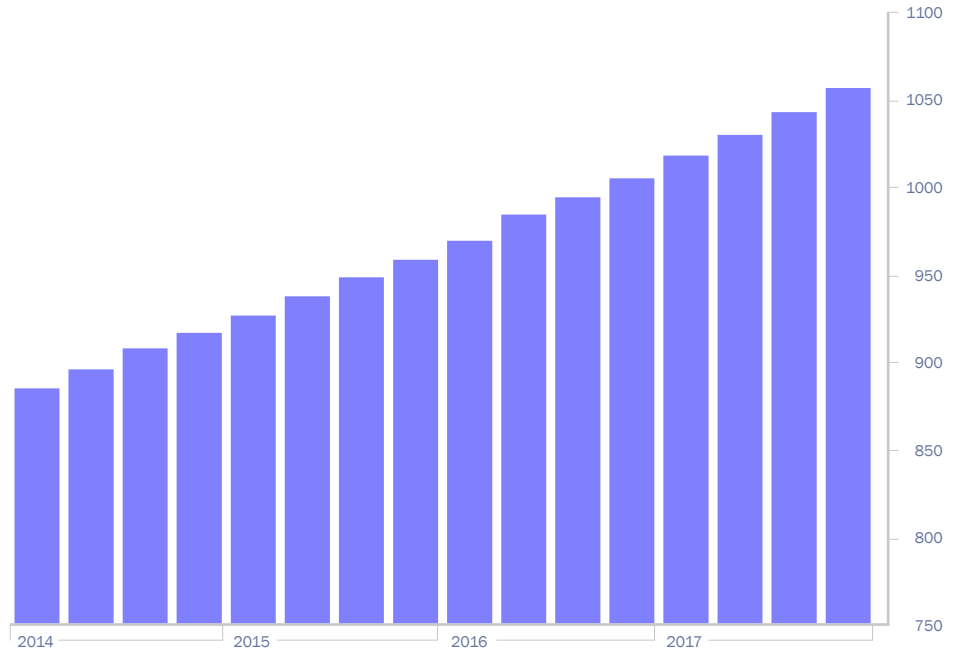


“The busy construction market, shortages of skilled labor, and the impact of natural disasters on material production and demand are putting upward pressure on construction costs.”

Attilio Rivetti
Vice President



Fort Irwin Weed Army Community Replacement Hospital
Fort Irwin, California

Quarter	Index	Δ%
4th Quarter 2017	1058	1.34
3rd Quarter 2017	1044	1.26
2nd Quarter 2017	1031	1.18
1st Quarter 2017	1019	1.29

Year	Average Index	Δ%
2017	1038	5.0
2016	989	4.7
2015	943	4.5
2014	902	4.4
2013	864	4.1
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

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.