

RESOLUTION NO. 1865

A RESOLUTION CONFIRMING, APPROVING AND RATIFYING A THREE AND TWO TENTHS PERCENT (3.2%) 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 22, 2004, issue of Engineering News Record (Exhibit "A") reported an increase of three and two tenths percent (3.2 %) in the annual construction cost index for Seattle, Washington.

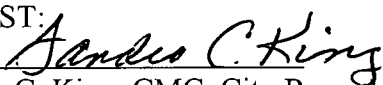
NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. That the City Council accepts and ratifies an inflationary construction cost index adjustment of three and two tenths percent (3.2%) 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, 2004.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 17th day of May, 2004, 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>
Council President Kirk	<u>Yes</u>
Councilor Scott-Tab	<u>Yes</u>
Councilor Barton	<u>Yes</u>
Councilor Holt	<u>Yes</u>

Cost Report ENR Indexes

Exhibit A

indexes, which only measure the trend 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. One city may report list prices while in another prices for the same material may include discounts.

Q: Are indexes seasonally adjusted?

A: No. This is an important point for users of the indexes to keep in mind. Wages, the most important component, usually affect the indexes 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. Users of an index for individual cities should also watch the timing of wage settlements. 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: 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 annual averages weighted?

A: No. They are straight mathematical averages.

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 second and third Quarterly Cost Reports. 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 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 revise the indexes?

A: Yes. On some occasions, ENR must revise the indexes. For example, ENR has revised its March 2004 indexes to reflect the huge surcharges being placed on structural steel. The revised national indexes are published below. Revisions to indexes for individual cities are published in the tables on the following pages. ■

By Tim Grogan

Construction Cost Index History (1917-2004)

► **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 2x4 lumber at the 20-city price.

ANNUAL AVERAGE			JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	ANNUAL AVG.	
1917	181															
1918	189															
1919	198															
1920	251															
1921	202															
1922	174															
1923	214															
1924	215															
1925	207															
1926	208															
1927	206															
1928	207															
1929	207															
1930	203															
1931	181															
1932	157															
1933	170															
1934	198															
1935	196															
1936	206															
1937	235															
1938	236															
1939	236															
		1940	242													
		1941	258													
		1942	276													
		1943	290													
		1944	299													
		1945	308													
		1946	346													
		1947	413													
		1948	461													
		1949	477													
		1950	510													
		1951	543													
		1952	569													
		1953	600													
		1954	628													
		1955	660													
		1956	692													
		1957	724													
		1958	759													
		1959	797													
		1960	824													
		1961	847													
		1962	872													
		1963	901													
		1964	936													
		1965	971													
		1966	1019													
		1967	1074													
		1968	1155													
		1969	1289													
		1970	1381													
		1971	1581													
		1972	1753													
		1973	1895													
		1974	2020													
		1975	2212													
		1976	2401													
		1977	2576													
		1978	2776													
		1979	3003													
		1980	3237													
		1981	3535													
		1982	3825													
		1983	4066													
		1984	4066													
		1985	4066													
		1986		4218	4230	4231	4242	4275	4303	4332	4334	4335	4344	4342	4351	4295
		1987		4354	4352	4359	4363	4369	4387	4404	4443	4456	4459	4453	4478	4406
		1988		4470	4473	4484	4489	4493	4525	4532	4542	4535	4555	4567	4568	4519
		1989		4580	4573	4574	4577	4578	4599	4608	4618	4658	4658	4668	4685	4615
		1990		4680	4685	4691	4693	4707	4732	4734	4752	4774	4771	4787	4777	4732
		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	5058	4985
		1993		5071	5070	5106	5167	5262	5280	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	6506	5491	5511	5519	5524	5471
		1996		5523	5532	5537	5550	5572	5597	5617	5852	5863	5719	5740	5744	5620
		1997		5785	5769	5759	5799	5837	5860	5863	5854	5851	5848	5838	5858	5826
		1998		5852	5874	5875	5883	5881	5895	5921	5929	5963	5986	5995	5991	5920
		1999		6000	5992	5986	6008	6006	6039	6076	6091	6128	6134	6127	6127	6059
		2000		6130	6160	6202	6201	6233	6238	6225	6233	6224	6259	6266	6283	6221
		2001		6281	6272	6279	6286	6288	6318	6404	6389	6391	6387	6410	6390	6334
		2002		6462	6462	6502	6480	6512	6532	6605	6592	6589	6579	6578	6563	6538
		2003		6581	6640	6627	6635	6642	6694	6696	6733	6741	6771	6794	6782	6695
		2004		6825	6981	6957										

BASE: 1913=100.

ENR Indexes Cost Report 1Q

ENR Cost Indexes in 20 cities, 1978-2004

1913=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.
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	2718.34	+13.5	1701.68	+8.9	2431.67	+8.5	1902.60	+10.6	3096.18	+11.7	1863.87	+9.8	3288.78	+9.8
1980 Dec.	1725.89	+7.2	2535.72	+7.5	1981.92	+8.8	2904.39	+6.8	1755.84	+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	3658.88	+15.3	2191.70	+5.4	3748.45	+7.2
1982 Dec.	2015.03	+7.5	3034.47	+8.3	2188.60	+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	4108.45	+9.5
1983 Dec.	1960.47	-2.7	2909.00	-4.1	2211.13	+1.1	3107.35	+0.3	2028.68	+4.9	2963.60	+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	2468.42	+1.8	4319.75	+2.0
1985 Dec.	1981.18	+0.6	2909.71	+0.4	2244.66	+1.4	3238.90	+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	3372.28	+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	3107.83	+0.4	2388.33	+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	2432.33	+2.8	3707.18	+3.6	2187.80	+3.1	3413.76	+2.5	3090.68	+3.2	5373.14	+4.6	2856.93	+3.1	4957.89	+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	3486.21	+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	3987.47	+3.6	2279.28	+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	3824.03	+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	3068.08	+8.8	4544.51	+5.1	2678.67	+6.7	4264.98	+4.8	3844.53	+8.3	6772.20	+5.7	3738.78	+8.5	6743.46	+6.6
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	8921.04	+2.6	3808.94	+5.2	7088.96	+7.0
1999 Dec.	2816.44	+1.3	3849.39	+2.0	3084.37	-0.5	4564.19	+0.7	2753.28	+4.5	4472.05	+5.7	3841.79	+2.2	7103.92	+2.6	4029.25	+5.8	7464.71	+5.3
2000 Dec.	2947.56	+4.7	4105.96	+8.7	3074.95	-0.3	4532.08	-0.7	2730.60	-0.8	4504.66	+0.7	3879.93	+1.0	6988.61	-1.7	4167.18	+3.4	7747.96	+3.8
2001 Dec.	2928.63	-0.6	4045.52	-1.5	3085.15	+0.3	4542.28	+0.2	2778.57	+1.8	4716.58	+4.7	3935.71	+1.4	7042.39	+0.8	4135.30	-0.8	7678.62	-0.9
2002 Jan.	2926.13	-0.8	4043.02	-1.6	3093.53	+1.3	4550.67	+0.8	2767.37	+1.4	4705.38	+4.5	3906.01	0.0	7012.69	0.0	4217.37	+1.2	7997.12	+3.2
Feb.	2926.13	-0.8	4043.02	-1.6	3093.53	+1.8	4550.67	+1.2	2767.37	+1.6	4705.38	+4.6	3906.01	+0.9	7012.69	+0.5	4217.37	+1.1	7997.12	+3.1
March	2943.67	-0.3	4060.57	-1.2	3101.28	+1.7	4558.42	+1.2	2825.71	+2.6	4763.72	+5.2	4038.28	+4.1	7633.08	+9.2	4258.13	+2.0	8035.88	+3.6
April	2923.92	-0.6	4040.82	-1.4	3092.41	+0.5	4549.55	+0.4	2805.98	+2.3	4743.97	+5.0	4034.63	+4.2	7629.65	+9.4	4236.38	+1.6	8018.13	+3.4
May	2949.37	+0.5	4066.27	-0.6	3162.60	+2.2	4682.12	+2.4	2821.07	+2.7	4759.08	+5.3	4054.84	+3.7	7649.66	+9.0	4225.38	+1.3	8005.13	+3.3
June	2950.87	-1.4	4067.77	-0.5	3178.38	+1.3	4677.88	+1.8	2808.43	+2.3	4746.44	+5.0	4083.54	+3.1	7678.36	+8.7	4228.88	+0.7	8006.63	+2.9
July	3012.02	+0.5	4258.52	+4.0	3205.25	-0.9	4660.43	-0.7	2802.11	-3.7	4740.12	+1.2	4040.77	-1.1	7635.59	+6.2	4284.10	+0.7	8007.38	+2.9
Aug.	2979.82	-0.6	4226.32	+3.2	3200.25	+1.5	4655.43	+1.0	2797.11	-3.9	4735.12	+1.1	4014.01	-1.7	7608.83	+5.8	4269.88	+0.4	8013.26	+2.8
Sept.	2979.57	+1.8	4226.07	+4.5	3178.24	+1.8	4633.42	+1.2	2784.34	-0.7	4722.35	+3.2	3992.00	+0.8	7586.82	+7.3	4269.73	+0.8	8013.01	+2.9
Oct.	2970.32	+1.5	4216.82	+4.3	3168.99	+1.4	4624.17	+0.9	2818.01	-0.5	4725.07	+3.3	3971.87	+0.3	7566.60	+7.1	4260.48	+0.4	8003.76	+2.8
Nov.	2970.32	+1.5	4216.82	+4.3	3201.67	+3.3	4607.85	+1.1	2853.20	+0.7	4709.84	-1.6	3937.05	+0.1	7531.87	+7.0	4241.44	+1.5	7984.72	+3.4
Dec.	2942.62	+0.5	4189.12	+3.6	3173.97	+2.9	4580.15	+0.8	2829.85	+1.9	4688.49	-0.8	3951.79	+0.4	7546.61	+7.2	4221.90	+2.1	7965.18	+3.7
2003 Jan.	2940.87	+0.5	4187.37	+3.6	3172.22	+2.5	4578.40	+0.6	2834.63	+2.4	4691.27	-0.3	3923.92	+0.5	7518.74	+7.2	4318.16	+2.4	8331.43	+4.2
Feb.	2951.13	+0.9	4253.37	+5.2	3172.22	+2.5	4578.40	+0.6	2828.10	+2.2	4762.74	+1.2	3933.72	+0.7	7528.54	+7.4	4288.24	+1.7	8301.51	+3.8
March	2934.63	-0.3	4236.87	+4.3	3172.04	+2.3	4578.22	+0.4	2819.78	-0.2	4754.40	-0.2	3925.92	-2.8	7520.74	-1.5	4271.74	+0.4	8285.01	+3.1
April	2932.36	+0.3	4234.59	+4.8	3199.74	+3.5	4605.92	+1.2	2839.85	+1.2	4774.49	+0.6	4025.91	-0.2	7717.00	+1.1	4272.24	+0.9	8285.51	+3.4
May	2947.19	-0.1	4249.43	+4.5	3204.24	+1.3	4610.42	-1.1	2835.64	+0.5	4770.28	+0.2	4008.65	-1.1	7698.74	+0.7	4249.54	+0.6	8262.81	+3.2
June	2952.85	+0.1	4255.09	+4.6	3235.42	+1.8	4738.80	+1.3	2828.25	+0.7	4762.89	+0.4	4002.54	-2.0	7693.63	+0.2	4247.04	+0.5	8260.31	+3.2
July	2977.94	-1.1	4358.83	+2.3	3214.66	+0.3	4718.04	+1.2	2814.02	+0.4	4748.65	-0.2	4003.54	-0.9	7694.63	+0.8	4333.65	+1.8	8260.31	+3.2
Aug.	2963.05	-0.6	4341.93	+2.7	3269.34	+2.2	4749.43	+2.0	2871.47	+2.7	4808.11	+1.5	4062.63	+1.2	7753.72	+1.9	4333.90	+1.5	8260.56	+3.1
Sept.	2984.03	+0.2	4340.35	+2.7	3291.28	+3.6	4718.29	+1.8	2849.43	+2.3	4784.06	+1.3	4063.63	+1.8	7754.72	+2.2	4348.50	+1.8	8275.16	+3.3
Oct.	2986.53	+0.6	4342.85	+3.0	3353.60	+5.8	4780.63	+3.4	2849.43	+1.2	4784.06	+1.3	4287.18	+7.9	8049.68	+6.4	4348.50	+2.1	8275.16	+3.4
Nov.	3027.12	+1.9	4383.44	+4.0	3411.38	+6.6	4838.41	+5.0	2988.75	+5.1	4988.81	+5.9	4280.42	+8.2	8022.92	+6.5	4416.94	+4.1	8343.60	+4.5
Dec.	3018.37	+2.6	4374.69	+4.4	3391.75	+8.9	4818.78	+5.2	2916.01	+3.0	4904.07	+4.6	4213.59	+6.6	7976.09	+5.7	4421.79	+4.7	8348.45	+4.8
2004 Jan.	3015.67	+2.6	4372.19	+4.4	3389.25	+6.8	4816.28	+5.2	2919.50	+3.0	4907.56	+4.6	4211.09	+7.3	7973.59	+6.1	4405.37	+2.0	8332.02	0.0
Feb.	3040.12	+3.0	4396.44	+3.4	3413.50	+7.8	4840.53	+5.7	2943.75	+4.1	4931.81	+3.6	4235.34	+7.7	7997.84	+6.2	4415.15	+3.0	8341.80	+0.5
March	3084.37	+5.1	4440.69	+4.8	3528.47	+11.2	4955.50	+8.2	2959.17	+4.9	4947.23	+4.1	4361.19	+11.1	8123.69	+8.0	4459.40	+4.4	8788.05	+6.1

1Q Cost Report **IR Indexes**

ENR Cost Indexes in 20 cities, 1978-2004

1913=100	CINCINNATI				CLEVELAND				DALLAS				DENVER				DETROIT			
	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.
1978 Dec.	1802.42	+9.2	3088.21	+8.5	1808.81	+10.1	3267.97	+9.3	1555.63	+9.6	2082.95	+3.8	1692.06	+7.5	2564.77	+9.0	1870.33	+9.4	3223.97	+7.5
1979 Dec.	1859.82	+6.7	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	+8.2	3492.04	+8.3
1980 Dec.	2089.33	+6.6	3809.93	+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.	2314.19	+2.0	4234.84	+4.7	2466.86	+3.6	4669.84	+6.6	2188.09	+4.5	3192.54	+7.3	2213.70	+7.1	3445.70	+7.7	2457.52	+3.2	4244.81	+2.6
1983 Dec.	2432.67	+5.1	4398.60	+3.9	2551.01	+3.4	4847.04	+3.8	2275.69	+4.0	3263.61	+2.2	2440.68	+10.3	3680.22	+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	-0.8	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	2687.72	+4.6	4674.95	+4.8
1987 Dec.	2507.88	+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	4869.89	+4.0
1988 Dec.	2552.96	+3.6	4700.51	+7.3	2835.82	+4.8	5237.37	+4.7	2068.89	-2.7	3184.72	+6.7	2252.48	-5.1	3538.26	+0.8	2857.07	+3.2	5082.87	+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	2277.69	+1.1	3641.76	+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	2066.12	-2.5	3195.21	-0.9	2321.28	+2.8	3668.20	+1.3	2972.84	+2.1	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	3046.82	+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	3478.69	+4.2	2438.39	+2.7	3833.84	+3.2	3136.74	+3.0	5395.34	+2.9
1993 Dec.	2892.78	+2.7	5344.83	+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	-0.8	3641.12	0.0	2861.49	+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	+5.8	6187.09	+2.8	2596.40	+6.7	3870.81	+6.3	2887.49	+8.5	4334.09	+6.0	3688.27	+6.8	6428.70	+4.8
1997 Dec.	3103.51	+4.2	5585.21	+1.8	3515.41	+1.7	6254.58	+1.3	2662.34	+2.5	3935.96	+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 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 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 Dec.	3190.88	-6.5	5858.12	-3.1	3667.82	+1.8	6920.63	+2.8	2677.52	-2.4	3854.32	-3.3	2985.37	-2.5	4663.08	-2.2	4010.72	+3.6	7378.92	+3.9
2002 Jan.	3210.04	-8.0	6165.82	+2.0	3643.56	+3.5	6896.37	+3.7	2675.02	-2.5	3851.82	-3.4	3066.98	+0.2	4886.13	+2.5	4002.78	+3.1	7370.98	+3.7
Feb.	3210.04	-6.0	6163.62	+2.0	3643.56	+4.1	6896.37	+4.0	2675.02	-2.5	3851.82	-3.4	3066.98	+0.2	4886.13	+2.5	4002.78	+3.7	7370.98	+4.0
March	3217.79	-4.8	6173.37	+2.1	3624.11	+3.9	6876.92	+3.9	2682.77	-2.2	3859.57	-3.2	3029.03	-1.1	4848.18	+1.7	4026.85	+3.5	7395.05	+3.9
April	3188.04	-5.1	6013.62	-0.4	3623.94	+4.3	6976.76	+4.1	2683.02	-4.0	3839.82	-5.0	3009.28	-1.4	4828.43	+1.5	4004.38	+3.1	7372.58	+3.7
May	3226.87	-4.3	6042.46	+0.1	3646.13	+4.4	6898.94	+4.2	2685.20	-3.2	3918.00	-3.1	3110.89	+1.9	4930.04	+3.6	4014.60	+2.9	7382.79	+3.5
June	3228.37	-4.2	6043.96	+0.1	3708.91	+2.6	7100.88	+4.4	2686.70	-3.9	3919.50	-3.1	3112.39	+1.9	4931.54	+3.6	4014.79	+2.3	7373.41	+3.1
July	3244.71	-3.7	6036.81	0.0	3710.83	-0.9	7102.80	+1.1	2709.11	-3.1	3920.25	-3.0	3113.14	+1.0	4932.29	+3.6	4158.25	+3.2	7669.06	+3.0
Aug.	3239.71	+1.4	6031.81	+2.9	3705.83	+0.5	7097.80	+1.9	2677.99	+1.7	3889.14	+0.3	3062.45	-1.4	4881.60	+2.0	4153.25	+2.6	7664.06	+3.4
Sept.	3239.46	+1.8	6031.56	+3.1	3705.58	+0.2	7097.55	+2.1	2677.74	+0.1	3888.89	+0.9	3062.20	+2.1	4881.35	+4.4	4151.63	+3.2	7663.81	+3.7
Oct.	3230.21	+1.3	6022.31	+2.8	3696.33	-1.7	7088.30	+1.1	2668.49	-0.3	3879.64	+0.7	3052.95	+1.8	4872.10	+4.2	4142.38	+2.4	7654.56	+3.2
Nov.	3333.69	+4.5	6158.31	+5.1	3675.66	-2.3	7067.63	+0.7	2684.81	+0.3	3895.96	+1.1	3034.45	+0.3	4853.60	+3.2	4142.38	+3.0	7654.56	+3.6
Dec.	3333.19	+4.5	6155.81	+5.1	3675.16	+0.2	7067.13	+2.1	2684.31	+0.3	3895.46	+1.1	2925.15	-2.0	4744.30	+1.7	4141.88	+3.3	7654.06	+3.7
2003 Jan.	3330.53	+3.8	6160.06	-0.1	3673.41	+0.8	7065.38	+2.5	2720.17	+1.7	3893.71	+1.1	2923.40	-4.7	4742.55	-2.9	4140.13	+3.4	7652.31	+3.8
Feb.	3330.53	+3.8	6284.06	+1.9	3673.41	+0.8	7065.38	+2.5	2720.17	+1.7	3893.71	+1.1	3025.91	-1.3	4936.43	+1.0	4140.13	+3.4	7652.31	+3.8
March	3314.03	+3.0	6267.56	+1.5	3658.91	+0.9	7048.88	+2.5	2703.67	+0.8	3877.21	+0.5	3009.41	-0.7	4919.93	+1.5	4123.63	+2.4	7635.81	+3.3
April	3320.17	+3.8	6273.70	+4.3	3657.41	+0.9	7049.38	+2.5	2709.81	+1.8	3883.15	+1.1	3009.91	0.0	4920.43	+1.9	4124.13	+3.0	7636.31	+3.6
May	3324.67	+3.0	6278.20	+3.9	3663.04	+0.5	7055.01	+2.3	2727.17	+1.6	3900.71	-0.4	3030.73	-2.6	4941.25	+0.2	4129.76	+2.9	7641.94	+3.5
June	3324.42	+3.0	6277.96	+3.9	3709.54	0.0	7241.51	+2.0	2724.87	+1.4	3898.21	-0.5	3044.55	-2.2	4955.07	+0.5	4127.26	+2.8	7638.44	+3.6
July	3423.68	+6.5	6294.96	+4.3	3710.54	0.0	7242.51	+2.0	2725.87	+0.6	3899.21	-0.5	3045.55	-2.2	4956.07	+0.5	4128.26	-0.7	7640.44	-0.4
Aug.	3436.59	+6.1	6294.21	+4.4	3738.28	+0.9	7241.76	+2.0	2738.40	+2.3	3973.02	+2.2	3044.80	-0.6	4955.32	+1.5	4211.62	+1.4	7805.69	+1.9
Sept.	3437.59	+6.1	6295.21	+4.4	3739.28	+0.9	7242.76	+2.1	2739.40	+2.3	3974.02	+2.2	3044.67	-0.6	4955.19	+1.5	4212.62	+1.5	7806.69	+1.9
Oct.	3443.03	+6.6	6300.85	+4.6	3741.53	+1.2	7245.01	+2.2	2741.65	+2.7	3976.27	+2.5	3044.17	-0.3	4954.69	+1.7	4282.87	+3.4	7876.94	+2.9
Nov.	3438.03	+3.1	6295.85	+2.3	3734.28	+1.6	7237.76	+2.4	2808.21	+4.5	4040.82	+3.7	3113.66	+2.6	5024.18	+3.5	4275.62	+3.2	7869.69	+2.8
Dec.	3429.28	+2.9	6286.90	+2.1	3725.53	+1.4	7229.01	+2.3	2809.42	+4.7	4044.04	+3.8	3104.91	+6.2	5015.43	+5.7	4266.87	+3.0	7880.94	+2.7
2004 Jan.	3426.78	+2.9	6284.40	+2.0	3723.03	+1.4	7228.51	+2.3	2808.92	+3.2	4041.54	+3.8	3089.35	+5.7	4999.87	+5.4	4306.63	+4.0	7826.44	+3.6
Feb.	3451.03	+3.6	6308.65	+0.4	3747.28	+2.0	7250.78	+2.6	2831.17	+4.1	4065.78	+4.4	3113.60	+2.9	5024.12	+1.8	4330.78	+4.6	7950.69	+3.9
March	3495.28	+5.5	6480.90	+3.4	3791.53	+3.7	7295.01	+3.5	2875.42	+6.4	4110.04	+6.0	3251.99	+8.1	5170.37	+5.1	4375.03	+6.1	7994.94	+4.7

ENR Cost Indexes in 20 cities, 1978-2004

1913=100	KANSAS CITY				LOS ANGELES				MINNEAPOLIS				NEW ORLEANS				NEW YORK			
	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.	BCI	% CHG.	CCI	% CHG.
1978 Dec.	1755.14	+6.0	3039.64	+6.1	1969.77	+8.9	3421.25	+8.2	1732.48	+8.9	2902.60	+8.1	1566.35	+7.2	2346.65	+8.2	1875.62	+2.0	3326.43	+7.4
1979 Dec.	1905.07	+8.5	3256.47	+7.1	2065.79	+4.9	3638.91	+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
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	3067.99	+10.6	2434.62	+11.3	4125.68	+9.3
1982 Dec.	2270.35	+3.1	4068.74	+6.0	2540.67	+5.6	4934.14	+8.9	2217.19	+5.6	3924.98	+8.6	2078.93	+3.9	3294.66	+6.7	2603.28	+8.9	4553.93	+10.4
1983 Dec.	2445.06	+7.7	4199.38	+3.2	2586.58	+1.8	5063.89	+2.6	2396.82	+8.1	4322.45	+10.1	2192.05	+5.4	3444.58	+4.8	2792.67	+7.3	4897.65	+7.3
1984 Dec.	2359.38	-3.5	4200.58	0.0	2728.44	+5.4	5259.93	+3.9	2309.85	-3.6	4208.93	-2.6	2175.10	-0.8	3427.64	-0.5	2983.27	+6.8	5180.85	+5.6
1985 Dec.	2395.14	+1.5	4337.40	+3.3	2664.69	-2.3	5446.89	+3.6	2401.69	+4.0	4303.33	+2.2	2175.28	0.0	3411.86	-0.5	3078.19	+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	4484.18	+2.0	2268.88	+1.1	3572.49	+1.7	3369.28	+4.7	5961.27	+8.1
1988 Dec.	2550.52	+1.1	4667.28	+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	+3.8
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	6848.49	+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	4855.79	+4.1	3198.66	+3.3	6348.55	+4.2	2811.14	+3.7	5133.26	+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	2978.80	+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	3831.08	+1.8	4458.38	+2.5	8117.84	+4.9
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	5682.65	+5.3	3426.70	0.0	6558.44	+0.5	3397.24	+8.6	6298.52	+8.6	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	6683.65	+1.8	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	+1.8	6851.95	+2.8	3468.98	+1.6	6628.38	+3.0	2669.53	-0.7	3994.93	-0.5	4890.13	+0.2	8990.59	+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	+6.3	9355.77	+5.1
2000 Dec.	3436.82	+0.6	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
2001 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
2002 Jan.	3514.24	+2.3	6474.71	+4.1	3687.57	+0.2	7432.24	+5.2	3750.15	+3.5	7314.91	+4.6	2678.25	-2.8	3981.88	-0.9	5290.54	+5.4	10081.75	+7.3
Feb.	3514.24	+2.2	6474.71	+4.1	3687.57	+0.1	7432.24	+5.1	3750.15	+4.4	7314.81	+5.1	2678.25	-2.7	3981.88	-0.9	5290.54	+5.4	10081.75	+7.3
March	3521.99	+2.5	6482.46	+4.2	3695.32	+0.3	7439.99	+5.2	3757.90	+4.6	7322.66	+5.2	2669.68	-3.0	3973.31	-1.1	5299.38	+5.7	10070.59	+7.5
April	3502.24	+2.2	6482.71	+4.0	3675.70	-1.7	7420.38	+2.0	3738.15	+4.3	7302.91	+5.0	2649.83	-3.3	3953.56	-1.3	5322.06	+6.6	10083.27	+7.9
May	3540.38	+2.5	6460.96	+4.0	3803.65	+1.6	7418.63	+2.0	3750.63	+4.6	7315.39	+5.2	2680.82	+2.5	3984.45	+2.7	5302.62	+4.7	10073.83	+7.8
June	3581.77	+2.7	6462.46	+2.5	3805.15	+2.4	7420.13	+2.4	3783.67	+5.5	7348.43	+5.7	2682.32	+2.8	3985.95	+2.7	5317.30	+4.9	10088.51	+7.9
July	3582.52	-0.1	6797.21	+6.1	3805.90	+2.8	7420.88	+2.6	3832.28	+4.3	7679.18	+5.4	2683.07	+2.6	3986.70	+2.7	5368.61	+4.4	10104.49	+7.2
Aug.	3577.52	-0.2	6792.21	+3.8	3801.02	+2.7	7416.01	+2.5	3913.90	+5.4	7674.18	+4.7	2645.43	-1.9	3949.06	-0.3	5351.64	+4.7	10087.52	+7.4
Sept.	3617.62	+1.0	6791.96	+3.8	3800.77	+2.9	7415.76	+2.6	3913.65	+4.1	7673.93	+4.8	2645.18	+0.1	3948.81	+1.0	5516.42	+3.3	10087.27	-0.2
Oct.	3608.37	+3.6	6782.71	+5.3	3788.08	+2.5	7403.07	+2.4	3904.40	+3.8	7664.88	+4.6	2691.09	-0.7	3939.56	-1.9	5509.68	+3.2	10080.52	-0.3
Nov.	3608.37	+0.8	6782.71	+3.7	3788.26	+2.5	7403.25	+2.4	3860.88	+2.6	7621.16	+4.0	2681.09	+0.4	3939.56	-1.1	5500.72	+3.2	10071.58	-0.3
Dec.	3607.87	+2.6	6782.21	+4.7	3787.76	+2.5	7402.75	+2.4	3860.38	+2.9	7620.66	+4.1	2657.95	-0.9	3906.42	-2.0	5438.20	+2.0	10009.06	-0.9
2003 Jan.	3606.12	+2.8	6780.46	+4.7	3786.01	+2.7	7401.00	-0.4	3858.63	+2.9	7618.91	+4.2	2658.20	-0.8	3904.67	-1.9	5438.45	+2.8	10007.31	-0.5
Feb.	3606.12	+2.8	6780.46	+4.7	3786.01	+2.7	7566.00	+1.8	3836.87	+2.3	7597.15	+3.9	2658.20	-0.8	3946.67	-0.9	5454.95	+3.1	10333.81	+2.7
March	3589.82	+1.9	6763.96	+4.3	3897.77	+5.2	7572.25	+1.8	3820.37	+1.7	7590.65	+3.5	2639.70	-1.1	3930.17	-1.1	5414.51	+2.2	10293.37	+2.2
April	3590.12	+2.5	6764.46	+4.7	3872.45	+5.4	7556.93	+1.8	3820.67	+2.2	7581.15	+3.8	2640.20	-0.4	3930.67	-0.6	5407.40	+1.6	10286.25	+1.9
May	3610.57	+2.0	6768.96	+4.8	3878.95	+1.9	7561.43	+1.9	3825.37	+2.0	7585.65	+3.7	2677.34	-0.1	3987.81	-0.4	5411.90	+2.1	10290.75	+2.2
June	3568.90	-0.4	6727.29	+4.1	3857.94	+1.4	7542.42	+1.7	3969.37	+4.9	7914.03	+7.7	2666.10	-0.6	3956.57	-0.7	5484.61	+3.2	10288.25	+2.0
July	3569.90	-0.4	6728.29	-1.0	3858.94	+1.4	7543.42	+1.7	3970.37	+3.8	7915.03	+3.1	2618.14	-2.4	3908.61	-2.0	5468.03	+1.8	10269.67	+1.6
Aug.	3593.54	+0.5	6945.54	+2.3	3858.19	+1.5	7542.67	+1.7	3991.38	+2.0	7938.04	+3.4	2617.39	-1.1	3907.86	-1.0	5630.58	+3.3	10334.20	+2.5
Sept.	3594.54	-0.8	6946.54	+2.3	3858.19	+1.5	7543.67	+1.7	3992.39	+2.0	7937.05	+3.4	2623.01	-0.8	3913.48	-0.9	5531.56	+0.3	10335.20	+2.5
Oct.	3635.96	+0.8	6987.96	+3.0	3859.19	+1.9	7543.67	+1.9	3994.64	+2.3	7939.30	+3.6	2653.75	-1.4	3915.73	-0.6	5581.01	+0.9	10384.65	+2.8
Nov.	3628.71	+0.6	6980.71	+2.9	3854.19	+1.7	7538.67	+1.8	3987.39	+3.3	7932.05	+4.1	2646.50	-1.7	3908.48	-0.8	5591.84	+1.7	10395.48	+3.2
Dec.	3711.13	+2.9	6871.96	+2.8	3847.30	+1.6	7531.77	+1.7	4054.80	+5.0	7999.46	+5.0	2637.75	-0.8	3899.73	-0.2	5583.09	+2.7	10388.73	+3.8
2004 Jan.	3706.63	+2.8	6969.46	+2.8	3844.80	+1.6	7529.27	+1.7	4052.30	+5.0	7996.96	+5.0	2674.17	+0.7	3936.15	+0.8	5700.71	+4.9	10960.23	+8.5
Feb.	3732.88	+3.5	6993.71	+3.2	3896.40	+2.9	7690.52	+1.7	4076.55	+6.3	8021.21	+5.6	2837.34	+6.8	4099.32	+3.9	5788.27	+5.7	10984.48	+6.3
March	3777.13	+5.2	7037.96	+4.1	3940.65	+1.4	7734.77	+2.2	4112.18	+7.6	8056.84	+6.3	2902.86	+10.0	4220.84	+7.4	5787.29	+7.1	11013.50	+7.0

1Q Cost Report ENR Indexes

ENR Cost Indexes in 20 cities, 1978-2004

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.
1978 Dec.	1694.85	+5.4	2839.24	+5.7	1808.87	+8.7	2945.44	+8.8	1668.03	+7.7	3105.71	+5.3	1940.78	+9.7	3412.20	+8.3	1765.18	+13.9	3187.00	+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	3497.84	+9.4
1980 Dec.	1963.20	-0.6	3233.59	+1.8	2106.51	+6.8	3383.37	+6.4	1900.51	+3.0	3578.40	+7.0	2395.21	+10.2	4371.96	+14.9	2073.29	+8.4	3909.16	+11.8
1981 Dec.	2138.57	+8.8	3603.48	+11.4	2213.09	+5.1	3853.46	+8.0	1994.86	+5.0	3834.84	+7.2	2558.49	+6.8	4592.45	+5.0	2201.32	+6.2	4230.36	+6.2
1982 Dec.	2298.96	+6.1	3858.50	+7.1	2332.66	+5.4	3894.97	+6.8	2101.16	+5.3	4107.49	+7.1	2799.96	+8.4	4993.30	+8.7	2308.50	+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	+6.3	2828.13	+0.9	5122.74	+2.6	2339.79	+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	4549.82	+2.5	2565.58	+0.8	4208.63	-0.8	2390.58	+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	2464.68	+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	4311.83	+0.7	2594.69	+6.3	5058.78	+4.7	3044.27	+2.8	5732.37	+4.1	2450.79	+2.7	4684.28	+2.2
1988 Dec.	2880.56	+3.4	5084.20	+3.7	2585.07	+0.2	4331.70	+0.5	2568.08	-1.0	5081.56	+0.1	3078.27	+1.1	5734.48	0.0	2523.00	+2.9	4738.36	+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	2568.60	+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	5080.84	-0.8	3245.04	+4.0	6055.81	+2.1	2552.58	-0.8	4933.39	+0.7
1991 Dec.	3169.81	+4.2	5616.96	+3.4	2807.73	+3.3	4698.93	+2.5	2696.83	+3.3	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	2954.64	+5.2	4988.38	+8.2	2743.01	+2.1	5315.67	+2.8	3298.09	+3.2	6294.84	+1.2	2804.06	+2.8	5320.37	+3.9
1993 Dec.	3377.98	+7.8	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	5830.25	+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	3088.59	-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	+7.8	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	+8.9	3437.09	-2.9	5889.15	-1.8	3326.68	+2.2	6474.56	+2.7	3809.11	+4.8	6731.08	+1.5	3368.54	+6.8	6639.85	+8.1
1998 Dec.	4062.29	+2.2	7297.87	+3.4	3446.37	+0.3	5978.05	+1.5	3304.54	+2.1	6588.82	+1.9	3927.48	+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	3505.85	+3.3	6806.23	+3.1	3998.57	-0.7	6818.70	-0.4	3590.88	+3.1	7137.17	+2.6
2000 Dec.	4236.77	+2.0	7600.26	+1.5	3563.22	+2.0	6188.90	+2.2	3463.92	-1.2	6851.30	+0.7	4044.20	+3.7	7447.99	+8.3	3678.95	+2.4	7368.25	+3.2
2001 Dec.	4348.07	+2.6	7860.78	+4.7	3553.03	-0.3	6252.60	+0.9	3540.70	+2.2	7047.92	+2.8	4025.65	-0.5	7399.07	-0.7	3708.67	+0.9	7335.24	-0.5
2002 Jan.	4345.57	+2.6	7958.26	+4.7	3552.16	-0.6	6251.73	+0.5	3537.11	+2.0	7044.33	+2.8	4023.70	-0.5	7675.93	+3.1	3739.45	+1.8	7560.74	+2.7
Feb.	4345.57	+2.5	7958.26	+4.7	3552.16	-0.3	6251.73	+0.8	3537.11	+2.6	7044.33	+3.1	4023.70	-0.6	7675.93	+3.0	3739.45	+2.6	7560.74	+3.1
March	4353.32	+2.7	7966.01	+4.8	3582.76	+0.6	6282.33	+0.3	3541.06	+1.9	7048.27	+2.7	4031.45	-0.4	7683.68	+3.1	3738.49	+2.5	7559.78	+3.0
April	4333.57	+2.5	7948.26	+4.7	3571.72	-0.2	6271.28	-0.1	3537.63	+2.1	7044.84	+2.8	4009.60	-1.5	7661.83	+2.8	3718.74	+2.3	7540.03	+2.8
May	4331.82	+2.4	7944.61	+4.6	3570.51	-0.3	6270.07	-0.7	3548.39	+1.6	7245.80	+5.3	4079.65	+0.1	7660.08	+2.9	3734.94	+2.7	7556.23	+3.1
June	4333.32	+0.6	7946.01	+4.7	3585.04	-1.3	6379.21	+0.6	3568.57	+0.9	7242.99	+2.3	4081.16	+0.8	7661.58	+3.1	3736.44	+2.7	7557.73	+3.1
July	4487.41	+3.6	8236.76	+5.7	3644.87	-1.6	6429.48	+0.4	3582.82	-1.2	7257.34	+1.2	4081.90	+1.1	7662.33	+3.4	3737.19	+2.7	7558.48	+3.1
Aug.	4534.21	+5.2	8231.76	+5.6	3652.95	+0.4	6425.02	+1.4	3555.82	-0.1	7230.04	+1.8	4078.68	+1.0	7657.11	+3.3	3750.69	+1.8	7571.98	+2.6
Sept.	4533.96	+4.3	8231.51	+5.7	3652.70	+0.8	6424.77	+1.6	3552.10	-0.6	7228.52	+2.1	4076.43	+1.2	7656.86	+3.4	3750.44	+1.2	7571.73	+3.3
Oct.	4529.22	+4.2	8228.77	+5.6	3635.29	+0.4	6407.36	+1.4	3543.94	-0.9	7218.38	+1.9	4082.64	+1.8	7643.89	+3.3	3741.19	+0.7	7562.48	+3.0
Nov.	4529.22	+4.2	8228.77	+3.4	3648.35	+1.7	6420.42	2.1	3534.15	-0.3	7208.57	+2.2	4083.71	+1.6	7644.96	+3.3	3741.19	+0.9	7562.48	+3.1
Dec.	4532.14	+4.2	8226.27	+3.3	3647.30	+2.7	6419.37	+2.7	3558.98	+0.5	7197.19	+2.1	4083.21	+1.7	7644.46	+3.3	3740.69	+0.9	7561.98	+3.1
2003 Jan.	4530.39	+4.3	8224.52	+3.4	3658.09	+3.0	6452.62	+3.2	3617.70	+2.3	7197.07	+2.2	4081.46	+1.7	7642.71	-0.4	3738.94	0.0	7580.23	0.0
Feb.	4530.39	+4.3	8224.52	+3.4	3620.01	+1.9	6414.54	+2.6	3601.38	+1.8	7180.75	+1.9	4081.46	+1.7	7820.71	+1.9	3845.16	+2.8	7680.23	+1.6
March	4513.89	+3.7	8208.02	+3.0	3605.69	+0.6	6400.22	+1.9	3591.95	+1.4	7171.32	+1.8	4153.18	+3.0	7839.58	+2.0	3828.66	+2.4	7663.73	+1.4
April	4514.39	+4.2	8208.52	+3.3	3582.04	+0.6	6386.57	+1.8	3574.60	+1.0	7153.87	+1.6	4132.04	+3.1	7818.44	+2.0	3807.40	+2.4	7642.47	+1.4
May	4518.89	+4.3	8213.02	+3.4	3598.00	+0.7	6390.53	+1.9	3602.39	+1.5	7181.78	-0.9	4138.54	+1.4	7822.94	+2.1	3831.27	+2.6	7848.97	+1.2
June	4608.70	+6.4	8415.52	+5.9	3612.38	+0.8	6511.40	+2.1	3635.27	+1.9	7354.24	+1.5	4118.18	+0.9	7800.70	+1.8	3829.86	+2.5	7645.58	+1.2
July	4609.70	+3.2	8416.52	+2.2	3614.00	-0.9	6513.02	+1.3	3637.90	+1.5	7358.87	+1.4	4118.18	+0.9	7801.70	+1.8	3830.86	+2.5	7646.56	+1.2
Aug.	4608.95	+1.7	8415.77	+2.2	3648.10	-0.1	6525.33	+1.6	3778.07	+6.3	7420.31	+2.8	4118.43	+1.0	7800.95	+1.9	3829.57	+2.1	7645.26	+1.0
Sept.	4608.95	+1.7	8416.77	+2.3	3653.34	0.0	6518.17	+1.5	3778.44	+6.4	7419.68	+2.7	4126.26	+1.2	7801.95	+1.9	3864.50	+3.0	7841.70	+3.6
Oct.	4612.20	+1.8	8419.02	+2.3	3672.45	+1.0	6537.28	+2.0	3836.17	+6.3	7477.42	+3.6	4128.51	+0.9	7804.20	+2.1	3866.75	+3.4	7843.95	+3.7
Nov.	4604.95	+1.7	8411.77	+2.3	3654.87	+0.2	6519.70	+1.6	3841.44	+8.7	7482.68	+3.8	4121.26	+0.7	7796.95	+2.0	3898.12	+4.2	7875.33	+4.1
Dec.	4598.20	+1.4	8403.02	+2.2	3647.75	0.0	6512.58	+1.5	3772.85	+8.1	7414.09	+3.0	4113.11	+0.5	7788.80	+1.9	3889.37	+4.0	7866.58	+4.0
2004 Jan.	4630.17	+2.2	8518.52	+3.6	3661.66	+0.1	6645.08	+3.0	3770.35	+4.2	7411.59	+3.0	4110.61	+0.5	7786.30	+1.9	3886.87	+4.0	7864.08	+4.0
Feb.	4654.42	+2.7	8542.77	+3.9	3685.91	+1.8	6669.33	+4.0	3794.80	+5.4	7435.84	+3.8	4181.38	+2.2	7810.55	-0.1	3888.55	+1.1	7865.75	+2.4
March	4698.67	+4.1	8587.02	+4.8	3705.14	+2.8	6688.55	+4.5	3897.60	+8.5	7538.84	+5.1	4225.61	+1.7	8037.80	+2.5	3932.80	+2.7	7910.00	+3.2

SEWER	
Residential:	
Single Family Dwelling	\$1,628.00 per du
Multi-Family Dwelling	\$1,236.00 per du
Mobile Home Residential	\$1,236.00 per du
Manufactured Home Residential	\$1,628.00 per du
Hotel/Motel @ 25 efu	\$1,628.00 per du
Commercial (per equivalent dwelling unit):	
Banks	\$1,792.00
Amusement/Recreation	\$1,628.00
Car Wash/recycle	\$3,748.00
Day Care	\$1,792.00
Eating Places	\$4,399.00
Grocery Stores	\$7,657.00
Indoor Theater	\$1,628.00
Office	\$1,141.00
Professional Building	\$1,955.00
Service Shop	\$1,628.00
Service Station	\$2,444.00
Shopping Center	\$4,726.00
Store	\$4,726.00
Warehouse	\$4,236.00
Other Commercial	\$1,628.00
Industrial (per equivalent dwelling unit):	
<i>Users not requiring an industrial discharge pretreatment permit</i>	
Construction/Special Trade	\$977.00
Apparel/Fabric Finished Products	\$977.00
Printing/Publishing/Allied	\$3,258.00
Rubber/Misc. Plastic Products	\$2,281.00
Fab. Metal Products	\$4,399.00
Ind/Comm Machinery/Computer Equip	\$9,451.00
Electric/Equip. Components	\$5,864.00
Mis. Manufacturing Industries	\$7,006.00
Terminal Maint/Motor Freight Transp.	\$2,932.00
Transportation Services	\$1,141.00
Electric/Gas/Sanitary Services	\$5,214.00
Wholesale Trade/Durable Goods	\$7,170.00
Business Services	\$2,444.00
Other Industrial Facilities	\$1,628.00
<i>Users requiring an industrial discharge pretreatment permit</i>	
WATER SDC & METER FEE TOTAL	
Water - 5/8" x 3/4"	\$4,214.00
Water - 3/4"	\$6,296.00
Water - 1"	\$10,540.00
Water - 1-1/2"	\$15,379.00

Water - 2"	\$33,615.00
Water - 3"	\$63,947.00
Water - 4"	\$106,228.00
Water - 6"	\$211,716.00
Water - 8"	\$338,715.00
Water - 10"	\$615,011.00
SEWER PERMIT	
Single Family Dwelling	\$50.00
Multi-Family Per Building	\$75.00
Commercial and Industrial	\$360.00
PARKS SDC	
Single Family Dwelling	\$2,320.00
Multi-Family Unit	\$1,764.00
Commercial and Industrial per employee	\$61.00
STREET SDC	
Single Family Dwelling/Dwelling Unit	\$2,917.00
Multi Family Dwelling/Dwelling Unit	\$2,035.00
Retail/Commercial per employee	\$3,689.00
Industrial per employee	\$1,427.00
Distribution/Warehouse/per employee	\$3,327.00
Flex Zoning per employee	\$1,026.00
Hotel per employee	\$1,665.00
Office/Schools/Church/Gover/employee	\$1,557.00
Utility per employee	\$1,241.00
PM Peak Hour trip	\$2,644.00
I-5 SUPPLEMENTAL SDC	
Residential per unit where applicable	\$2,366.00
Charbonneau	\$0.00
Commercial/Industrial	\$2,366.00 per trip
STORM SDC	
Storm SDC residential dwelling unit	\$456.00
Storm SDC impervious drainage area	21.0 cents/square foot
DESIGN REVIEW FEE	
Single Family/Duplexes	\$100.00
Commercial/Industrial/Multi-Family	Larger of \$300/.004 of value(7500) maximum
DRIVEWAY/SIDEWALK FEE	
Single Family	\$50.00

SEWER	
Residential:	
Single Family Dwelling	\$1,578.00 per du
Multi-Family Dwelling	\$1,198.00 per du
Mobile Home Residential	\$1,198.00 per du
Manufactured Home Residential	\$1,578.00 per du
Hotel/Motel @ 25 efu	\$1,578.00 per du
Commercial (per equivalent dwelling unit):	
Banks	\$1,736.00
Amusement/Recreation	\$1,578.00
Car Wash/recycle	\$3,632.00
Day Care	\$1,736.00
Eating Places	\$4,263.00
Grocery Stores	\$7,420.00
Indoor Theater	\$1,578.00
Office	\$1,106.00
Professional Building	\$1,894.00
Service Shop	\$1,578.00
Service Station	\$2,368.00
Shopping Center	\$4,579.00
Store	\$4,579.00
Warehouse	\$4,105.00
Other Commercial	\$1,578.00
Industrial (per equivalent dwelling unit):	
<i>Users not requiring an industrial discharge pretreatment permit</i>	
Construction/Special Trade	\$947.00
Apparel/Fabric Finished Products	\$947.00
Printing/Publishing/Allied	\$3,157.00
Rubber/Misc. Plastic Products	\$2,210.00
Fab. Metal Products	\$4,263.00
Ind/Comm Machinery/Computer Equip	\$9,158.00
Electric/Equip. Components	\$5,682.00
Mis. Manufacturing Industries	\$6,789.00
Terminal Maint/Motor Freight Transp.	\$2,841.00
Transportation Services	\$1,106.00
Electric/Gas/Sanitary Services	\$5,052.00
Wholesale Trade/Durable Goods	\$6,948.00
Business Services	\$2,368.00
Other Industrial Facilities	\$1,578.00
<i>Users requiring an industrial discharge pretreatment permit</i>	
WATER SDC & METER FEE TOTAL	
Water - 5/8" x 3/4"	\$4,087.00
Water - 3/4"	\$6,078.00
Water - 1"	\$10,222.00
Water - 1-1/2"	\$14,920.00

Water - 2"	\$32,596.00
Water - 3"	\$62,035.00
Water - 4"	\$103,041.00
Water - 6"	\$205,343.00
Water - 8"	\$328,518.00
Water - 10"	\$585,563.00
SEWER PERMIT	
Single Family Dwelling	\$50.00
Multi-Family Per Building	\$75.00
Commercial and Industrial	\$360.00
PARKS SDC	
Single Family Dwelling	\$2,248.00
Multi-Family Unit	\$1,709.00
Commercial and Industrial per employee	\$59.00
STREET SDC	
Single Family Dwelling/Dwelling Unit	\$2,827.00
Multi Family Dwelling/Dwelling Unit	\$1,972.00
Retail/Commercial per employee	\$3,575.00
Industrial per employee	\$1,383.00
Distribution/Warehouse/per employee	\$3,224.00
Flex Zoning per employee	\$994.00
Hotel per employee	\$1,613.00
Office/Schools/Church/Gover/employee	\$1,509.00
Utility per employee	\$1,203.00
PM Peak Hour trip	\$2,562.00
I-5 SUPPLEMENTAL SDC	
Residential per unit where applicable	\$2,293.00
Charbonneau	\$0.00
Commercial/Industrial	\$2,293.00 per trip
STORM SDC	
Storm SDC residential dwelling unit	\$442.00
Storm SDC impervious drainage area	16.0 cents/square foot
DESIGN REVIEW FEE	
Single Family/Duplexes	\$100.00
Commercial/Industrial/Multi-Family	Larger of \$300/.004 of value(7500) maximum
DRIVEWAY/SIDEWALK FEE	
Single Family	\$50.00

2004-2005 Water Fee Breakdown - City of Wilsonville

		7/1/2004	7/1/2004	7/1/2004
WATER METER SIZE	Meter Charge	SDC Reimbursement	SDC Improvement	TOTAL FEE*
Water - 5/8" x 3/4"	\$103.00	\$41.00	\$4,070.00	\$4,214.00
Water - 3/4"	\$103.00	\$62.00	\$6,104.00	\$6,269.00
Water - 1"	\$263.00	\$103.00	\$10,174.00	\$10,540.00
Water - 1-1/2"	\$578.00	\$150.00	\$14,651.00	\$15,379.00
Water - 2"	\$730.00	\$329.00	\$32,556.00	\$33,615.00
Water - 3"	\$2,285.00	\$616.00	\$61,046.00	\$63,947.00
Water - 4"	\$3,458.00	\$1,029.00	\$101,741.00	\$106,228.00
Water - 6"	\$6,178.00	\$2,056.00	\$203,482.00	\$211,716.00
Water - 8"	\$9,854.00	\$3,289.00	\$325,572.00	\$338,715.00
Water - 10"	\$12,764.00	\$5,911.00	\$596,336.00	\$615,011.00
*This Total Fee Includes Meter Charge, Reimbursement Charge, and Meter Charge				

2003-2004 Water Fee Breakdown - City of Wilsonville

		7/1/2003	7/1/2003	7/1/2003
WATER METER SIZE	Meter Charge	SDC Reimbursement	SDC Improvement	TOTAL FEE*
Water - 5/8" x 3/4"	\$103.00	\$40.00	\$3,944.00	\$4,087.00
Water - 3/4"	\$103.00	\$60.00	\$5,915.00	\$6,078.00
Water - 1"	\$263.00	\$100.00	\$9,859.00	\$10,222.00
Water - 1-1/2"	\$578.00	\$145.00	\$14,197.00	\$14,920.00
Water - 2"	\$730.00	\$319.00	\$31,547.00	\$32,596.00
Water - 3"	\$2,285.00	\$597.00	\$59,153.00	\$62,035.00
Water - 4"	\$3,458.00	\$997.00	\$98,586.00	\$103,041.00
Water - 6"	\$6,178.00	\$1,992.00	\$197,173.00	\$205,343.00
Water - 8"	\$9,854.00	\$3,187.00	\$315,477.00	\$328,518.00
Water - 10"	\$12,764.00	\$5,728.00	\$577,845.00	\$585,563.00
*This Total Fee Includes Meter Charge, Reimbursement Charge, and Meter Charge				

Community Development Staff Report

To: Arlene Loble, City Manager

From: Eldon R. Johansen, Community Development Director

Date: April 12, 2004

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

RECOMMENDATION

That Council approve Resolution No. 1865 increasing all systems development charges by 3.2% effective July 1, 2004.

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 3.2% as included in the Engineer's News Record in March 2004.

Exhibit "A" to the resolution contains the changes of 3.2 % of the construction cost index represented by the city of Seattle, Washington, for the end of March at 3.2 %.

ERJ:bgs

Cc: SDC File
IOC-CD File

Attachments: Exhibit A - Construction Cost Index from ENR Website
Exhibit B -