

Capital Projects Advisory Review Board

Construction Cost Escalation Committee

September 2025

The Following is an email from Jon Rose; Tuesday, September 2, 2025 (with correction to committee name by Talia Baker)

Below are the calculations for the indexes that were requested in the last Construction Cost Escalation Committee meeting. I'm going to give you the high-level answer and then explain in more detail how I arrived at the numbers.

- **Inflationary increase on \$350,000 from January 2019 to August 2025**
- CCI (Mortensen): \$523,489
- CPI: \$452,026

There are a few key points to understand about the Construction Cost Index (CCI) and how it's measured.

The CCI is a "basket of goods" measured by several different organizations. The most commonly used index is published by Engineering News-Record (ENR). This index tracks the costs of materials (like steel, cement, and lumber) and labor wages across 20 major U.S. cities. Other organizations that publish their own indices include Turner Construction Company, Mortenson Construction. So when I was referring to the CCI and then we were discussing Mortenson this was the same information. This means in this evaluation we're really only reviewing two indices: the CCI (provided by Mortensen) and the CPI.

Secondly, there can be some debate about the starting month for a calculation. Since Mortenson only provides annual and year-to-date data publicly, a calculation for 2019 would have to start in January. For a consistent comparison, the same January start date was used for the CPI index, even though monthly data is available.

The numbers I'm sending show the inflationary impact from 2019 to the present. The committee will need to decide how to account for potential inflation over the next five years.

Thank you!

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Category	Consumer Price Index (CPI)	Construction Cost Index (CCI)	Mortenson Cost Index
What it Measures	The average change in prices for a basket of consumer goods and services, such as food, housing, and transportation. It tracks the cost of living for households.	The change in prices for a fixed basket of construction inputs, including specific materials (e.g., steel, lumber) and labor wages. It tracks cost inflation within the construction industry.	The change in costs for a representative non-residential construction project in specific U.S. metropolitan areas. It includes materials, labor, and subcontractor costs.
Purpose	To measure broad economic inflation and the purchasing power of consumers. It helps determine cost-of-living adjustments.	To measure industry-specific cost trends and assist with long-term project planning and budgeting.	To provide highly localized and detailed cost data for professionals creating bids and managing projects in specific regional markets.
Scope	National and for urban consumers across the entire economy. It does not relate directly to the construction industry.	National and focused on the fundamental inputs of construction.	Regional and specific to non-residential projects in certain cities (e.g., Seattle, Chicago, Minneapolis).
Who Uses It	The general public, government economists, and policymakers.	Construction professionals, engineers, and large-scale project planners.	Builders, developers, and architects working in a specific metropolitan market.

This information was provided by Jon Rose with MRSC for use by the CPARB Construction Cost Escalation Committee's use.

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Construction Cost Index

<https://www.mortenson.com/cost-index/seattle>

Year	Seattle	National	Annual Increase	Cumulative Increase 2009	Cumulative Increase 2019	Adjusted Base 2009	Adjusted Base 2019
2009	96	94				300,000	
2010	97	96	1.04%	1.04%		303,125	
2011	101	101	4.12%	5.21%		315,625	
2012	104	104	2.97%	8.33%		325,000	
2013	107	107	2.88%	11.46%		334,375	
2014	112	111	4.67%	16.67%		350,000	
2015	116	114	3.57%	20.83%		362,500	
2016	121	118	4.31%	26.04%		378,125	
2017	126	122	4.13%	31.25%		393,750	
2018	136	131	7.94%	41.67%		425,000	
2019	139	135	2.21%	44.79%		434,375	350,000
2020	142	138	2.16%	47.92%	2.16%	443,750	357,554
2021	179	167	26.06%	86.46%	28.78%	559,375	450,719
2022	188	179	5.03%	95.83%	35.25%	587,500	473,381
2023	193	182	2.66%	101.04%	38.85%	603,125	485,971
2024	198	186	2.59%	106.25%	42.45%	618,750	498,561
2025 YTD	208	195	5.00%	116.56%	49.57%	649,688	523,489

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Construction Price Index

<i>Date m/y</i>	<i>Index Value</i>		
Jan-19	245.133		350,000
Feb-19	246.218	0.44%	351,549
Mar-19	247.768	1.07%	353,762
Apr-19	249.332	1.71%	355,995
May-19	249.871	1.93%	356,765
Jun-19	249.747	1.88%	356,588
Jul-19	250.236	2.08%	357,286
Aug-19	250.112	2.03%	357,109
Sep-19	250.251	2.09%	357,307
Oct-19	250.894	2.35%	358,226
Nov-19	250.644	2.25%	357,869
Dec-19	250.452	2.17%	357,594
Jan-20	251.361	2.54%	358,892
Feb-20	251.935	2.77%	359,712
Mar-20	251.375	2.55%	358,912
Apr-20	249.515	1.79%	356,257
May-20	249.521	1.79%	356,265
Jun-20	251.054	2.42%	358,454
Jul-20	252.636	3.06%	360,713
Aug-20	253.597	3.45%	362,085
Sep-20	254.004	3.62%	362,666
Oct-20	254.076	3.65%	362,769
Nov-20	253.826	3.55%	362,412
Dec-20	254.081	3.65%	362,776
Jan-21	255.296	4.15%	364,511
Feb-21	256.843	4.78%	366,719
Mar-21	258.935	5.63%	369,706
Apr-21	261.237	6.57%	372,993
May-21	263.612	7.54%	376,384
Jun-21	266.412	8.68%	380,382
Jul-21	267.789	9.24%	382,348
Aug-21	268.387	9.49%	383,202
Sep-21	269.086	9.77%	384,200
Oct-21	271.552	10.78%	387,721
Nov-21	273.042	11.39%	389,848
Dec-21	273.925	11.75%	391,109
Jan-22	276.296	12.71%	394,494
Feb-22	278.943	13.79%	398,274
Mar-22	283.176	15.52%	404,318
Apr-22	284.575	16.09%	406,315
May-22	288.022	17.50%	411,237
Jun-22	292.542	19.34%	417,690

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Jul-22	292.219	19.21%	417,229
Aug-22	291.629	18.97%	416,387
Sep-22	291.854	19.06%	416,708
Oct-22	293.003	19.53%	418,349
Nov-22	292.495	19.32%	417,623
Dec-22	291.051	18.73%	415,562
Jan-23	293.565	19.76%	419,151
Feb-23	295.057	20.37%	421,281
Mar-23	296.021	20.76%	422,658
Apr-23	297.73	21.46%	425,098
May-23	298.382	21.72%	426,029
Jun-23	299.394	22.14%	427,474
Jul-23	299.899	22.34%	428,195
Aug-23	301.551	23.02%	430,553
Sep-23	302.257	23.30%	431,561
Oct-23	302.071	23.23%	431,296
Nov-23	301.224	22.88%	430,087
Dec-23	300.728	22.68%	429,378
Jan-24	302.201	23.28%	431,481
Feb-24	304.284	24.13%	434,456
Mar-24	306.502	25.03%	437,622
Apr-24	307.811	25.57%	439,491
May-24	308.163	25.71%	439,994
Jun-24	308.054	25.67%	439,838
Jul-24	308.501	25.85%	440,477
Aug-24	308.64	25.91%	440,675
Sep-24	309.046	26.07%	441,255
Oct-24	309.358	26.20%	441,700
Nov-24	308.998	26.05%	441,186
Dec-24	309.067	26.08%	441,285
Jan-25	311.172	26.94%	444,290
Feb-25	312.46	27.47%	446,129
Mar-25	313.25	27.79%	447,257
Apr-25	314.243	28.19%	448,675
May-25	314.839	28.44%	449,526
Jun-25	315.945	28.89%	451,105
Jul-25	316.349	29.05%	451,682
<i>(Projected/Preliminary)</i>	Aug-25	316.59	29.15% 452,026