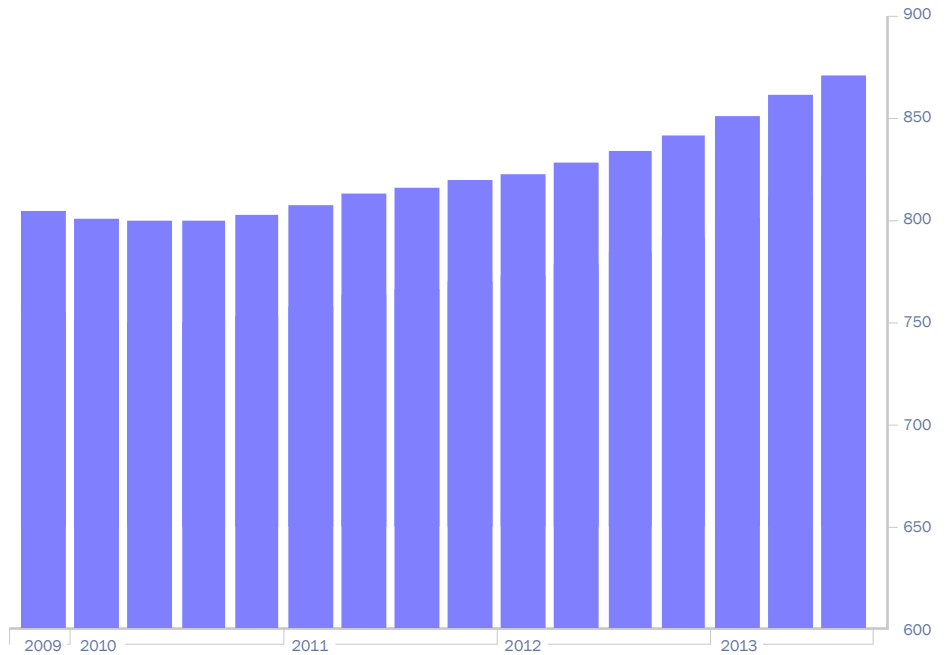


“The design and construction industry has been recovering over the past several quarters and pent up demand is resulting in increased activity in design firms. Material prices are increasing, but generally off their highs of the year and labor costs remain constrained. The increase in construction activity has enabled pricing to cautiously increase among specialty and trade contractors as their order backlog grows.”

Karl F. Almstead  
Vice President



Sacramento International Airport, Terminal B, Airside Concourse  
Sacramento, California

Quarter	Index	Δ%
<b>3rd Quarter 2013</b>	<b>868</b>	<b>1.05</b>
2nd Quarter 2013	859	1.18
1st Quarter 2013	849	1.19
4th Quarter 2012	839	0.84

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.