

Cause No. 45535
Gibson Water Auth.

Petitioner's Exhibit 12

IURC
PETITIONER'S
EXHIBIT NO. 12
DATE 10-7-21 REPORTER ul

OFFICIAL
EXHIBITS

CONSTRUCTION ECONOMICS

March, 2021

ENR's 20-city average cost indexes, wages and material prices. Historical data and details for ENR's 20 cities can be found at ENR.com/economics

Construction Cost Index

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	11749.75	+0.4%	+3.1%
COMMON LABOR	24157.25	0.0%	+1.0%
WAGE \$/HR.	46.42	0.0%	+1.0%

The Construction Cost Index's annual escalation is up 3.1%, while the monthly component rose 0.4%.

Building Cost Index

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	6545.22	+0.8%	+5.3%
SKILLED LABOR	10800.69	0.0%	+1.6%
WAGE \$/HR.	59.70	0.0%	+1.6%

The Building Cost Index is up 5.3% on an annual basis, while the monthly component increased 0.8%.

Materials Cost Index

MONTHLY INFLATION RATE

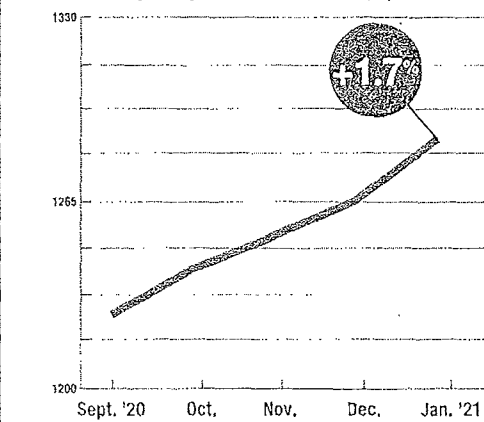
1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	3916.98	+2.1%	+11.1%
CEMENT S/TON	149.61	+0.8%	+3.7%
STEEL S/CWT	57.87	+1.9%	+4.0%
LUMBER S/MBF	780.64	+2.7%	+29.0%

The MCI rose 2.1% on a monthly basis, while the annual escalation rate increased 11.1%.

The dollar value of total construction put-in-place showed a seasonally adjusted monthly escalation rate of 1.7% in January, according to the U.S. Dept. of Commerce's seasonally adjusted data. On a yearly basis, total construction was 5.8% higher than in January 2020. Yearly private-sector construction rose 6.8%, while public work was up 2.9%. Non-residential construction in the private market declined 10.1% over the past year, while public non-residential work rose 2.4%.

TOTAL CONSTRUCTION

Seasonally adjusted rate in (\$) billions



PERCENT CHANGE JAN. '21 VS. DEC. '20.

SOURCE: DEPT. OF COMMERCE

Total Construction | 106.31 2021 JAN | 101.12 2020 JAN | -6.2 % CHG. MONTH | +5.1 % CHG. YEAR

CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2021 JAN	2020 JAN	% CHG. MONTH	% CHG. YEAR	CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2021 JAN	2020 JAN	% CHG. MONTH	% CHG. YEAR
TOTAL PRIVATE	83.87	78.99	-4.8	+6.2	TOTAL PUBLIC	22.44	22.14	-11.0	+1.4
RESIDENTIAL BUILDINGS	49.86	40.86	-2.7	+22.0	RESIDENTIAL BUILDINGS	0.64	0.53	-10.3	+21.1
LODGING	1.85	2.43	-5.3	-24.0	OFFICE	0.79	0.82	-7.0	-4.6
OFFICE	5.19	5.44	-5.5	-4.6	COMMERCIAL	0.26	0.27	-18.8	-2.6
COMMERCIAL	5.48	6.01	-9.6	-8.9	HEALTH CARE	0.72	0.67	-6.6	+6.7
HEALTH CARE	2.80	3.00	-6.5	-6.6	EDUCATIONAL	5.99	5.95	-5.8	+0.6
EDUCATIONAL	1.20	1.45	-1.6	-17.2	PUBLIC SAFETY	1.18	0.96	-8.9	+21.9
RELIGIOUS	0.23	0.26	-8.7	-12.5	AMUSEMENT AND RECREATION	0.95	0.99	-11.3	-4.3
AMUSEMENT AND RECREATION	0.84	1.12	-6.5	-24.4	TRANSPORTATION	2.77	2.80	-12.8	-1.0
TRANSPORTATION	1.17	1.19	-11.5	-1.5	POWER	0.47	0.50	-11.3	-7.0
COMMUNICATION	1.59	1.68	-24.9	-5.2	HIGHWAY AND STREET	4.98	4.79	-17.8	+3.9
POWER	8.60	9.54	-5.3	-9.8	SEWAGE AND WATER DISPOSAL	1.82	1.77	-10.8	+2.6
MANUFACTURING	4.96	5.89	-8.0	-15.9	WATER SUPPLY	1.25	1.24	-6.0	+0.7
					CONSERVATION AND DEVELOPMENT	0.53	0.71	-9.8	-24.3

SOURCE: DEPT. OF COMMERCE. NON-SEASONALLY ADJUSTED CONSTRUCTION PUT-IN-PLACE. DETAILS MAY NOT ADD UP TO TOTAL SINCE ALL TYPES OF CONSTRUCTION ARE NOT SHOWN SEPARATELY.