

NAVFAC Building Cost Index (BCI) Consistent With DoD UFC 3-701-01 17March2022

Fiscal Year	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
1998	3372	3350	3370	3363	3372	3368	3375	3374	3379	3382	3391	3414
1999	3423	3424	3419	3425	3417	3411	3421	3422	3433	3460	3474	3494
2000	3505	3498	3497	3503	3523	3536	3534	3558	3553	3545	3546	3539
2001	3547	3541	3548	3545	3536	3541	3541	3547	3572	3625	3605	3597
2002	3602	3596	3577	3581	3581	3597	3583	3612	3624	3652	3648	3655
2003	3651	3654	3640	3648	3655	3649	3652	3660	3677	3684	3712	3717
2004	3745	3766	3758	3767	3802	3859	3908	3955	3996	4013	4027	4103
2005	4129	4128	4123	4112	4116	4127	4168	4189	4195	4197	4210	4242
2006	4265	4312	4329	4335	4337	4330	4335	4331	4340	4356	4360	4375
2007	4431	4462	4441	4432	4432	4411	4416	4475	4471	4493	4515	4533
2008	4535 ^{1,2}	4570	4580	4593	4605	4634	4650	4646	4658	4712	4682	4734
2009	4733	4706	4650	4629	4573	4535	4490	4473	4444	4436	4405	4392
2010	4382	4366	4376	4366	4371	4364	4365	4372	4372	4370	4360	4356
2011	4378	4386	4389	4393	4411	4408	4424	4423	4434	4454	4464	4466
2012	4487	4495	4495	4510	4512	4525	4536	4542	4541	4546	4562	4559
2013	4571	4583	4588	4612	4629	4636	4650	4662	4676	4686	4687	4696
2014	4738	4750	4762	4776	4781	4796	4821	4838	4851	4873	4879	4893
2015	4929	4944	4952	4979	4986	4998	5022	5027	5047	5072	5082	5105
2016	5128	5151	5167	5170	5185	5194	5230	5245	5255	5278	5292	5292
2017	5328	5338	5360	5379	5384	5414	5429	5444	5457	5488	5512	5529
2018	5543	5568	5579	5600	5618	5637	5681	5711	5722	5756	5777	5801
2019	5848	5866	5891	5921	5936	5954	5986	6002	6016	6053	6074	6086
2020	6115	6130	6155	6179	6175	6166	6174	6172	6169	6176	6159	6162
2021	6178	6198	6216	6221	6248	6301	6363	6420	6438	6494	6596	6586
2022	6693	6705 ^{3p}	6718 ^p	6730 ^p	6742 ^p	6742 ^p	6755 ^p	6767 ^p	6779 ^p	6792 ^p	6804 ^p	6817 ^p
2023	6840 ^p	6852 ^p	6863 ^p	6874 ^p	6886 ^p	6897 ^p	6909 ^p	6920 ^p	6932 ^p	6943 ^p	6955 ^p	6967 ^p
2024	6977 ^p	6989 ^p	7000 ^p	7012 ^p	7024 ^p	7035 ^p	7047 ^p	7059 ^p	7071 ^p	7082 ^p	7094 ^p	7106 ^p
2025	7116 ^p	7128 ^p	7140 ^p	7152 ^p	7164 ^p	7176 ^p	7188 ^p	7200 ^p	7212 ^p	7212 ^p	7224 ^p	7236 ^p
2026	7259 ^p	7271 ^p	7283 ^p	7295 ^p	7308 ^p	7320 ^p	7332 ^p	7344 ^p	7356 ^p	7369 ^p	7381 ^p	7393 ^p
2027	7404 ^p	7416 ^p	7429 ^p	7441 ^p	7454 ^p	7466 ^p	7478 ^p	7491 ^p	7503 ^p	7516 ^p	7528 ^p	7541 ^p

Escalation Factor =
$$\frac{\text{Index of the "escalated to" date}}{\text{Index of the "escalated from" date}}$$

* See DoD UFC 3-701-01 17 Mar 2022; Table 4-2: Military Construction Escalation Rates

Note 1: The index from OCT FY1993 (OCT CY1992) through OCT FY2008 (OCT CY2007) is the Engineering News Record (ENR) Building Construction Index (BCI). The ENR BCI is a historical index that tracks the cost of three basic materials and three skilled labor types, but does not account for other pricing influences (such as risk and competition) that impact total delivered price to the project owner.

Note 2: The index from OCT FY2008 (OCT CY2007) through OCT FY2022 (OCT CY2021) is consistent with the DoD Selling Price Index (SPI). The SPI is a historical index representing the average of the RLB Construction Cost Index, Turner Construction Cost Index, and Saylor Subcontracting Index. Saylor ceased publishing their index in OCT 2009, and the BLS PPI for NAICS 236223 is now the third index used in the computation. DoD established the SPI to more accurately represent actual (historical) market escalation as experienced by DoD as the project owner for the type of construction in the portfolio.

Note 3p: The index from OCT FY2022 (OCT CY2021) through SEP FY2027 (SEP CY2027) is projected based on annual rates for military construction budget authority "Inflation Guidance -- Fiscal Year (FY) 2023 President's Budget" published by USD (Comptroller) in February 1, 2022.

Note 4: The historical values in this table were corrected with this publication. This correction fixes an earlier error: one quarter for the Turner Index in 2007 had been omitted and had caused all the previous quarters to be moved up one row. The proposed series corrects this error and is consistent with quarterly timings for the RLB and Turner indexes: each quarterly release in January, April, July, and October covers construction prices for the previous three months.