



Alameda Carnegie Building Office Remodel
10/25/17

Cost Estimate Escalation
from Sept. 2008 to August 2018

Factors

Escalation Factors from 9/08 to 8/17

Index	9/08 (Last cost estimate)	8/17 (Current level)	Escalation Factor (8/17 level divided by 9/08 level)
CCI ₁	\$9,345	\$12,037	1.288
BCI ₁	\$5,372	\$6,944	1.293

Current Escalation Rates per year:

Index	Escalation per year	Multiplier
CCI	4.2%	1.042
BCI	4.8%	1.048

Calculations

Electrical Escalation from Code Changes

	CCI	BCI
9/08 Electrical estimate amount	\$677,761	\$677,761
Escalation Factor	1.288	1.293
Escalation to 8/17 by cost indexes	\$873,053	\$876,034
15% Code escalation	\$130,958	\$131,405

Mechanical₂ Escalation from Code Changes

	CCI	BCI
9/08 Mechanical estimate amount	\$792,147	\$792,147
Escalation Factor	1.288	1.293

Escalation to 8/17 by cost indexes	\$1,020,399	\$1,023,882
15% Code escalation	\$153,060	\$153,582

Escalation to 8/17 and Projection to 8/18

	CCI	BCI
Original Raw Total:	\$4,709,475	\$4,709,475
Escalation Factor	1.288	1.293
Escalation to 8/17	\$6,066,477	\$6,087,187
15% Electrical Escalation from code changes	\$130,958	\$131,405
15% Mechanical Escalation from code changes	\$153,060	\$153,582
Total to 8/17 with Electrical and Mechanical code escalation	\$6,350,494	\$6,372,175
Escalation forward projection Multiplier	1.042	1.048
Escalation projection to 8/18	\$6,617,215	\$6,678,039

Footnotes

1. Engineering News Record Escalation Indexes for San Francisco

Construction Cost Index (CCI) is defined as:

200 hours of common labor at the 20-city average of common labor rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of portland cement at the 20-city price, plus 1,088 board-ft of 2 x 4 lumber at the 20-city price.

Building Cost Index (BCI) is defined as:

68.38 hours of skilled labor at the 20-city average of bricklayers, carpenters and structural ironworkers rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of portland cement at the 20-city price, plus 1,088 board-ft of 2 x 4 lumber at the 20-city price.

2. Mechanical covers HVAC and plumbing costs. Fire protection not included.