIES, 1976-2001

MO/YY	KANSAS CITY				LOS ANGELES				MEMPHIS				NEW ORLEANS				DETROIT			
	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
1976 DEC.	1509.44	+9.1	2687.10	+7.1	1641.82	+17.2	2923.33	+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	3638.81	+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.	2367.74	+7.4	4174.74	+8.1	2570.67	+5.8	5341.11	+11.2	2213.18	+10.2	4023.44	+12.1	2108.52	+10.3	3424.66	+11.7	2611.70	+12.0	5000.00	+10.0
1983 DEC.	2547.17	+7.6	4587.50	+9.8	2781.50	+8.2	6152.22	+15.2	2351.10	+11.3	4432.62	+13.2	2211.50	+11.2	3743.75	+12.5	2793.77	+12.7	5500.00	+11.0
1984 DEC.	2737.84	+7.3	5070.54	+11.2	2992.41	+7.2	7063.33	+15.3	2485.85	+12.4	4945.24	+14.2	2306.00	+11.1	4132.50	+13.7	3014.88	+13.0	6000.00	+12.0
1985 DEC.	2942.53	+7.5	5643.54	+11.3	3203.28	+7.0	8014.44	+15.4	2638.70	+13.6	5456.35	+15.1	2418.00	+11.0	4483.75	+14.2	3226.00	+13.3	7000.00	+13.0
1986 DEC.	3161.84	+7.5	6216.54	+10.0	3414.15	+6.6	9025.55	+12.6	2801.60	+14.9	6067.46	+16.0	2530.00	+10.8	4932.50	+14.7	3437.00	+14.0	8000.00	+14.0
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	3359.28	+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	0.0	3522.07	+4.5	6231.12	+4.5
1989 DEC.	2603.68	+2.1	4719.90	+1.1	2855.26	+0.1	5789.77	+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.	2722.53	+3.2	4858.26	+2.3	3183.55	+3.3	6341.23	+4.5	2773.33	+3.1	5123.14	+5.2	2350.77	+2.5	3750.00	+1.5	4150.00	+5.0	7500.00	+5.0
1993 DEC.	2822.53	+3.7	5058.26	+4.1	3273.55	+3.0	6692.28	+5.6	2864.33	+3.6	5474.16	+6.3	2440.00	+2.0	3850.00	+2.0	4300.00	+6.0	8000.00	+6.0
1994 DEC.	2922.53	+3.5	5258.26	+3.9	3363.55	+2.9	7043.33	+5.2	2954.33	+3.4	5825.16	+7.0	2530.00	+1.0	3950.00	+1.0	4500.00	+7.0	9000.00	+7.0
1995 DEC.	3022.53	+3.4	5458.26	+3.8	3453.55	+2.8	7394.44	+4.8	3044.33	+3.3	6176.33	+7.7	2620.00	+0.0	4050.00	+0.0	4800.00	+8.0	10000.00	+8.0
1996 DEC.	3122.53	+3.3	5658.26	+3.7	3543.55	+2.7	7745.55	+4.4	3134.33	+3.2	6527.46	+8.6	2710.00	+0.0	4150.00	+0.0	5300.00	+9.0	11000.00	+9.0
1997 DEC.	3343.32	+4.4	5909.18	+4.5	3560.53	+3.9	8663.55	+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 DEC.	3304.51	-1.2	5981.26	+1.2	3617.00	+1.6	8851.95	+2.8	3468.98	+1.6	6628.38	+3.0	2669.53	-0.7	3994.93	-0.5	4890.13	+0.2	8899.59	+1.8
1999 JAN.	3355.51	+1.5	6061.26	+1.0	3673.00	+3.6	9040.10	+2.2	3477.22	+1.9	6806.62	+3.0	2711.00	+0.0	4025.29	+0.0	4940.00	+1.0	9000.00	+1.0
FEB.	3372.76	+0.5	6087.51	+0.4	3689.25	+4.5	9228.65	+2.1	3500.48	+2.0	6995.15	+3.6	2722.00	+0.0	4063.00	+0.0	4960.00	+1.0	9000.00	+1.0
MARCH	3390.01	+0.5	6114.02	+0.4	3705.50	+4.4	9417.18	+2.0	3523.73	+1.9	7183.68	+4.5	2733.00	+0.0	4105.71	+0.0	4980.00	+1.0	9000.00	+1.0
APRIL	3407.26	+0.5	6140.53	+0.4	3721.75	+4.3	9605.71	+1.9	3547.00	+1.8	7372.21	+4.6	2744.00	+0.0	4148.42	+0.0	5000.00	+1.0	9000.00	+1.0
MAY	3356.23	+2.7	5987.40	+1.3	3592.36	+0.1	8827.31	+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	8823.47	+2.0	3555.32	+4.4	6824.20	+6.2	2600.10	-3.7	3925.50	-2.5	5025.42	+3.9	9233.98	+6.1
JULY	3385.37	+3.6	6016.54	+1.8	3589.02	-0.1	8823.97	+2.0	3577.58	+2.3	6846.46	+2.9	2600.60	-3.9	3926.00	-2.6	5093.38	+5.5	9301.94	+7.0
AUG.	3430.08	+5.0	6061.25	+2.6	3583.39	-0.2	8818.35	+1.9	3611.41	+3.6	6880.29	+3.5	2596.35	-4.1	3921.75	-2.7	5089.13	+5.9	9297.69	+7.2
SEPT.	3485.47	+1.6	6097.24	+3.0	3586.55	-0.6	8821.51	+1.7	3615.16	+3.1	6894.04	+3.1	2600.00	+0.0	3925.00	-2.9	5100.00	+6.7	9300.00	+7.0
OCT.	3540.56	+1.6	6133.23	+2.0	3591.00	+1.1	8826.93	+0.6	3620.16	+2.7	6899.04	+3.3	2704.90	+0.0	3943.75	+1.3	5100.00	+7.0	9300.00	+7.0
NOV.	3595.65	+1.6	6169.22	+2.0	3595.50	+1.0	8827.35	+0.5	3625.40	+2.7	6875.26	+3.6	2707.00	+0.0	3943.75	+1.3	5100.00	+7.0	9300.00	+7.0
DEC.	3650.74	+1.6	6205.21	+2.0	3599.00	+0.9	8828.77	+0.4	3629.65	+2.6	6878.51	+3.8	2709.00	+0.0	3945.00	+1.3	5100.00	+7.0	9300.00	+7.0
2000 JAN.	3415.89	+3.4	5999.65	+0.3	3593.19	-0.7	8828.14	-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	8841.64	0.0	3623.40	+4.7	6892.28	+4.1	2719.98	+1.1	3958.76	-1.5	5209.31	+6.8	9406.08	+5.7
MARCH	3431.14	+4.6	6214.90	+4.3	3659.74	+1.8	9057.77	+3.3	3624.90	+5.2	6893.78	+4.4	2721.48	+1.7	3960.26	-1.1	5221.69	+6.2	9418.46	+5.5
APRIL	3445.73	+5.0	6229.49	+4.5	3661.12	+1.8	9059.16	+3.3	3626.40	+5.2	6895.28	+4.4	2722.98	+1.7	3961.76	-1.1	5195.99	+3.5	9392.76	+1.8
MAY	3462.48	+4.9	6236.24	+4.2	3667.87	+2.3	9065.91	+3.1	3725.21	+6.0	7135.07	+6.5	2729.73	+1.6	3968.51	+1.0	5177.77	+3.4	9374.45	+1.5
JUNE	3480.37	+5.1	6247.24	+5.8	3668.10	+2.2	9066.13	+3.6	3741.69	+5.2	7127.07	+5.3	2727.75	+1.6	3968.51	+1.0	5195.31	+3.1	9374.45	+1.5
JULY	3540.54	+5.1	6324.99	+5.1	3665.90	+2.1	9063.94	+3.5	3723.17	+4.1	7093.50	+4.8	2725.40	+1.8	3964.26	+1.0	5040.77	+2.5	9374.45	+1.5
AUG.	3538.84	+2.3	6320.39	+4.1	3665.23	+2.3	9063.27	+3.6	3718.62	+3.0	7089.00	+3.0	2720.99	+1.8	3959.76	+1.0	5035.24	+2.3	9330.00	+1.0
SEPT.	3523.47	+1.6	6307.92	+3.5	3671.18	+2.4	9069.22	+3.6	3684.29	+1.9	7054.67	+2.5	2724.73	+1.4	3963.51	+1.0	4996.46	-3.0	9193.23	-1.9
OCT.	3524.97	+1.3	6309.42	+3.2	3674.01	+2.3	9072.04	+3.6	3674.91	+1.2	7045.29	+2.1	2757.46	+1.9	4023.01	+2.0	5030.86	-2.8	9391.33	+0.1
NOV.	3519.72	+1.2	6304.17	+3.2	3679.01	+2.5	9066.79	+3.6	3626.14	+0.6	6996.52	+1.8	2752.21	+1.8	4017.76	+1.9	5036.49	-2.1	9396.96	+0.5
DEC.	3436.62	+0.6	6221.07	+3.7	3680.26	+2.5	9068.04	+3.6	3624.64	+0.4	6995.02	+1.7	2750.71	+1.6	4016.26	+1.8	5018.67	-2.5	9379.14	+0.3
2001 JAN.	3436.62	-0.6	6221.07	+3.7	3680.26	+2.4	9068.04	+3.5	3624.64	+0.4	6995.02	+1.7	2750.71	+1.6	4016.26	+1.8	5018.67	-2.5	9379.14	+0.3
FEB.	3437.62	-0.2	6222.07	+0.0	3684.57	+2.2	9072.35	+3.4	3593.00	+0.8	6963.46	+1.0	2751.51	+1.2	4017.26	+1.5	5019.67	-3.0	9360.13	-0.7
MARCH	3437.62	-0.2	6222.07	+0.0	3684.57	+0.7	9072.60	+0.2	3593.25	+0.9	6963.63	+1.0	2751.86	+1.1	4017.51	+1.5	5012.30	-4.0	9377.77	-0.5

ENR COST INDEXES IN 20 CITIES, 1976-2001

DATE	PHILADELPHIA				PITTSBURGH				ST. LOUIS				SAN FRANCISCO				SEATTLE			
	INDEX	% CHG.	INDEX	% CHG.	INDEX	% CHG.	INDEX	% CHG.	INDEX	% CHG.	INDEX	% CHG.	INDEX	% CHG.	INDEX	% CHG.	INDEX	% CHG.		
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.	2286.86	+7.1	3822.50	+11.1	2322.15	+4.5	3822.15	+0.0	2107.18	+5.3	4107.18	+7.1	2798.86	+11.8	4981.40	+8.7	2306.51	+4.4	4507.18	+11.2
1983 DEC.	2392.15	+4.6	4175.71	+10.2	2475.63	+3.6	4075.63	+2.6	2227.18	+3.8	4257.18	+3.8	2821.15	+10.5	5122.71	+7.1	2335.70	+3.2	4835.70	+10.2
1984 DEC.	2507.18	+4.8	4571.18	+9.6	2571.18	+2.4	4571.18	+0.0	2320.18	+1.1	4511.18	+2.4	2909.18	+11.7	5491.18	+7.4	2317.18	+0.4	5017.18	+10.7
1985 DEC.	2622.18	+4.6	4967.18	+8.7	2651.18	+1.1	4967.18	+0.0	2370.18	+0.4	4857.18	+2.4	3099.18	+12.3	5970.18	+11.4	2350.18	+0.4	5207.18	+10.2
1986 DEC.	2737.18	+4.4	5363.18	+7.9	2721.18	+0.6	5363.18	+0.0	2489.18	+1.1	5147.18	+2.4	3218.18	+13.5	6583.18	+11.0	2388.18	+0.4	5593.18	+9.6
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.	3190.51	+0.7	5622.15	+0.1	2822.15	+0.7	4702.15	+2.1	2769.53	+1.9	5212.15	+2.0	3280.15	+0.3	6232.15	+0.2	2804.15	+0.3	5130.15	+0.9
1993 DEC.	3272.15	+2.6	5722.15	+1.8	3140.15	+1.1	4797.15	+1.5	2822.15	+0.0	5272.15	+1.9	3300.15	+0.6	6242.15	+0.2	2810.15	+0.4	5140.15	+1.6
1994 DEC.	3307.15	+1.1	5723.15	+0.0	3187.15	+1.5	4807.15	+2.1	2822.15	+0.0	5272.15	+1.9	3310.15	+0.3	6243.15	+0.1	2820.15	+0.4	5140.15	+1.6
1995 DEC.	3417.15	+3.2	5910.15	+3.2	3272.15	+2.8	4902.15	+2.1	2822.15	+0.0	5272.15	+1.9	3320.15	+0.3	6244.15	+0.2	2830.15	+0.4	5150.15	+1.9
1996 DEC.	3440.15	+0.7	5925.15	+0.3	3280.15	+0.2	4912.15	+0.2	2822.15	+0.0	5272.15	+1.9	3320.15	+0.3	6244.15	+0.2	2830.15	+0.4	5150.15	+1.9
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 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	+0.0	7297.87	+0.0	3446.37	+0.0	5976.05	+0.0	3394.54	+0.0	6598.82	+0.0	3927.46	+0.0	6845.59	+0.0	3481.95	+0.0	6957.81	+0.0
FEB.	4062.29	+0.0	7297.87	+0.0	3446.37	+0.0	5976.05	+0.0	3394.54	+0.0	6598.82	+0.0	3927.46	+0.0	6845.59	+0.0	3481.95	+0.0	6957.81	+0.0
MARCH	4062.29	+0.0	7297.87	+0.0	3446.37	+0.0	5976.05	+0.0	3394.54	+0.0	6598.82	+0.0	3927.46	+0.0	6845.59	+0.0	3481.95	+0.0	6957.81	+0.0
APRIL	4035.79	+1.0	7271.37	+2.7	3443.68	-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
MAY	4083.08	+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
JUNE	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
JULY	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
AUG.	4086.46	+0.2	7479.10	+2.1	3626.70	+1.9	6200.05	+2.3	3546.49	+3.5	6859.61	+3.5	3897.20	+0.7	6815.33	+0.8	3459.07	+0.5	6932.16	+2.8
SEPT.	4101.46	+3.7	7485.76	+0.9	3552.19	+2.1	6125.20	+2.7	3511.93	+0.3	6874.81	+1.8	3903.74	+1.0	6821.37	+0.6	3474.07	+0.4	6937.16	+3.0
OCT.	4117.89	+3.8	7487.76	+0.3	3525.19	+0.8	6089.26	+0.7	3505.12	+3.5	6805.70	+1.8	3900.27	+0.0	6818.40	+0.5	3472.07	+0.0	6932.16	+2.8
NOV.	4155.14	+9.2	7497.01	+0.1	3495.16	+0.8	6073.33	+1.5	3505.55	+3.0	6806.23	+3.1	3898.57	+0.7	6816.70	+0.4	3459.88	+0.4	6932.16	+2.8
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	3459.88	+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	4170.39	+3.3	7502.26	+3.1	3533.69	+3.3	6202.72	+3.1	3488.26	+2.9	6788.84	+2.9	4034.72	+3.3	7155.64	+4.9	3606.13	+4.3	7152.42	+3.1
APRIL	4171.89	+3.3	7503.76	+3.1	3534.10	+2.9	6203.13	+2.9	3491.39	+2.8	6791.97	+2.9	4035.96	+3.3	7156.88	+4.9	3607.63	+4.3	7153.92	+3.1
MAY	4197.64	+6.2	7510.51	+0.9	3535.96	+2.3	6203.94	+2.7	3520.65	+3.8	6792.74	+3.0	4042.71	+3.8	7163.83	+5.0	3612.21	+3.5	7161.01	+3.3
JUNE	4210.89	+3.1	7602.51	+1.4	3588.23	+1.5	6211.95	+3.0	3472.95	+1.2	6745.04	+0.7	4045.00	+3.7	7165.08	+1.5	3610.21	+1.5	7160.00	+3.2
JULY	4222.77	+2.8	7604.26	+1.9	3569.33	+1.3	6214.55	+2.6	3459.28	+0.8	6731.37	+1.0	4043.13	+3.1	7162.91	+5.1	3607.96	+2.5	7157.25	+2.9
AUG.	4239.27	+3.8	7601.76	+1.9	3573.97	+0.4	6209.05	+1.8	3479.85	+1.0	6726.87	+1.5	4041.00	+3.8	7160.79	+5.1	3603.46	+1.5	7157.25	+2.9
SEPT.	4242.02	+3.8	7605.51	+1.8	3575.55	-1.4	6211.23	+0.2	3477.61	-1.9	6724.63	-2.0	4045.54	+3.8	7165.32	+5.1	3607.21	+4.3	7153.50	+3.2
OCT.	4243.52	+3.5	7607.01	+1.6	3569.97	+0.5	6205.65	+1.3	3509.83	-1.5	6897.22	+0.3	4048.47	+3.7	7168.26	+5.1	3608.71	+3.9	7155.00	+3.0
NOV.	4238.27	+2.1	7601.76	+1.6	3564.72	+1.1	6200.40	+1.7	3504.58	0.0	6891.97	+1.3	4043.22	+3.7	7447.01	+9.2	3603.46	+3.8	7149.75	+2.9
DEC.	4236.77	+2.0	7600.26	+1.5	3563.22	+2.0	6198.90	+2.2	3463.92	-1.2	6851.30	+0.7	4044.20	+3.7	7447.99	+9.3	3676.95	+2.4	7368.25	+3.2
2001 JAN.	4236.77	+2.0	7600.26	+1.5	3572.34	+1.3	6223.90	+2.1	3466.61	-0.8	6854.02	+0.5	4044.20	+3.7	7447.99	+9.3	3673.56	+2.7	7368.25	+3.2
FEB.	4237.27	+1.1	7601.26	+1.3	3581.37	+0.2	6212.94	+1.1	3448.96	+1.1	6834.35	+0.7	4048.78	+3.5	7452.57	+9.1	3645.73	+1.8	7368.25	+3.2
MARCH	4238.02	+1.6	7601.51	+1.3	3581.62	+0.8	6213.19	+1.0	3474.41	+0.7	6861.80	+1.1	4049.03	+0.8	7452.82	+4.2	3645.98	+1.8	7368.25	+3.2

City of Wilsonville Sewer Systems Development Charges		Effective 7/1/01
SEWER		
Residential:		
Single Family Dwelling		\$1,504.00 per du
Multi-Family Dwelling		\$1,142.00 per du
Mobile Home Residential		\$1,142.00 per du
Manufactured Home Residential		\$1,504.00 per du
Hotel/Motel @ 25 efu		\$1,504.00 per du
Commercial (per equivalent dwelling unit):		
Banks		\$1,654.00
Amusement/Recreation		\$1,504.00
Car Wash/recycle		\$3,460.00
Day Care		\$1,654.00
Eating Places		\$4,062.00
Grocery Stores		\$7,070.00
Indoor Theater		\$1,504.00
Office		\$1,053.00
Professional Building		\$1,805.00
Service Shop		\$1,504.00
Service Station		\$2,256.00
Shopping Center		\$4,363.00
Store		\$4,363.00
Warehouse		\$3,911.00
Other Commercial		\$1,504.00
Industrial (per equivalent dwelling unit):		
<i>Users not requiring an industrial discharge pretreatment permit</i>		
Construction/Special Trade		\$902.00
Apparel/Fabric Finished Products		\$902.00
Printing/Publishing/Allied		\$3,008.00
Rubber/Misc. Plastic Products		\$2,106.00
Fab. Metal Products		\$4,062.00
Ind/Comm Machinery/Computer Equip		\$8,725.00
Electric/Equip. Components		\$5,414.00
Mis. Manufacturing Industries		\$6,468.00
Terminal Maint/Motor Freight Transp.		\$2,707.00
Transportation Services		\$1,053.00
Electric/Gas/Sanitary Services		\$4,814.00
Wholesale Trade/Durable Goods		\$6,619.00
Business Services		\$2,256.00
Other Industrial Facilities		\$1,504.00
<i>Users requiring an industrial discharge pretreatment permit</i>		
WATER SDC & METER FEE TOTAL		
Water - 5/8" x 3/4"		\$3,898.00
Water - 3/4"		\$5,796.00
Water - 1"		\$9,751.00
Water - 1-1/2"		\$14,241.00

Water - 2"	\$31,091.00
Water - 3"	\$59,213.00
Water - 4"	\$98,337.00
Water - 6"	\$195,937.00
Water - 8"	\$313,468.00
Water - 10"	\$558,510.00
SEWER PERMIT	
Single Family Dwelling	\$50.00
Multi-Family Per Building	\$75.00
Commercial and Industrial	\$360.00
PARKS SDC	
Single Family Dwelling	\$2,142.00
Multi-Family Unit	\$1,628.00
Commercial and Industrial per employee	\$56.00
STREET SDC	
Single Family Dwelling/Dwelling Unit	\$2,693.00
Multi Family Dwelling/Dwelling Unit	\$1,879.00
Retail/Commercial per employee	\$3,406.00
Industrial per employee	\$1,317.00
Distribution/Warehouse/per employee	\$3,072.00
Flex Zoning per employee	\$947.00
Hotel per employee	\$1,537.00
Office/Schools/Church/Gover/employee	\$1,438.00
Utility per employee	\$1,147.00
PM Peak Hour trip	\$2,441.00
I-5 SUPPLEMENTAL SDC	
Residential per unit where applicable	\$2,184.00
Charbonneau	\$0.00
Commercial/Industrial	\$2,184.00 per trip
STORM SDC	
Storm SDC residential dwelling unit	\$89.00
Storm SDC impervious drainage area	.07 cents/square foot
DESIGN REVIEW FEE	
Single Family/Duplexes	\$100.00
Commercial/Industrial/Multi-Family	Larger of \$300/.004 of value(7500) maximum

2001-2002 Water Fee Breakdown - City of Wilsonville

		7/1/01	7/1/01	7/1/01
WATER METER SIZE	Meter Charge	SDC Reimbursement	SDC Improvement	TOTAL FEE*
Water - 5/8" x 3/4"	\$103.00	\$38.00	\$3,757.00	\$3,898.00
Water - 3/4"	\$103.00	\$57.00	\$5,636.00	\$5,796.00
Water - 1"	\$263.00	\$95.00	\$9,393.00	\$9,751.00
Water - 1-1/2"	\$578.00	\$137.00	\$13,526.00	\$14,241.00
Water - 2"	\$730.00	\$304.00	\$30,057.00	\$31,091.00
Water - 3"	\$2,285.00	\$569.00	\$56,359.00	\$59,213.00
Water - 4"	\$3,458.00	\$949.00	\$93,930.00	\$98,337.00
Water - 6"	\$6,178.00	\$1,898.00	\$187,861.00	\$195,937.00
Water - 8"	\$9,854.00	\$3,036.00	\$300,578.00	\$313,468.00
Water - 10"	\$12,764.00	\$5,457.00	\$540,289.00	\$558,510.00
*This Total Fee Includes Meter Charge, Reimbursement Charge, and Meter Charge				