



**TABLE NO. 3**  
**[Edited For this Use]**

**ALASKAN CONSTRUCTION ESCALATION INDEX**  
**ANCHORAGE, ALASKA**

**APRIL 2018**

Base Year 1980	Index 100.00	Increase From Previous Year	Base Year 1980	Index 100.00	Increase From Previous Year
1980	100.00	-	2000	152.60	1.64%
1981	104.40	4.40%	2001	154.53	1.93%
1982	107.70	3.30%	2002	162.54	8.01%
1983	115.60	7.90%	2003	166.34	3.80%
1984	118.60	3.00%	2004	176.57	10.23%
1985	117.70	-0.90%	2005	188.55	11.98%
1986	121.40	3.70%	2006	198.41	9.86%
1987	123.00	1.60%	2007	205.73	7.32%
1988	124.80	1.80%	2008	208.59	2.86%
1989	126.40	1.60%	2009	209.55	0.96%
1990	131.80	5.40%	2010	212.38	2.82%
1991	134.30	2.50%	2011	216.27	3.89%
1992	138.80	4.50%	2012	218.67	2.41%
1993	143.30	4.50%	2013	222.87	4.20%
1994	144.40	1.10%	2014	223.78	0.91%
1995	143.40	-1.00%	2015	228.32	4.54%
1996	146.20	2.80%	2016	227.96	-0.36%
1997	146.70	0.50%	2017	229.91	1.95%
1998	149.12	2.42%	2018	244.27	6.25%
1999	150.96	1.84%	2017	AK DOL Anchorage CPI	0.90%
			2017	US DOL Anchorage CPI	1.00%

**NOTES:**

1. The model school increased 6.25% due to increases in materials (mainly steel), some labor constraints, and a true-up of the model to ASHRAE 90.1 for exterior envelope, HVAC, and electrical controls.
2. Isolating for ASHRAE 90.1 scope, approximately 3.0% of the 6.25% can be anticipated for projects with steel and copper commodities (e.g., superstructure, plumbing, etc.)
3. The 2017 CPI for Anchorage would suggest a minimal escalation for non-construction costs.
4. Multiple tiers of escalation are needed for the FY20 CIP reuse projects as follows:  
 6.0% - any major rehabilitation or school construction project estimated with the 16th Edition Cost Model.  
 3.5% - any major rehabilitation or school construction project with a non-cost model estimate; any project with significant steel or other metal commodities (i.e., tank farms, etc.).  
 2.5% - all other projects