

## NAVFAC Building Cost Index (BCI) 2025-Q4 (Released April, 2026)

Calendar Year	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			% change y/y Oct-Oct	% change y/y Dec-Dec			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					
2007	4432	4432	4411	4416	4475	4471	4493	4515	4533	4535	4570	1	4580	2.3%	3.1%		
2008	4593	4605	4634	4650	4646	4658	4712	4682	4734	4733	4706		4650	4.4%	1.5%		
2009	4629	4573	4535	4490	4473	4444	4436	4405	4392	4382	4366	2	4376	-7.4%	-5.9%		
2010	4366	4371	4364	4365	4372	4372	4370	4360	4356	4378	4386		4389	-0.1%	0.3%		
2011	4393	4411	4408	4424	4423	4434	4454	4464	4466	4487	4495		4495	2.5%	2.4%		
2012	4510	4512	4525	4536	4542	4541	4546	4562	4559	4571	4583		4588	1.9%	2.1%		
2013	4612	4629	4636	4650	4662	4676	4686	4687	4696	4738	4750		4762	3.7%	3.8%		
2014	4776	4781	4796	4821	4838	4851	4873	4879	4893	4929	4944		4952	4.0%	4.0%		
2015	4979	4986	4998	5022	5027	5047	5072	5082	5105	5128	5151		5167	4.0%	4.3%		
2016	5170	5185	5194	5230	5245	5255	5278	5292	5292	5328	5338		5360	3.9%	3.7%		
2017	5379	5384	5414	5429	5444	5457	5488	5512	5529	5543	5568		5579	4.0%	4.1%		
2018	5600	5618	5637	5681	5711	5722	5756	5777	5801	5848	5866		5891	5.5%	5.6%		
2019	5921	5936	5954	5986	6002	6016	6053	6074	6086	6115	6130		6155	4.6%	4.5%		
2020	6179	6175	6166	6174	6172	6169	6176	6159	6162	6178	6199		6216	1.0%	1.0%		
2021	6221	6249	6301	6363	6419	6438	6494	6596	6586	6693	6713		6751	8.3%	8.6%		
2022	6874	6932	6990	7093	7152	7223	7357	7389	7422	7508	7530		7562	12.2%	12.0%		
2023	7683	7713	7744	7767	7788	7798	7788	7827	7837	7840	7858		7880	4.4%	4.2%		
2024	7905	7925	7955	7959	7973	8021	8070	8095	8121	8120	8139		8162	3.6%	3.6%		
2025	8198	8219	8232	8240	8286	8316	8330	8336	8341	8451	3, 4	8485	5p	8511	p	4.1%	4.3%
2026	8559	p 8576	p 8618	p 8671	p 8704	p 8738	p 8787	p 8819	p 8852	p 8907	p 8937	p 8970	p 8970	p 5.4%	p 5.4%	p 5.4%	p 5.4%
2027	9026	p 9062	p 9101	p 9145	p 9182	p 9220	p 9269	p 9300	p 9333	p 9393	p 9426	p 9460	p 9460	p 5.5%	p 5.5%	p 5.5%	p 5.5%
2028	9519	p 9557	p 9598	p 9645	p 9682	p 9720	p 9770	p 9802	p 9835	p 9895	p 9927	p 9961	p 9961	p 5.3%	p 5.3%	p 5.3%	p 5.3%
2029	10020	p 10057	p 10097	p 10143	p 10180	p 10217	p 10266	p 10297	p 10329	p 10388	p 10419	p 10452	p 10452	p 5.0%	p 4.9%	p 5.0%	p 4.9%
2030	10510	p 10546	p 10585	p 10630	p 10665	p 10701	p 10749	p 10779	p 10810	p 10868	p 10897	p 10929	p 10929	p 4.6%	p 4.6%	p 4.6%	p 4.6%
2031	10986	p 11021	p 11059	p 11103	p 11137	p 11173	p 11220	p 11248	p 11279	p 11336	p 11365	p 11396	p 11396	p 4.3%	p 4.3%	p 4.3%	p 4.3%
2032	11452	p 11486	p 11524	p 11567	p 11601	p 11636	p 11682	p 11711	p 11741	p 11798	p 11826	p 11857	p 11857	p 4.1%	p 4.0%	p 4.1%	p 4.0%
2033	11913	p 11948	p 11985	p 12028	p 12062	p 12097	p 12144	p 12172	p 12203	p 12260	p 12289	p 12320	p 12320	p 3.9%	p 3.9%	p 3.9%	p 3.9%
2034	12377	p 12412	p 12450	p 12494	p 12528	p 12564	p 12611	p 12641	p 12672	p 12730	p 12760	p 12792	p 12792	p 3.8%	p 3.8%	p 3.8%	p 3.8%
2035	12849	p 12885	p 12924	p 12969	p 13005	p 13042	p 13090	p 13121	p 13153	p 13212	p 13244	p 13277	p 13277	p 3.8%	p 3.8%	p 3.8%	p 3.8%
2036	13336	p 13373	p 13414	p 13460	p 13497	p 13535	p 13586	p 13617	p 13651	p 13712	p 13745	p 13780	p 13780	p 3.8%	p 3.8%	p 3.8%	p 3.8%

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

- Note 1: From here on, index grows at the same rate as the DoD SPI, not the ENR Building Cost Index on which it was previously based.
- Note 2: From here on, the DoD SPI (and therefore the NAVFAC BCI) uses the New Office Construction PPI rather than the Saylor index, and is rebased.
- Note 3: The historical data through October 2025 is consistent with DOD SPI values used in Table 4-2 of UFC 3-701-01. Note that the Table 4-2 values of UFC 3-701-01 is normally updated soon after publication of the fourth quarter BCI table, so there will be some weeks between the publication of the fourth and first quarter BCI tables that the fourth quarter table will not be consistent with the yet to be updated DOD SPI values for Table 4-2, UFC3-701-01.
- Note 4: Historical data through October 2025.
- Note 5: The projected (p) data is derived from an econometric forecast of escalation obtained from running a regression of the individual DOD Selling Price Index components on various drivers, including actual inflation, the business cycle, supply chain conditions, and credit availability for the full time series of the DOD Selling Price Index.