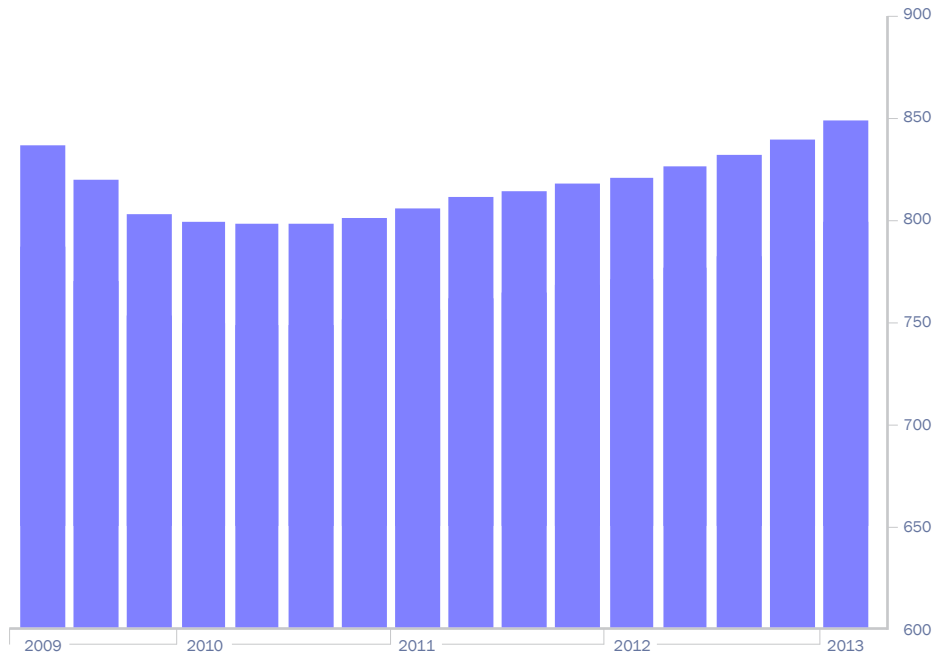


“The increase in private non-residential construction spending over the past year, material and equipment prices continuing to inch upwards, and a slight increase in labor rates has led to a boost in construction costs.”

Karl F. Almstead  
Vice President



Urban Waters  
Tacoma, Washington

Quarter	Index	Δ%
<b>1st Quarter 2013</b>	<b>849</b>	<b>1.19</b>
4th Quarter 2012	839	0.84
3rd Quarter 2012	832	0.73
2nd Quarter 2012	826	0.61

Year	Average Index	Δ%
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6
2005	717	9.5
2004	655	5.4
2003	621	0.3
2002	619	1.0
2001	613	3.0
2000	595	4.4

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.