

**NAVFAC Building Cost Index (BCI) 2020-02-27(1200)**  
**Consistent With DoD UFC 3-701-01 23May2018 C5 03Feb2020**

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	3542	3541	3547	3572	3626	3605	3597
2002	3603	3596	3548	3581	3581	3597	3583	3612	3624	3652	3648	3655
2003	3651	3654	3640	3648	3655	3649	3652	3660	3667	3683	3712	3717
2004	3745	3765	3757	3767	3802	3859	3908	3956	3996	4013	4027	4102
2005	4129	4128	4123	4112	4116	4127	4168	4189	4195	4197	4210	4219
2006	4265	4312	4329	4335	4337	4330	4335	4331	4340	4356	4359	4375
2007	4431	4462	4440	4432	4432	4411	4416	4475	4471	4493	4513	4533
2008	4535	4555	4574	4594	4612	4630	4649	4668	4688	4708	4724	4741
2009	4757	4753	4748	4744	4683	4623	4562	4537	4512	4487	4469	4451
2010	4459	4420	4408	4396	4393	4390	4388	4390	4393	4395	4394	4392
2011	4391	4396	4401	4406	4417	4427	4438	4449	4461	4473	4483	4493
2012	4503	4511	4519	4527	4534	4540	4546	4551	4555	4559	4566	4574
2013	4582	4594	4606	4618	4630	4643	4656	4668	4681	4693	4710	4727
2014	4744	4759	4774	4788	4800	4812	4824	4841	4859	4876	4896	4917
2015	4938	4954	4970	4986	5000	5014	5028	5044	5061	5077	5098	5118
2016	5139	5151	5163	5175	5194	5214	5233	5249	5266	5282	5300	5317
2017	5335	5351	5366	5382	5399	5416	5433	5453	5472	5491	5510	5528
2018	5547	5566	5585	5603	5627	5652	5676	5702	5729	5755	5784	5812
2019	5841	5868	5895	5922	5945	5967	5989	6013	6036	6059	6069	6079
2020	6089	6099	6110	6120	6130	6140	6150	6161	6171	6181	6191	6202
2021	6211	6222	6232	6242	6253	6263	6274	6284	6295	6305	6316	6326
2022	6335	6346	6356	6367	6378	6388	6399	6410	6420	6431	6442	6452
2023	6462	6473	6484	6495	6505	6516	6527	6538	6549	6560	6571	6582
2024	6591	6602	6613	6624	6635	6646	6657	6669	6680	6691	6702	6713
2025	6723	6734	6746	6757	6768	6779	6791	6802	6813	6825	6836	6848
2026	6858	6870	6881	6893	6904	6916	6927	6939	6950	6962	6973	6985

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

\* See DoD UFC 3-701-01 23 May 2018 C5 03 Feb 2020; 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 FY2020 (OCT CY2019) 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 FY2020 (OCT CY2019) through OCT FY2026 (OCT CY2025) is projected based on annual rates for military construction budget authority published by USD (Comptroller) in December 2019.