

Construction Economics

Cost Indexes



Construction Cost Index
Labor costs gave the CCI its biggest boost this month, as the annual increase for the CCI rose from 4.2% to 4.4%.

20-CITY: 1913=100	AUG. 2008 INDEX VALUE	% CHG. MONTH	% CHG. YEAR
CONSTRUCTION COST	8361.74	+0.8	+4.4
COMMON LABOR	17398.95	+1.0	+3.4
WAGE \$/HR.	33.06	+1.0	+3.4

Building Cost Index

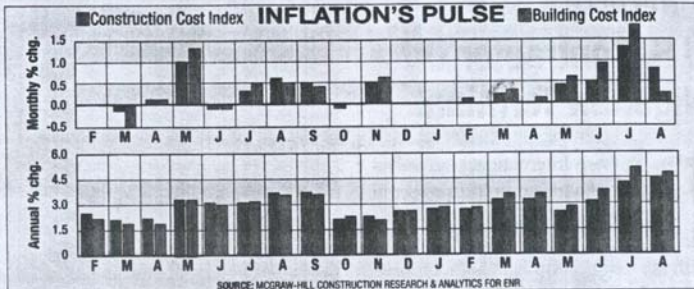
The year-to-year increase for the BCI slipped from 5.1% last month to 4.8% in August.

20-CITY: 1913=100	AUG. 2008 INDEX VALUE	% CHG. MONTH	% CHG. YEAR
BUILDING COST	4733.44	+0.2	+4.8
SKILLED LABOR	7860.96	+0.2	+2.7
WAGE \$/HR.	43.63	+0.2	+2.7



Materials Cost Index
Steel prices increased just 0.6% this month, following stronger increases between April and July.

20-CITY: 1913=100	AUG. 2008 INDEX VALUE	% CHG. MONTH	% CHG. YEAR
MATERIALS	2822.80	+0.3	+8.2
CEMENT \$/TON	100.39	0.0	+0.2
STEEL \$/CWT	46.87	+0.6	+15.3
LUMBER \$/MBF	427.53	-0.4	-3.4



SOURCE: MCGRAW-HILL CONSTRUCTION RESEARCH & ANALYTICS FOR ENR

Index Review

BASE YEAR	CONSTRUCTION COST		BUILDING COST		SKILLED WAGES		COMMON WAGES		
	1913	1967	1913	1967	1913	1967	1913	1967	
2007	APRIL	7864.70	732.17	4415.50	653.57	7466.49	748.40	16533.68	810.68
	MAY	7942.00	739.37	4474.64	662.33	7579.13	759.69	16693.95	818.54
	JUNE	7938.58	739.05	4471.23	661.82	7579.13	759.69	16693.95	818.54
	JULY	7959.17	740.96	4493.34	665.10	7590.90	760.67	16701.71	818.92
	AUGUST	8007.07r	745.42r	4514.83r	668.28r	7651.11r	766.91r	16831.32r	825.28r
	SEPTEMBER	8049.65	749.39	4532.74	670.93	7701.38	771.95	16946.45	830.92
	OCTOBER	8045.14	748.97	4534.52	671.19	7717.96	773.61	16946.45	830.92
	NOVEMBER	8091.61	753.31	4557.53	674.60	7793.15	781.15	17083.82	837.66
	DECEMBER	8089.45	753.09	4556.15	674.39	7795.74	781.40	17083.82	837.66
2007	AVERAGE	7966.91	741.68	4485.36	663.91	7604.24	762.21	16756.40	821.60
2008	JANUARY	8090.06	753.15	4556.76	674.48	7795.74	781.40	17083.82	837.66
	FEBRUARY	8094.28	753.54	4555.98	674.37	7795.74	781.40	17096.97	839.30
	MARCH	8109.00	754.91	4570.70	676.55	7795.74	781.40	17096.97	838.30
	APRIL	8112.45r	755.23r	4574.15r	677.06r	7795.74r	781.40r	17096.97r	838.30r
	MAY	8140.61	757.86	4599.19	680.76	7818.08	783.64	17127.50	839.80
	JUNE	8184.94	761.98	4639.93	686.79	7818.08	783.64	17136.97	840.26
	JULY	8293.05	772.05	4722.80	699.06	7846.19	786.46	17231.45	844.90
	AUGUST	8361.74	778.44	4733.44	700.63	7860.96	787.94	17398.95	853.11

Asphalt, Cement, Aggregate, Concrete, Brick, Block, Lime

ITEM	UNIT	ATLANTA	BALTIMORE	BIRMINGHAM	BOSTON	CHICAGO	CINCINNATI	CLEVELAND	DALLAS	DENVER	DETROIT	KANSAS CITY
ASPHALT												
Paving, PG 58	ton	+240.00	+628.33	225.00	+346.80	+240.70	+611.15	+380.00	+235.90	+209.57	+410.00	390.00
Cutback, MC800	ton	+297.00	—	327.76	+383.50	+272.85	—	333.00	+292.88	+237.00	+320.00	330.00
Emulsion, RAPID SET	ton	+247.04	—	327.76	+376.00	—	—	275.00	+258.97	+221.32	+227.00	335.00
SLOW SET	ton	+248.10	—	337.40	+376.00	+267.42	—	265.10	+260.00	+222.59	+225.00	340.00
PORTLAND CEMENT												
Type one	ton	+93.35	130.00	118.00	85.20	97.85	98.00	97.75	95.70	91.23	107.90	107.50
MASONRY CEMENT												
70-lb bag	bag	+8.30	7.50	5.60	7.08	6.97	7.95	+5.85	8.15	7.80	5.80	7.70
GRAVEL												
1 1/2" down to 3/4"	ton	+9.55	—	—	12.80	6.24	12.60	10.80	12.52	10.85	8.75	—
3/4" down to 3/8"	ton	7.60	—	12.80	12.80	6.03	+9.45	10.50	12.44	11.05	9.23	—
CRUSHED STONE												
Base course	ton	10.25	11.50	7.50	9.18	5.87	+9.75	8.75	12.00	10.00	4.83	9.00
Concrete course	ton	8.00	9.45	7.50	8.24	5.82	—	9.50	11.89	9.35	6.22	13.30
Asphalt course	ton	8.24	9.45	7.50	8.72	5.85	—	9.50	13.80	10.70	7.80	12.90
SAND												
Concrete	ton	7.55	13.05	9.00	9.80	5.90	+5.00	10.35	10.30	8.20	5.20	7.90
Masonry	ton	8.42	14.25	9.00	12.72	6.93	9.90	10.35	12.88	9.53	5.70	9.25
CONCRETE READY-MIX												
3,000 psi	cy	82.55	104.00	70.00	97.82	89.40	83.00	+100.00	92.59	82.40	+98.00	84.00
4,000 psi	cy	85.14	110.00	75.00	100.29	94.20	86.00	+115.00	94.70	89.74	+110.00	85.00
5,000 psi	cy	93.25	115.00	82.00	105.78	99.00	92.00	+120.00	97.00	93.45	+118.00	89.00
STANDARD MODULAR BRICK	M	305.00	420.00	285.00	415.05	310.00	300.00	400.00	305.00	305.25	325.00	420.00
CONCRETE BLOCK												
Normal-weight: 8" x 8" x 16"	C	117.20	131.00	90.00	145.00	134.08	149.00	128.00	137.00	131.54	129.00	155.00
Lightweight: 8" x 8" x 16"	C	153.00	-222.00	99.00	145.00	135.85	175.00	195.00	138.00	133.77	130.00	275.00
12" x 8" x 16"	C	164.10	209.00	145.00	185.00	150.00	205.00	179.00	154.00	155.40	170.00	150.00
MASON'S LIME	ton	161.08	292.50	—	194.58	187.00	287.50	268.00	192.70	186.00	164.00	—

+ or - denotes price has risen or fallen since previous report. —not available. Monthly market quotations by ENR field reporters as of Aug. 1, 2008. All prices are spot prices quoted from a single source. Quotes are delivered prices for portland and masonry cement, concrete block and ready-mix concrete. Prices for gravel, crushed stone and sand are FOB plant. Other prices are quoted FOB city unless noted. Some prices may include taxes or discounts for prompt payment, etc. Further product specifications include rapid-set emulsion, CRS2, slow-set emulsion, CSS1#4 gravel, washed, base course, 1 1/2" down to dust, unwashed, concrete course, 1 1/2" through #4, washed, asphalt course, 1/2" through #4, unwashed, concrete sand.

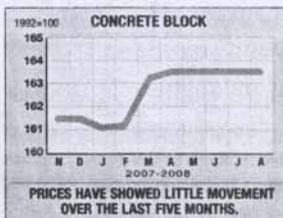
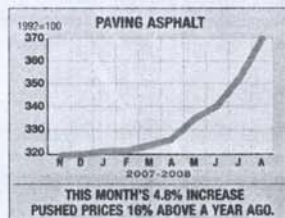
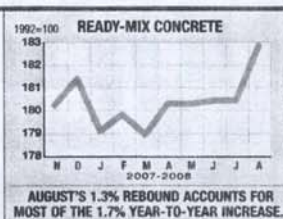
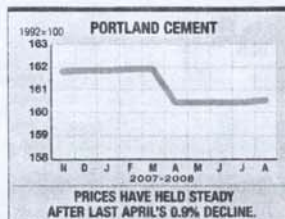
Record High Oil Prices Pull Asphalt Paving Costs Higher

It was only a matter of time before record high crude oil prices started to impact asphalt paving costs. After jumping over 25% at the beginning of last year, asphalt paving prices are starting to move again, according to the Bureau of Labor Statistics producer price

index for asphalt paving products. In April, the PPI for this product showed a 3.5% gain over last year's record high. ENR's 20-city average price for asphalt paving oil jumped 4.8% this month and is now up 16.1% above a year ago.



ENR's Materials Price Indexes



SOURCE: MCGRAW-HILL CONSTRUCTION RESEARCH & ANALYTICS/ENR

20-City Average

ITEM	UNIT	PRICE	% CHG. MO.	% CHG. YEAR
ASPHALT PAVING				
PG 58	ton	327.54	+4.8	+16.1
Cutback, MC800	ton	329.42	+1.4	+5.3
Emulsion, RAPID SET	ton	299.72	+1.1	+7.0
SLOW SET	ton	289.81	+0.9	+6.6
PORTLAND CEMENT				
Type one	ton	100.41	0.0	-0.4
MASONRY CEMENT				
70-lb bag	bag	7.29	+0.5	+4.5
GRAVEL				
1 1/2" down to 3/4"	ton	10.14	+0.1	-4.3
3/4" down to 3/8"	ton	10.30	+0.2	0.0
CRUSHED STONE				
Base course	ton	9.38	+0.2	+1.8
Concrete course	ton	9.69	0.0	+1.2
Asphalt course	ton	9.94	0.0	+1.0
SAND				
Concrete	ton	8.74	+0.3	+3.0
Masonry	ton	9.78	0.0	+2.2
CONCRETE READY-MIX				
3,000 psi	cy	92.15	+1.3	+1.7
4,000 psi	cy	97.91	+3.4	+2.6
5,000 psi	cy	103.24	+3.7	+3.2
STANDARD MODULAR BRICK				
M	M	346.71	0.0	+0.2
CONCRETE BLOCK				
Normal-weight: 8" x 8" x 16"	C	130.26	0.0	+1.2
Lightweight: 8" x 8" x 16"	C	159.11	-0.3	+1.8
12" x 8" x 16"	C	172.49	0.0	+0.5
MASONRY LIME				
ton	ton	201.13	0.0	+0.5

Canada

ITEM	UNIT	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE	MONTREAL	TORONTO
ASPHALT												
Paving, PG 58	ton	279.94	+357.00	+202.15	325.00	263.20	300.00	+392.00	280.55	+233.47	292.00	280.00
Cutback, MC800	ton	309.76	+388.00	+274.65	482.00	370.00	361.50	+363.00	310.79	+275.81	338.00	450.00
Emulsion, RAPID SET	ton	277.86	+370.00	+211.00	433.80	365.89	301.25	+350.00	279.42	+238.00	+604.00	306.07
SLOW SET	ton	269.46	230.00	+219.22	433.80	365.89	301.25	+345.00	273.58	+236.75	+630.00	349.45
PORTLAND CEMENT												
Type one	ton	98.02	125.00	83.80	112.00	82.54	95.61	110.00	99.84	79.10	206.00	273.00
MASONRY CEMENT												
70-lb bag	bag	6.34	+8.95	7.40	—	7.30	—	+7.30	6.36	7.94	7.89	8.22
GRAVEL												
1 1/2" down to 3/4"	ton	10.50	+6.90	6.42	—	14.00	—	7.00	10.52	8.75	12.85	19.90
3/4" down to 3/8"	ton	10.01	+8.25	10.83	—	12.00	—	7.90	10.29	9.25	9.20	22.90
CRUSHED STONE												
Base course	ton	8.97	+7.30	10.98	20.00	5.80	9.90	7.70	9.10	9.25	11.80	11.80
Concrete course	ton	8.79	8.50	10.54	24.00	9.30	8.00	7.30	9.15	9.25	11.50	20.40
Asphalt course	ton	9.02	7.20	10.04	21.00	11.20	9.00	7.50	9.19	10.22	14.06	15.00
SAND												
Concrete	ton	8.30	10.00	9.00	19.00	6.45	7.50	5.20	9.00	8.04	12.50	12.00
Masonry	ton	8.98	11.00	9.34	15.00	6.05	12.00	6.75	9.32	8.15	12.50	7.70
CONCRETE READY-MIX												
3,000 psi	cy	89.88	+119.00	80.15	106.00	101.20	92.00	+98.00	90.06	82.88	210.00	167.00
4,000 psi	cy	94.08	+128.00	83.00	109.00	105.42	94.00	+115.00	95.27	91.37	210.00	176.00
5,000 psi	cy	98.74	+132.00	85.35	112.00	117.00	96.00	+120.00	99.88	99.30	—	185.00
STANDARD MODULAR BRICK												
M	M	346.39	325.00	305.00	—	378.00	—	325.00	347.55	405.00	-477.00	700.00
CONCRETE BLOCK												
Normal-weight: 8" x 8" x 16"	C	127.02	138.00	127.12	—	109.00	—	140.00	127.94	155.20	275.00	200.00
Lightweight: 8" x 8" x 16"	C	154.82	148.00	143.28	—	128.40	—	174.00	155.37	155.65	294.00	200.00
12" x 8" x 16"	C	170.89	138.00	153.90	—	170.00	—	234.00	171.46	212.00	-512.00	300.00
MASONRY LIME												
C	C	200.77	240.00	197.20	—	225.00	—	150.00	198.99	134.00	240.00	350.00

2NS medium clean; masonry sand, 2NS fine clean; brick, local, SW, C216; concrete block, 2 core. All quantities are truckloads unless noted quotes for Montreal and Toronto are in Canadian dollars and a mix of metric and American units (tonner, cub m). The above prices are not intended to represent the prevailing or average price in a city but are designed to track price movement from a single source for a given product quantity and specification over time.

PHOTO BY TUDOR VAN HAMPTON FOR ENR