RESOLUTION NO. 1760

A RESOLUTION CONFIRMING, APPROVING AND RATIFYING A THREE PERCENT (3.0%) 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 18, 2002, issue of Engineering News Record (Exhibit "A") reported an increase of three percent (3.0%) 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 percent (3.0%) as presented in Exhibit "A" 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, 2002.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 6th day of May, 2002, and filed with the City Recorder this date.

CHARLOTTE LEHAN, MAYOR

ATTEST:

Sandra C. King, CMC, City Recorder

SUMMARY of votes:

Mayor Lehan	Yes
Councilor Kirk	Yes
Councilor Helser	Excused
Councilor Barton	Yes
Councilor Holt	Yes

SUMMARY: Prices Recover in Weak Recession

In last year's September cost issue, ENR reported there initially would be a severe economic shock in the wake of the terrorist attacks on the U.S., but the economy would rebound by the first half of 2002. Right on cue, Federal Reserve Board Chairman Alan Greenspan testified before Congress on March 7 that "an economic expansion is well under way." If true, the recession would be one of the shortest and mildest on record.

It may be several months before statistics verify or disprove Greenspan's optimism. However, price trends for several materials already are in the recovery mode. Prices for wood products, gypsum wallboard, PVC pipe and structural steel all appear to be firming after a long period of decline and stagnation.

During the first quarter, lumber and plywood checked six months of steep price cuts with ENR's 20-city average price jumping 3.6% for lumber and 3.3% for plywood. The Bureau of Labor Statistics producer price index for lumber started the year with a 6.9% increase.

Greenspan's declaration of victory over recession may cut this price rally short since many economists believe it signals the Fed's willingness to raise interest rates sooner rather than later. "The strength in the lumber market is not going to last," says Amy Carneal, an economist with DRI-WEFA, Washington, D.C. She believes that Fed action will push mortgage rates higher and weaken housing. DRI-WEFA forecasts lumber prices will ease in the second half of 2002 and end the year 0.1% lower than 2001.

Gypsum wallboard prices also are starting to pull out of a tailspin. With several new plants coming on line over the last two years, the market became flooded with wallboard and prices collapsed 21% in 2001. However, manufacturers are becoming more cautious about bringing new capacity on line and are starting to curtail existing production, says Carneal. Prices appear to be responding. "One major producer has increased prices three times since last September and increases are sticking," she says. DRI-WEFA forecasts wallboard prices to increase 4.5% this year.

Inflation will increase in the coming months as these material prices bottom out and turn the corner. Falling material prices will no longer offset the strong 4% annual increase in union wages tracked by the Construction Labor Research Council, Washington, D.C.

Prices posting the largest turnaround may be for steel products affected by the recent tariffs slapped on imports. Earlier this month, President Bush announced tariffs that will be in effect for the next three years. Flat-rolled products, including plate, will be hit with a 30% tariff in the first year, followed by 24% and 18% for the next two years, respectively. Reinforcing bar imports will face tariffs of 15%, 12% and 9% over the next three years. Tariffs for stainless steel wire will be 8% each year.

Most of construction will dodge the tariff's impact. Structural steel shapes, steel decking products and steel joists are not covered by the tariffs. "President

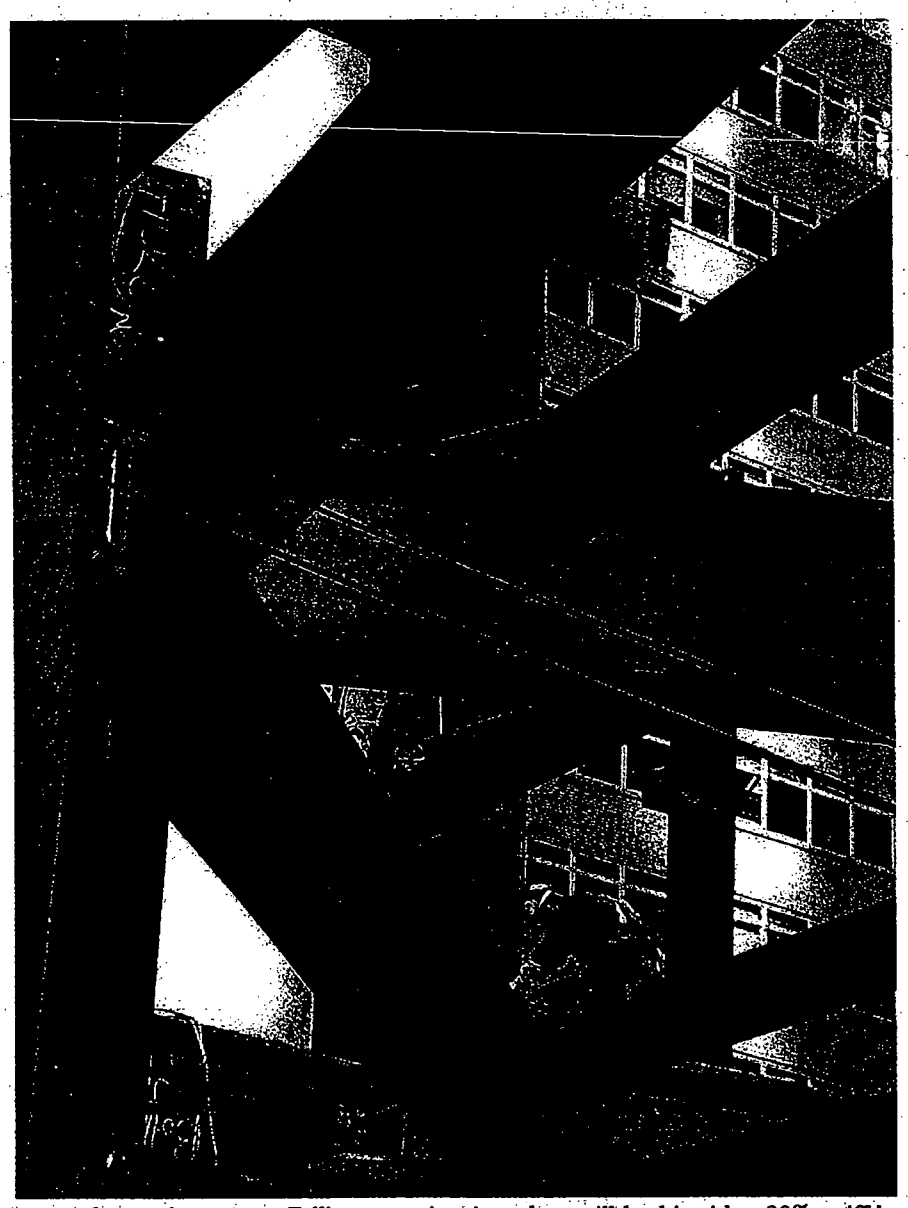

PHOTO BY GUY LAWRENCE FOR ENR

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 computes 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

BUILDING COST INDEX HISTORY (1919-2002)

[illegible] at the 20-city average of bricklayers, carpenters and structural ironworkers' rates, plus [illegible] at the billet price prior to 1996 and the fabricated 20-city price from 1996 [illegible] at the 20-city price.

1919	159			1940	203			1961	568	1982	2184	2198	2192	2197	2199	2225	2258	2259	2263	2262	2268	2297	2234
										1983	2311	2348	2352	2347	2351	2388	2414	2428	2430	2416	2419	2406	2384
1921	166			1942	222			1963	594	1984	2402	2407	2412	2422	2419	2417	2418	2428	2430	2424	2421	2408	2417
										1985	2410	2414	2406	2405	2411	2429	2448	2442	2441	2441	2446	2439	2428
1923	188			1944	235			1965	627														
1925	183			1946	262			1967	676														
1927	186			1948	341			1969	790														
										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
										1993	2886	2886	2915	2976	3071	3068	3038	3014	3009	3016	3029	3046	2996
1931	168			1952	416			1973	1138	1994	3071	3106	3116	3127	3125	3115	3107	3109	3116	3118	3109	3110	3111
										1995	3112	3111	3103	3100	3096	3095	3114	3121	3109	3117	3131	3128	3111
1933	148			1954	446			1975	1308														
1935	166			1956	491			1977	1545														
1937	196			1958	525			1979	1819														
1939	197			1960	559			1981	2097														

Base: 1913 = 100

in an individual city and in the U.S. as a whole. Differentials between cities may 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. 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, usually in the last issue of March, June, September and December. The reader can 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 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. ☐

By Tim Grogan

CONSTRUCTION COST INDEX HISTORY (1913-2002)

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 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.

1913	100	1936	206	1959	797
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1915	93	1938	236	1961	847
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1917	181	1940	242	1963	901
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1919	198	1942	276	1965	971
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1921	202	1944	299	1967	1074
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1923	214	1946	346	1969	1269
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1925	207	1948	461	1971	1581
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1927	208	1950	510	1973	1895
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1929	207	1952	569	1975	2212
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1931	181	1954	628	1977	2576
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1933	170	1956	692	1979	3003
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1935	196	1958	759	1981	3535

	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	ANNUAL AVG.
1982	3704	3728	3721	3731	3734	3815	3899	3899	3902	3901	3917	3950	3825
1983	3960	4001	4006	4001	4003	4073	4108	4132	4142	4127	4133	4110	4066
1984	4109	4113	4118	4132	4142	4161	4168	4169	4176	4161	4158	4144	4146
1985	4145	4153	4151	4150	4171	4201	4220	4230	4229	4228	4231	4228	4195
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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1991	4777	4773	4772	4766	4801	4818	4854	4892	4891	4892	4896	4889	4835
1992	4888	4884	4927	4946	4965	4973	4992	5032	5042	5052	5058	5059	4985
1993	5071	5070	5106	5167	5262	5260	5252	5230	5255	5264	5278	5310	5210
1994	5336	5371	5381	5405	5405	5408	5409	5424	5437	5437	5439	5439	5408
1995	5443	5444	5435	5432	5433	5432	5484	5506	5491	5511	5519	5524	5471
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2001	6281	6272	6279	6286	6288	6318	6404	6389	6391	6397	6410	6390	6334
2002	6462	6462	6502										

Base: 1913=100

ENR COST INDEXES IN 20 CITIES, 1976-2002

YR-MO	ATLANTA				BALTIMORE				BIRMINGHAM				BOSTON				CHICAGO			
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.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1982 DEC.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1983 DEC.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1984 DEC.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1985 DEC.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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	4688.53	+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.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1992 DEC.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1993 DEC.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1994 DEC.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1995 DEC.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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	+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 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 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.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
FEB.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
MARCH	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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	+5.5	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	7486.21	+4.1
JULY	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
AUG.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
SEPT.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
OCT.	2954.31	+4.9	4112.81	+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.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
FEB.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
MARCH	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
APRIL	2940.57	+3.7	4098.86	+6.0	3076.58	−0.4	4533.71	−0.8	2744.20	−1.7	4518.25	+0.2	3870.68	+0.2	6977.36	−2.1	4168.77	+3.0	7749.55	+3.6
MAY	2934.70	−0.8	4089.12	−0.6	3095.40	−2.2	4552.53	−1.1	2746.70	−1.9	4520.75	+0.1	3911.26	+0.8	7017.94	−1.8	4171.27	+2.9	7752.05	+3.5
JUNE	2991.43	+1.2	4088.87	−0.6	3136.61	+0.7	4593.75	+0.9	2746.45	−1.8	4520.50	+0.1	3959.97	+3.4	7066.65	−0.4	4198.22	+3.6	7779.00	+3.9
JULY	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
AUG.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
SEPT.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
OCT.	2926.38	−1.0	4043.27	−1.7	3126.42	+1.3	4583.56	+1.8	2831.03	+3.3	4576.14	+0.8	3960.66	+5.7	7067.34	+0.8	4244.57	+1.7	7788.89	+0.4
NOV.	2927.63	−0.7	4044.52	−1.5	3100.47	+0.6	4557.61	+1.3	2832.28	+2.6	4787.39	+5.6	3934.71	+5.0	7041.39	+0.5	4177.82	+0.2	7722.14	−0.4
DEC.	2928.63	−0.6	4045.52	−1.5	3085.15	+0.3	4542.29	+0.2	2778.57	+1.8	4716.58	+4.7	3935.71	+1.4	7042.39	+0.8	4135.30	−0.8	7679.62	−0.9
2002 JAN.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
FEB.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
MARCH	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

ENR COST INDEXES IN 20 CITIES, 1976-2002

		CINCINNATI				CLEVELAND				DALLAS				DENVER				DETROIT			
		Index	% chg	Index	% chg	Index	% chg	Index	% chg	Index	% chg	Index	% chg	Index	% chg	Index	% chg	Index	% chg	Index	% 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
[illegible]																					
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	+5.8	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.	2552.98	+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
[illegible]																					
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	2885.25	-0.8	4329.24	-0.1	3749.42	+1.7	6819.64	+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	2883.92	-0.1	4470.35	+3.3	3848.15	+2.6	6817.65	+3.0
1999	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.																				
	APRIL	3312.60	+6.5	5905.31	+5.1	3853.00	+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	3319.35	+6.9	5912.06	+5.3	3878.86	+4.8	6710.93	+5.8	2749.44	+2.6	3992.85	+1.1	2974.83	+5.3	4571.99	+3.1	3925.31	+2.4	7010.92	+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	6959.96	+2.2
[illegible]																					
	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	+2.8
	NOV.	3293.68	+1.6	5886.39	0.0	3633.58	-0.3	6783.61	+4.1	2743.96	+2.1	3987.36	+0.8	2968.08	+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	4768.74	+6.0	3871.88	+0.4	7100.40	+2.3
[illegible]																					
	APRIL	3368.17	+1.7	6035.64	+2.2	3474.88	-4.9	6604.90	-1.2	2772.41	+1.1	4040.61	+1.4	3051.29	+4.0	4757.49	+5.0	3884.39	-0.8	7112.91	+1.6
	MAY	3370.67	+1.6	6038.14	+2.1	3492.59	-5.0	6622.63	-1.3	2774.91	+0.9	4043.11	+1.3	3053.79	+2.7	4759.99	+4.1	3903.21	-0.6	7131.73	+1.7
	JUNE	3370.42	+1.6	6037.89	+2.2	3814.25	-2.1	6803.27	-0.7	2796.32	+1.8	4042.86	+1.3	3055.12	+2.8	4761.32	+4.2	3924.72	+1.3	7153.24	+2.8
[illegible]																					
	OCT.	3188.41	-3.8	5855.87	-0.9	3761.31	+3.4	7014.13	+3.6	2675.27	-2.7	3852.07	-3.5	2999.44	+1.0	4677.15	+2.4	4046.55	+3.3	7414.75	+3.8
	NOV.	3189.66	-3.2	5857.12	-0.5	3762.56	+3.6	7015.38	+3.7	2676.52	-2.5	3853.32	-3.4	3026.80	+2.1	4704.51	+3.1	4023.32	+2.8	7391.52	+3.5
	DEC.	3190.66	-5.5	5858.12	-3.1	3667.82	+1.8	6920.63	+2.8	2677.52	-2.4	3854.32	-3.3	2985.37	-2.5	4683.08	-2.2	4010.72	+3.8	7378.92	+3.9
[illegible]																					

ENR COST INDEXES IN 20 CITIES, 1976-2002

		KANSAS CITY				LOS ANGELES				MINNEAPOLIS				NEW ORLEANS				NEW YORK			
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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	1807.98	+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	3774.84	+5.4
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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	2268.86	+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	0.0	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	6453.58	+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
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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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	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	8899.59	+1.8
1999	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
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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	APRIL	3445.73	+5.0	6229.49	+4.5	3661.12	+1.8	7059.16	+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	3452.48	+2.9	6238.24	+4.2	3667.87	+2.1	7065.91	+3.5	3735.71	+8.0	7114.07	+7.5	2729.73	+4.8	3968.51	+1.0	5177.72	+3.1	9374.48	+1.6
	JUNE	3490.37	+4.1	6327.24	+5.8	3668.10	+2.2	7066.13	+3.6	3741.69	+5.2	7112.07	+4.2	2727.73	+4.9	3966.51	+1.0	5146.34	+2.4	9343.11	+1.2
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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	OCT.	3524.97	+1.3	6309.42	+3.2	3674.01	+2.3	7072.04	+3.6	3674.91	+1.2	7045.29	+2.1	2757.46	+1.9	4023.01	+2.0	5030.88	–2.8	9391.33	+0.1
	NOV.	3519.72	+1.2	6304.17	+3.2	3679.01	+2.5	7066.79	+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	+0.8	6221.07	+3.7	3680.26	+2.5	7068.04	+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
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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	APRIL	3427.37	–0.5	6211.82	–0.3	3740.42	+2.2	7273.10	+3.0	3582.75	–1.2	6953.13	+0.8	2741.46	+0.7	4007.01	+1.1	4993.10	–3.9	9353.57	–0.4
	MAY	3452.66	0.0	6214.32	+0.1	3742.90	+2.1	7275.58	+3.0	3585.25	–4.0	6955.63	–2.2	2615.57	–4.2	3881.13	–2.2	5065.53	–2.2	9347.36	–0.3
	JUNE	3486.60	–0.1	6307.07	–0.3	3714.48	+1.3	7247.16	+2.6	3585.00	–4.2	6955.38	–2.2	2615.32	–4.1	3880.88	–2.2	5067.46	–1.5	9349.29	+0.1
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	OCT.	3481.85	–1.2	6442.32	+2.1	3694.39	+0.6	7227.07	+2.2	3761.28	+2.4	7326.04	+4.0	2711.14	–1.7	4014.77	–0.2	5338.66	+6.1	10109.87	+7.7
	NOV.	3581.02	+1.7	6541.49	+3.8	3695.64	+0.5	7228.32	+2.3	3762.53	+3.8	7327.29	+4.7	2679.75	–2.6	3983.38	–0.9	5329.03	+5.8	10100.24	+7.5
	DEC.	3516.74	+2.3	6477.21	+4.1	3694.24	+0.4	7226.92	+2.3	3752.65	+3.5	7317.41	+4.6	2680.75	–2.5	3984.38	–0.8	5330.03	+6.2	10101.24	+7.7
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

ENR COST INDEXES IN 20 CITIES, 1976-2002

	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
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	3183.83	+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	4371.98	+14.9	2073.29	+9.4	3909.16	+11.8
[illegible]																				
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	2388.19	+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	2681.18	+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
[illegible]																				
1996 DEC.	3640.49	+2.2	6599.25	+2.6	3538.60	+7.6	5884.29	+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	7057.38	+6.9	3437.09	-2.9	5889.15	-1.6	3325.68	+2.2	6474.58	+2.7	3809.11	+4.8	6731.08	+1.5	3368.54	+6.8	6639.85	+9.1
1998 DEC.	4082.29	+2.2	7297.87	+3.4	3448.37	+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 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	6818.70	-0.4	3590.88	+3.1	7137.17	+2.6
[illegible]																				
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	4178.64	+3.5	7510.51	+3.3	3535.96	+2.7	6204.99	+2.7	3520.65	+3.8	6792.74	+3.0	4042.71	+3.6	7163.63	+5.0	3612.21	+4.4	7158.50	+3.2
JUNE	4210.83	+3.1	7608.51	+1.9	3588.29	+3.8	6231.09	+3.0	3472.95	+1.2	6745.04	-0.4	4045.30	+3.7	7165.08	+5.1	3610.21	+4.5	7156.50	+3.2
[illegible]																				
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	7168.28	+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.	4238.77	+2.0	7600.26	+1.5	3563.22	+2.0	6198.90	+2.2	3483.92	-1.2	6851.30	+0.7	4044.20	+3.7	7447.99	+9.3	3676.95	+2.4	7368.25	+3.2
[illegible]																				
APRIL	4227.52	+1.3	7591.01	+1.2	3578.32	+1.3	6279.89	+1.2	3464.46	-0.8	6851.85	+0.9	4070.90	+0.9	7444.32	+4.0	3635.48	+0.8	7328.78	+2.4
MAY	4230.02	+1.2	7593.51	+1.1	3580.82	+1.3	6312.39	+1.7	3492.53	-0.8	6879.91	+1.3	4073.98	+0.8	7447.38	+4.0	3637.98	+0.7	7329.28	+2.4
JUNE	4309.54	+2.3	7593.26	-0.2	3631.72	+1.3	6342.68	+1.8	3537.92	+1.9	7082.51	+5.0	4055.88	+0.3	7429.30	+3.7	3637.73	+0.8	7329.03	+2.4
[illegible]																				
OCT.	4345.82	+2.4	7788.51	+2.4	3622.59	+1.5	6322.15	+1.9	3575.99	+1.9	7083.20	+2.7	4028.34	-0.5	7401.76	+3.3	3714.58	+2.9	7341.15	+2.6
NOV.	4347.07	+2.6	7959.76	+4.7	3586.85	+0.6	6288.41	+1.4	3545.52	+1.2	7052.74	+2.3	4029.59	-0.3	7403.01	-0.6	3707.67	+2.9	7334.24	+2.6
DEC.	4348.07	+2.6	7960.76	+4.7	3553.03	-0.3	6252.60	+0.9	3540.70	+2.2	7047.92	+2.9	4025.65	-0.5	7399.07	-0.7	3708.67	+0.9	7335.24	-0.5
[illegible]																				

City of Wilsonville Systems Development Charges	Effective July 1, 2002
SEWER	
Residential:	
Single Family Dwelling	$1,549.00 per du
Multi-Family Dwelling	$1,176.00 per du
Mobile Home Residential	$1,176.00 per du
Manufactured Home Residential	$1,549.00 per du
Hotel/Motel @ 25 efu	$1,549.00 per du
Commercial (per equivalent dwellling unit):	
Banks	$1,704.00
Amusement/Recreation	$1,549.00
Car Wash/recycle	$3,564.00
Day Care	$1,704.00
Eating Places	$4,184.00
Grocery Stores	$7,282.00
Indoor Theater	$1,549.00
Office	$1,085.00
Professional Building	$1,859.00
Service Shop	$1,549.00
Service Station	$2,324.00
Shopping Center	$4,494.00
Store	$4,494.00
Warehouse	$4,028.00
Other Commercial	$1,549.00
Industrial (per equivalent dwellling unit):	
Users not requiring an industrial discharge pretreatment permit	
Construction/Special Trade	$929.00
Apparel/Fabric Finished Products	$929.00
Printing/Publishing/Allied	$3,098.00
Rubber/Misc. Plastic Products	$2,169.00
Fab. Metal Products	$4,184.00
Ind/Comm Machinery/Computer Equip	$8,987.00
Electric/Equip. Components	$5,576.00
Mis. Manufacturing Industries	$6,662.00
Terminal Maint/Motor Freight Transp.	$2,788.00
Transportation Services	$1,085.00
Electric/Gas/Sanitary Services	$4,958.00
Wholesale Trade/Durable Goods	$6,818.00
Business Services	$2,324.00
Other Industrial Facilities	$1,549.00
Users requiring an industrial discharge pretreatment permit	
WATER SDC & METER FEE TOTAL	
Water - 5/8" x 3/4"	$4,012.00
Water - 3/4"	$5,967.00
Water - 1"	$10,036.00
Water - 1-1/2"	$14,652.00

Water - 2"	$32,002.00
Water - 3"	$60,921.00
Water - 4"	$101,184.00
Water - 6"	$201,630.00
Water - 8"	$322,577.00
Water - 10"	$574,883.00
SEWER PERMIT	
Single Family Dwelling	$50.00
Multi-Family Per Building	$75.00
Commercial and Industrial	$360.00
PARKS SDC	
Single Family Dwelling	$2,206.00
Multi-Family Unit	$1,677.00
Commercial and Industrial per employee	$58.00
STREET SDC	
Single Family Dwelling/Dwelling Unit	$2,774.00
Multi Family Dwelling/Dwelling Unit	$1,935.00
Retail/Commercial per employee	$3,508.00
Industrial per employee	$1,357.00
Distribution/Warehouse/per employee	$3,164.00
Flex Zoning per employee	$975.00
Hotel per employee	$1,583.00
Office/Schools/Church/Gover/employee	$1,481.00
Utility per employee	$1,181.00
PM Peak Hour trip	$2,514.00
I-5 SUPPLEMENTAL SDC	
Residential per unit where applicable	$2,550.00
Charbonneau	$0.00
Commercial/Industrial	$2,250.00 per trip
STORM SDC	
Storm SDC residential dwelling unit	$434.00
Storm SDC impervious drainage area	15.8 cents/square foot
DESIGN REVIEW FEE	
Single Family/Duplexes	$100.00
Commercial/Industrial/Multi-Family	Larger of $300/.004 of value(7500) maximum

2002-2003 Water Fee Breakdown - City of Wilsonville

WATER METER SIZE	Meter Charge	7/1/02 SDC Reimbursement	7/1/02 SDC Improvement	7/1/02 TOTAL FEE*
Water - 5/8" x 3/4"	$103.00	$39.00	$3,870.00	$4,012.00
Water - 3/4"	$103.00	$59.00	$5,805.00	$5,967.00
Water - 1"	$263.00	$98.00	$9,675.00	$10,036.00
Water - 1-1/2"	$578.00	$142.00	$13,932.00	$14,652.00
Water - 2"	$730.00	$313.00	$30,959.00	$32,002.00
Water - 3"	$2,285.00	$586.00	$58,050.00	$60,921.00
Water - 4"	$3,458.00	$978.00	$96,748.00	$101,184.00
Water - 6"	$6,178.00	$1,955.00	$193,497.00	$201,630.00
Water - 8"	$9,854.00	$3,128.00	$309,595.00	$322,577.00
Water - 10"	$12,764.00	$5,621.00	$556,498.00	$574,883.00

*This Total Fee Includes Meter Charge, Reimbursement Charge, and Meter Charge

May 2002

Comparison of SDC Charges Among Cities for a Single Family Home

	Sewer	Water	Storm	Parks	Street	Supp. Str. *	Total
Tualatin	$ 2,335	$ 1,070	$ 275	$ 1,400	$ 2,260		**$ 7,340**
Milwaukie	$ 893	$ 1,095	$ 473	$ 950	$ 1,340		**$ 4,751**
Tigard	$ 2,300	$ 2,041	$ 500	$ 1,679	$ 2,260		**$ 8,780**
West Linn - If land use approved prior to 7/12/99	$ 2,379	$ 3,659	$ 397	$ 4,082	$ 2,173		**$ 12,690**
If land use approved after 7/12/99	$ 2,379	$ 3,659	$ 397	$ 4,082	$ 4,197		**$ 14,714**
Wilsonville existing	$ 1,504	$ 3,795	$ 421	$ 2,142	$ 2,693	$2,184	**$ 12,739**
Wilsonville proposed	$ 1,549	$ 3,909	$ 434	$ 2,206	$ 2,774	$2,250	**$ 13,122**
Canby	$ 1,785	$ 1,800	$ 70	$ 3,312	$ 1,837		**$ 8,804**
Gresham	$ 1,900	$ 2,200	$ 803	$ 1,038	$ 1,202		**$ 7,143**
Oregon City	$ 3,240	$ 2,804	$ 546	$ 2,419	$ 1,582		**$ 10,591**
Beaverton	$ 2,335	$ 2,712	$ 964	$ 2,272	$ 2,260		**$ 10,543**
Sherwood	$ 2,515	$ 3,157	$ 584	$ 3,988	$ 2,486	$64	**$ 12,794**

Community Development Staff Report

To: Arlene Loble, City Manager

From: Eldon R. Johansen, Community Development Director

Date: April 24, 2002

Re: Increase in Systems Development Charges Caused by Change in Seattle's Construction Cost Index

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RECOMMENDATION

That Council approves Resolution No. 1760 increasing all systems development charges by 3.0% effective July 1, 2002.

DISCUSSION

Ordinance No. 386 established the systems development charge program for the City of Wilsonville. This ordinance established a procedure whereby the systems development charges shall be increased because of inflationary cost impacts and that increase will be based on the annual change in the construction cost index for the City of Seattle. This increase is included in one of the March issues of engineering news record and this year the increase was 3.0% as included in the engineer's news record on March 18, 2002.

Exhibit "A" to the resolution contains the changes and construction cost index represented by the city of Seattle, Washington, for the end of March at 3.0%.

ERJ:bgs

Cc: SDC File
IOC-CD File

Attachments: Exhibit A - Seattle Construction Cost Index - March 18, 2002 Issue