

Construction Cost Survey 1999

Alaska Housing Finance Corporation and The Department of Labor and Workforce Development

Description of Survey

The Construction Cost Survey is designed to measure the relative difference in the cost of selected 'market basket' building materials in various regions of the state. The market basket includes selected construction materials comprising approximately 30 percent of the cost of the model single-family residence below:

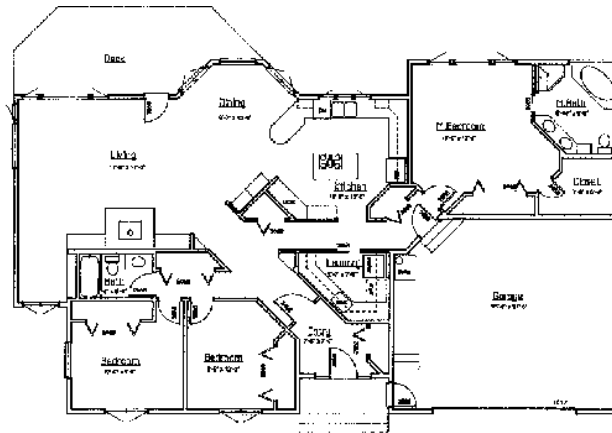
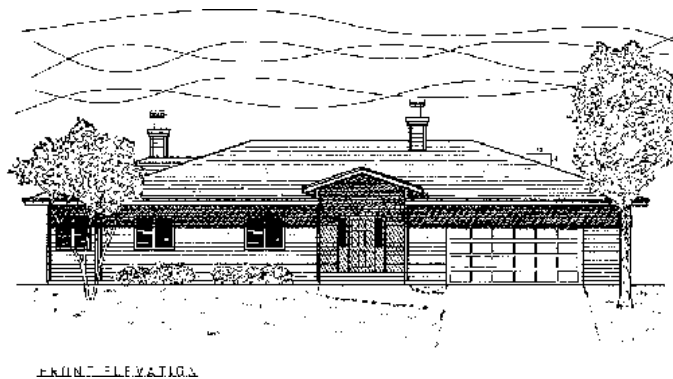


Figure 7180.
Floor Plan

This survey does not measure the difference in **total cost** of a house from region to region. Construction materials represent a small component of the total cost of developing a house. Site development, cost of land and available labor play a significant role in the total cost of a home. Further, type of construction and building requirements vary greatly from region to region. The model home in this survey may not represent typical construction in all areas of the state. Conditions and building code regulations in certain areas of the state may require the use of different quantities and types of building product which may raise the cost of construction.

Average Price for Construction Materials

Alaska Suppliers

1999

Market Basket Items	Quantity	Units	Size	Length	Juneau	Sitka	Kenai	Anchorage	Kodiak
BCI 60 Series	768	ft	14"		\$1,893	\$1,860	\$1,829	\$1,992	\$2,012
2-4-1 T&G FF Underlay 4X8	62	pcs	1 1/8		2179	2227	2315	2326	2341
CDX 4X8 44#	74	pcs	1/2"		1004	959	1205	1085	1151
CDX 4X8 53#	106	pcs	5/8"		1769	1915	2091	1936	1861
Studs #2 & btr Kiln-dried	164	pcs	2X4"	92 5/8"	387	388	495	408	479
Studs # 2 & btr 14# Kiln-dried	263	pcs	2X6"	92 5/8"	996	930	1297	1009	1197
Cedar Bevel Siding	3548	ft	1X10"		3425	3559	3365	4768	3867
4X12 Plain Sheetrock 84#	95	pcs	1/2"		1025	936	1175	916	826
4X12 Type X Sheetrock 109#	68	pcs	5/8"		857	751	1032	785	736
3 Tab Shingles Brown	102	bundles			1199	1092	1369	1298	1885
Fiberglass Bat Insulation (2,560 sqft	27	bags	R-38X24	96 sqft	1578	1767	1638	1615	1672
Fiberglass Bat Insulation (2,034 sqft	35	bags	R-21X15	58 sqft	1097	1119	1129	1023	1018
NMB Electric Wire	3	boxes	35035	250'	92	76	74	89	135
Single Breaker	15	pcs	15 Amp		59	64	110	102	144
Copper Pipe Type 'M'	150	ft	3/4"		118	132	120	118	160
ABS Pipe	100	ft	3"		111	126	97	148	153
Total (Without Concrete & Rebar)					\$17,789	\$17,900	\$19,343	\$19,619	\$19,636
Concrete	30	yds			2970	4110	3080	2629	4800
# 4 Rebar	93	pcs	1/2"	20'	336	426	439	463	399
Total (With Concrete & Rebar)					\$21,095	\$22,436	\$22,862	\$22,711	\$24,835

Average Price for Construction Materials

Oregon & Washington Suppliers (Without Concrete)

1999

Market Basket Items	Quantity	Units	Size	Length	Oregon	Washington
BCI 60 Series	768	ft	14"		\$1,673	\$1,707
2-4-1 T&G FF Underlay 4X8	62	pcs	1 1/8		2,008	2,010
CDX 4X8 44#	74	pcs	1/2"		917	897
CDX 4X8 53#	106	pcs	5/8"		1,660	1,751
Studs #2 & btr Kiln-dried	164	pcs	2X4	92 5/8"	420	414
Studs # 2 & btr 14# Kiln-dried	263	pcs	2X6	92 5/8"	1,022	989
Cedar Bevel Siding	3548	ft	1X10		4,201	3,872
4X12 Plain Sheetrock 84#	95	pcs	1/2"		670	693
4X12 Type X Sheetrock 109#	68	pcs	5/8"		667	606
3 Tab Shingles Brown	102	pkgs			789	1,024
Fiberglass Bat Insulation (2,560 sqft	27	bags	R-38X24	96 sqft	1,302	1,780
Fiberglass Bat Insulation (2,034 sqft	35	bags	R-21X15	58 sqft	910	897
NMB Electric Wire	3	boxes	35035	250'	71	76
Single Breaker	15	pcs	15 Amp		91	66
Copper Pipe Type 'M'	150	ft	3/4"		92	97
ABS Pipe	100	ft	3"		100	88
Total (Without Rebar)					\$16,593	\$16,967
# 4 Rebar	93	pcs	1/2"	20'	302	297
Total (With Rebar)					\$16,895	\$17,264

Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999

Transportation Costs of Market Basket

Shipping & Handling (Without Concrete & Rebar)

1999

Destination	Seattle	Portland
Juneau	\$3,190	\$4,042
Sitka	3,900	4,752
Kodiak	5,727	6,579
Anchorage	6,059	6,911
Wasilla	6,340	7,192
Fairbanks	6,921	7,773
Kenai	7,064	7,916
Bethel	11,607	12,459
Nome	13,637	14,489
Barrow	15,595	16,447

Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey"

Average Price for Doors & Windows

Alaska Suppliers

1999

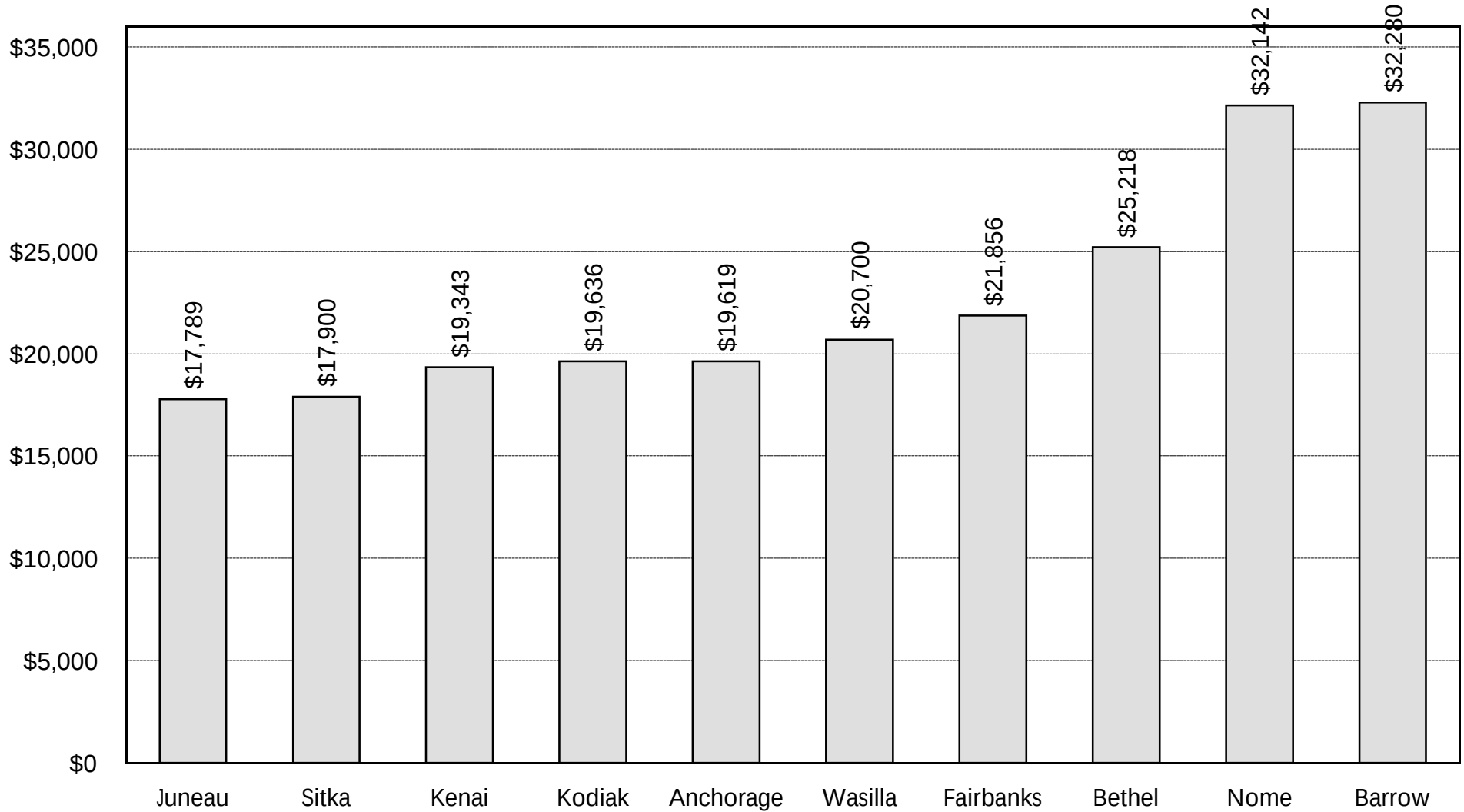
Market Basket Items	Quantity	Size	Kenai	Sitka	Kodiak	Wasilla	Anchorage
R7 Metal Insulated Doors with 6" Jamb	2 pcs	3'	\$449	\$224	\$426	\$433	\$407
Low E Argon Windows with R > 2.8 Vinyl Case	3 pcs	2.6' x 3'	489	556	549	565	684
Low E Argon Windows with R > 2.8 Vinyl Case	6 pcs	2.6' x 4'	1,110	1,220	1,248	1,286	1,461
Low E Argon Windows with R > 2.8 Vinyl Case	2 pcs	8.0' x 4'	679	1,138	1,014	1,030	1,257
Total Cost of Windows & Doors			\$2,727	\$3,137	\$3,237	\$3,313	\$3,809

Market Basket Items	Quantity	Size	Juneau	Fairbanks	Bethel	Barrow	Nome
R7 Metal Insulated Doors with 6" Jamb	2 pcs	3'	\$385	\$530	\$558	\$538	\$617
Low E Argon Windows with R > 2.8 Vinyl Case	3 pcs	2.6' x 3'	688	767	863	1,047	894
Low E Argon Windows with R > 2.8 Vinyl Case	6 pcs	2.6' x 4'	1,508	1,739	1,827	1,854	1,871
Low E Argon Windows with R > 2.8 Vinyl Case	2 pcs	8.0' x 4'	1,477	1,495	1,200	1,422	1,487
Total Cost of Windows & Doors			\$4,058	\$4,530	\$4,448	\$4,861	\$4,869

Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999

1999 Average Cost of Market Basket

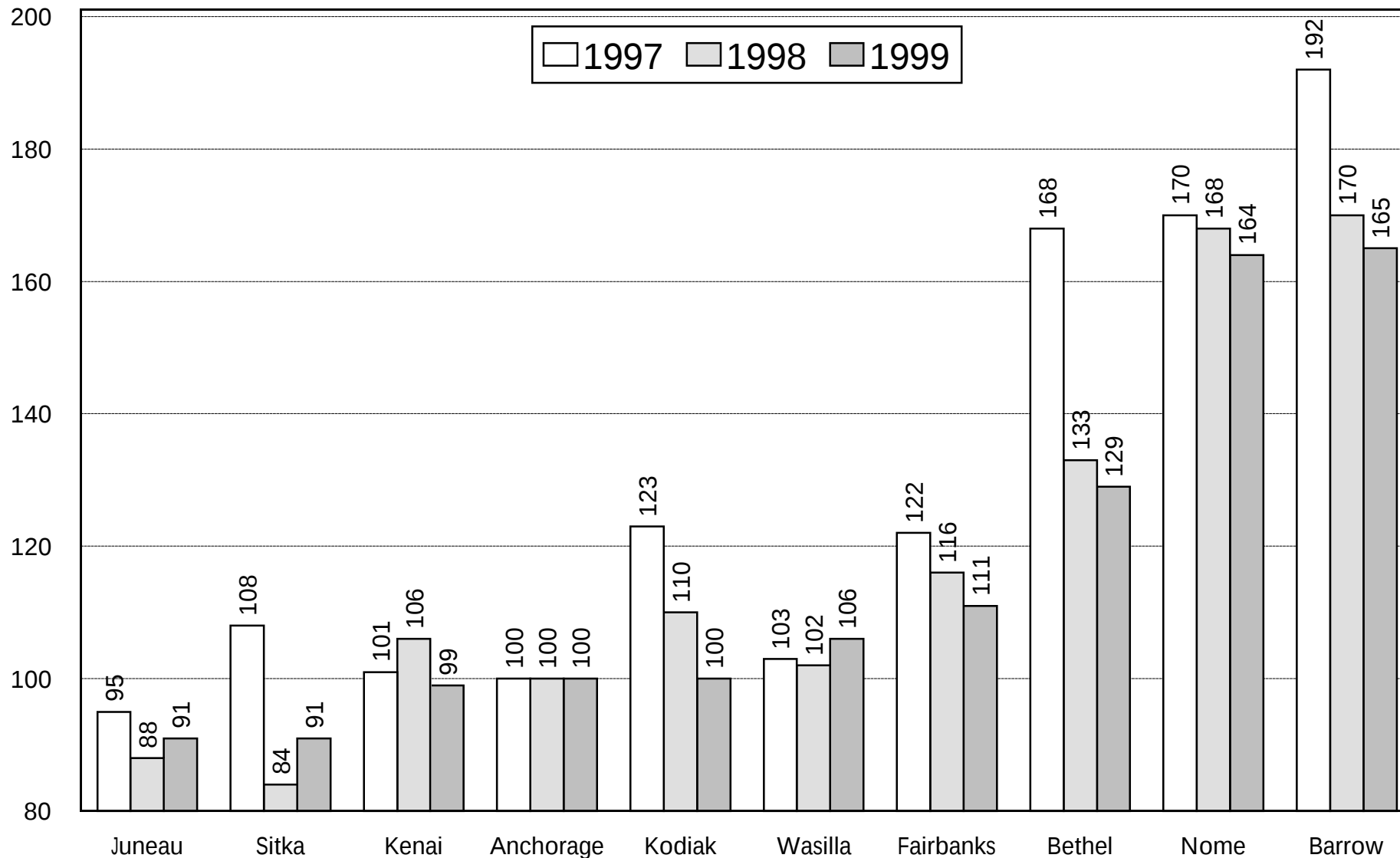
Alaska Suppliers (without Concrete & Rebar)



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1998

Average Cost of Market Basket: 1995-1999

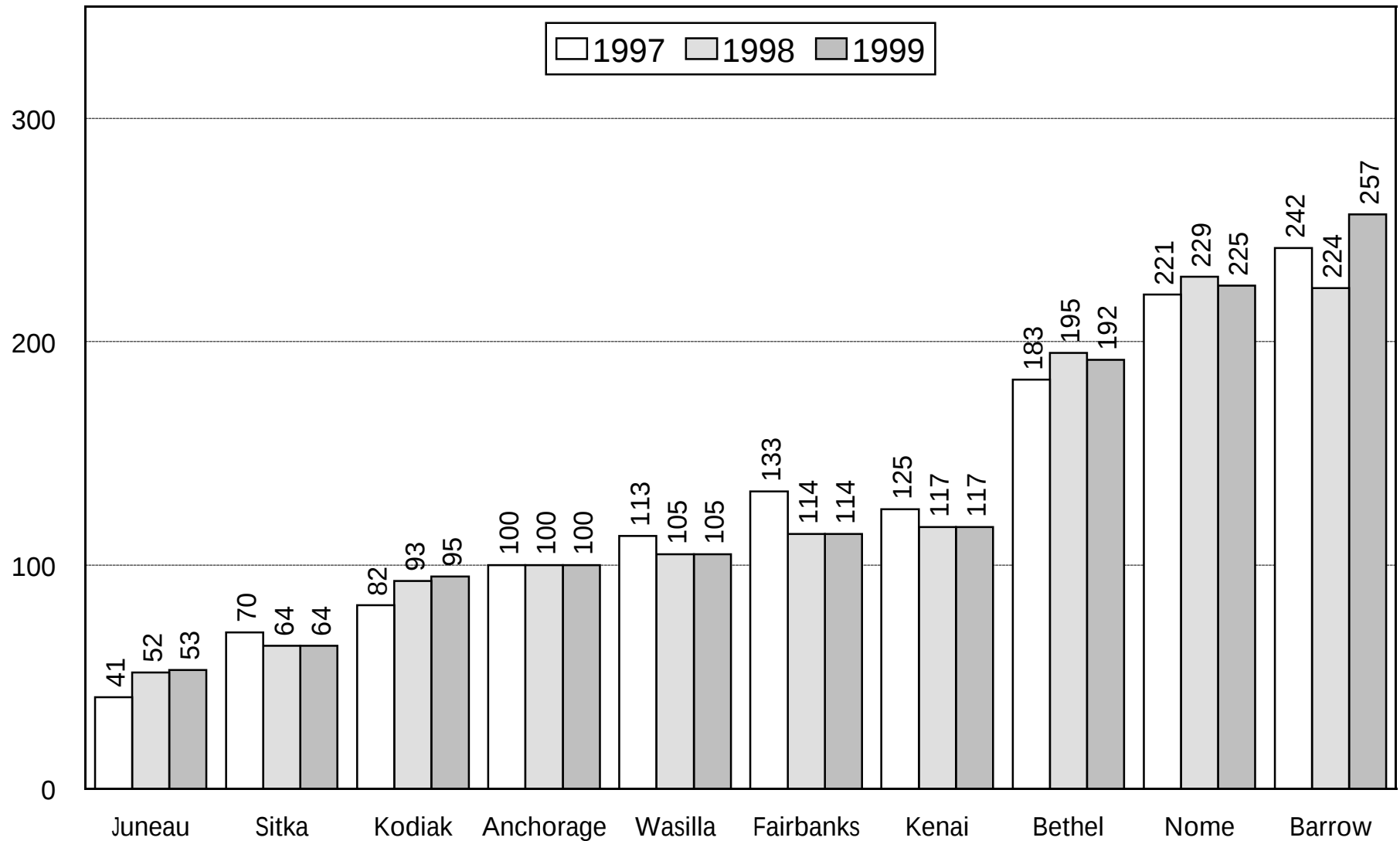
Urban & Rural Residential Construction (without Concrete & Rebar)
Alaskan Suppliers Comparison Index with Anchorage as Baseline



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999

Transportation Costs for Market Basket from Washington

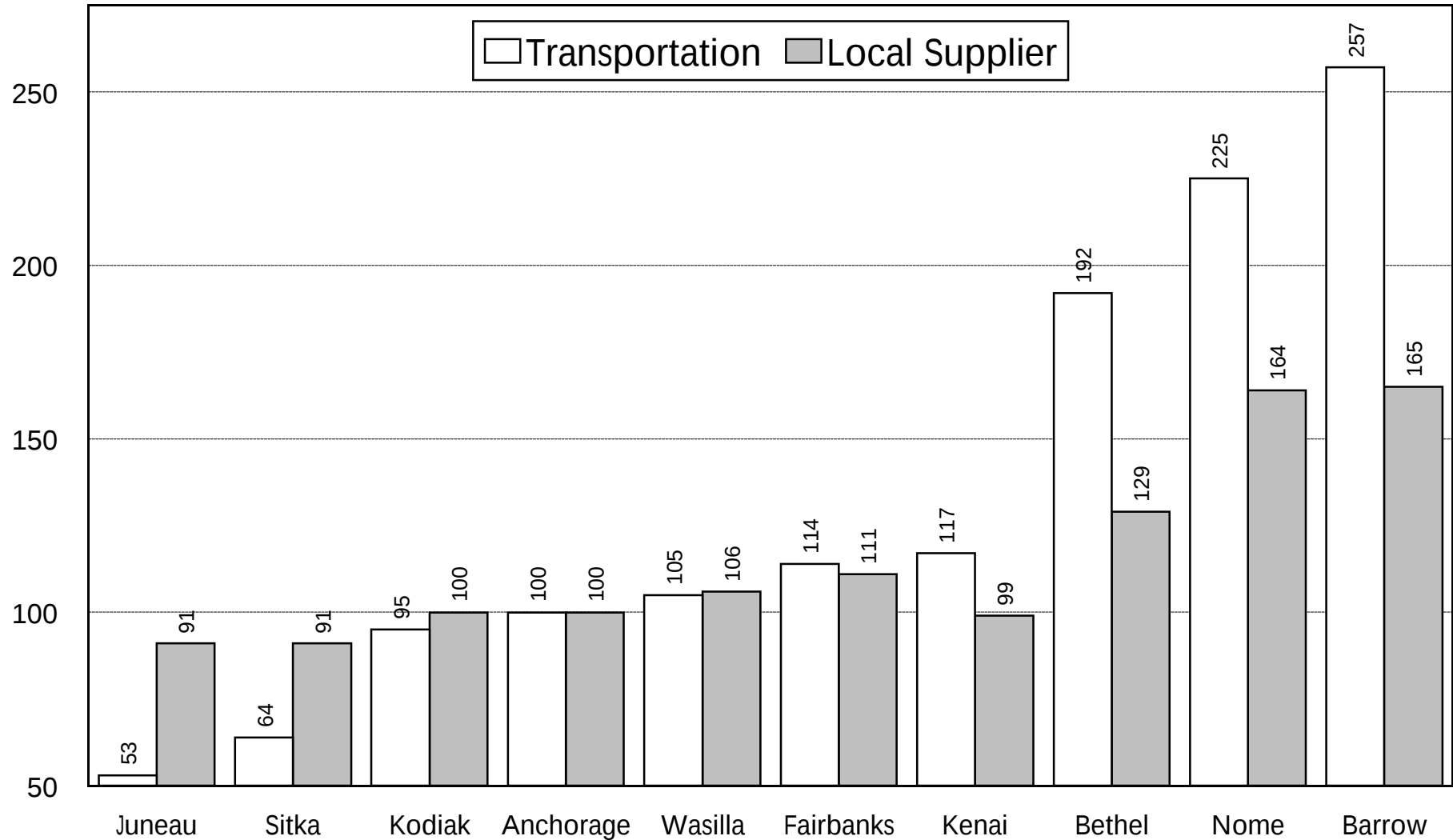
Comparison Index based on Anchorage (without Concrete & Rebar)



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999

Average WA Transportation Index vs. AK Market Basket

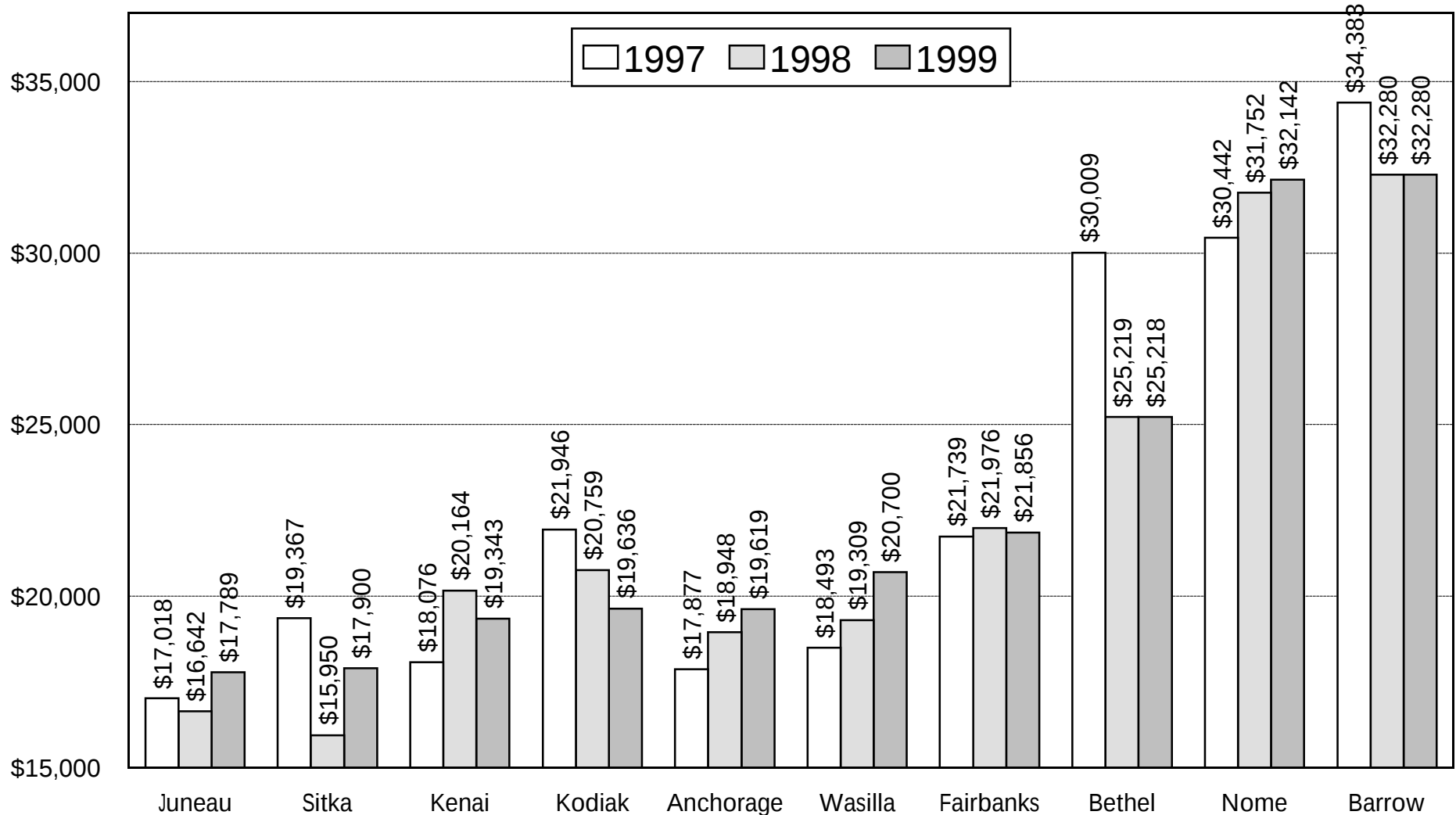
Comparison Indices based on Anchorage (without Concrete & Rebar)
Alaskan Suppliers Comparison Index with Anchorage as Baseline



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999

Average Cost of Market Basket For Alaskan Suppliers: 1995-1999

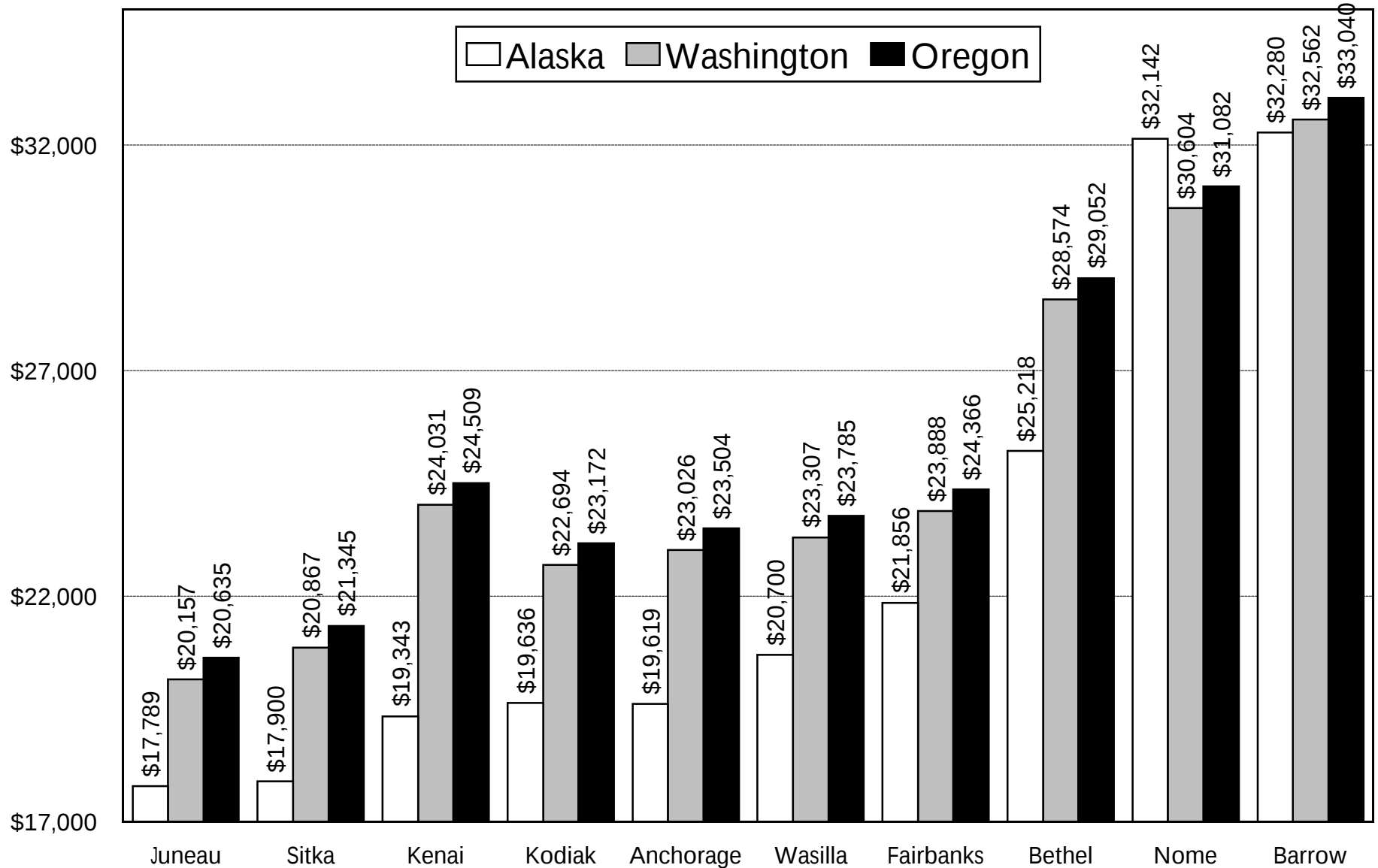
Urban & Rural Residential Construction (without Concrete & Rebar)



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999

1999 Average Cost of Market Basket

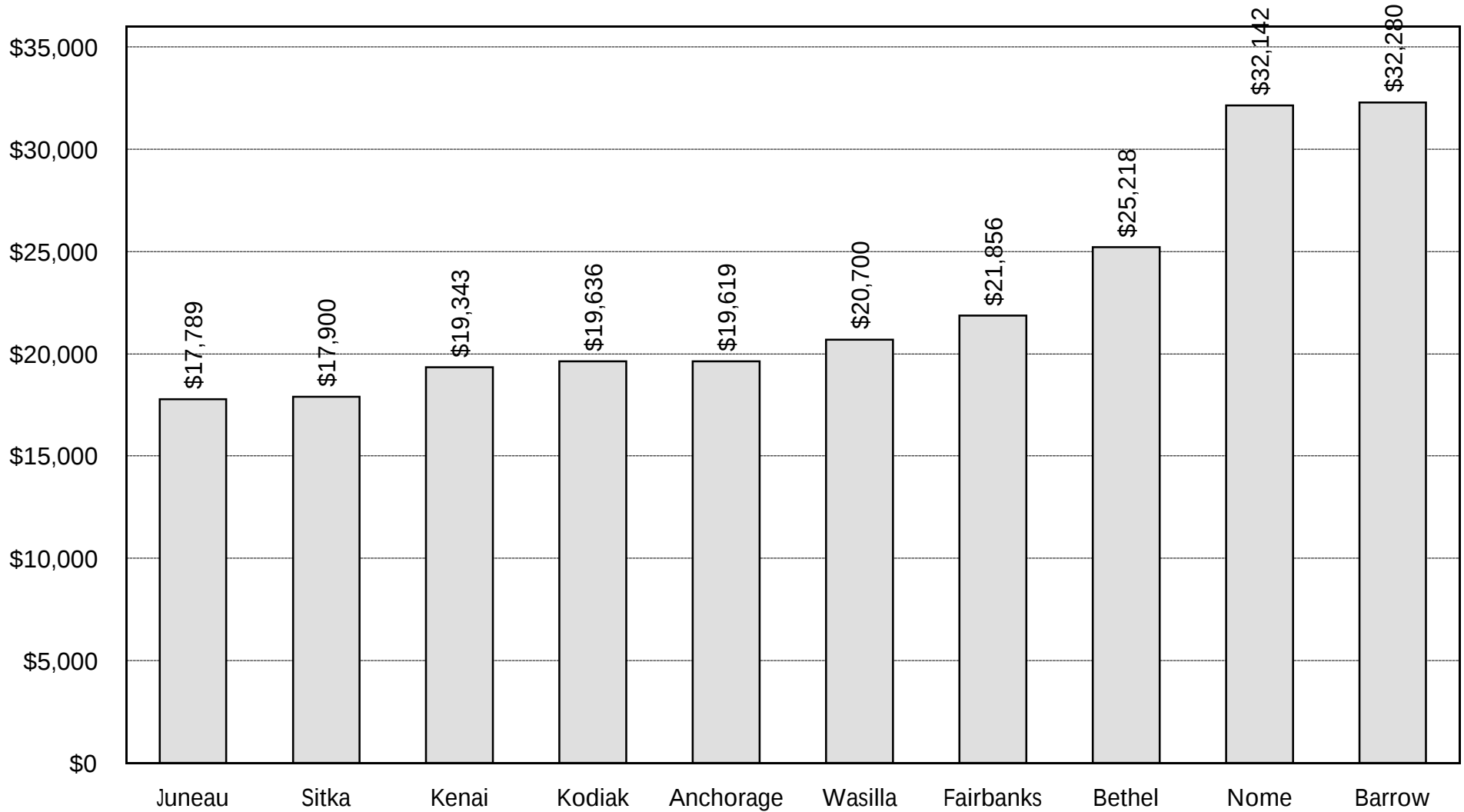
Regional Suppliers (Without Concrete and Rebar)



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999

1999 Average Cost of Market Basket

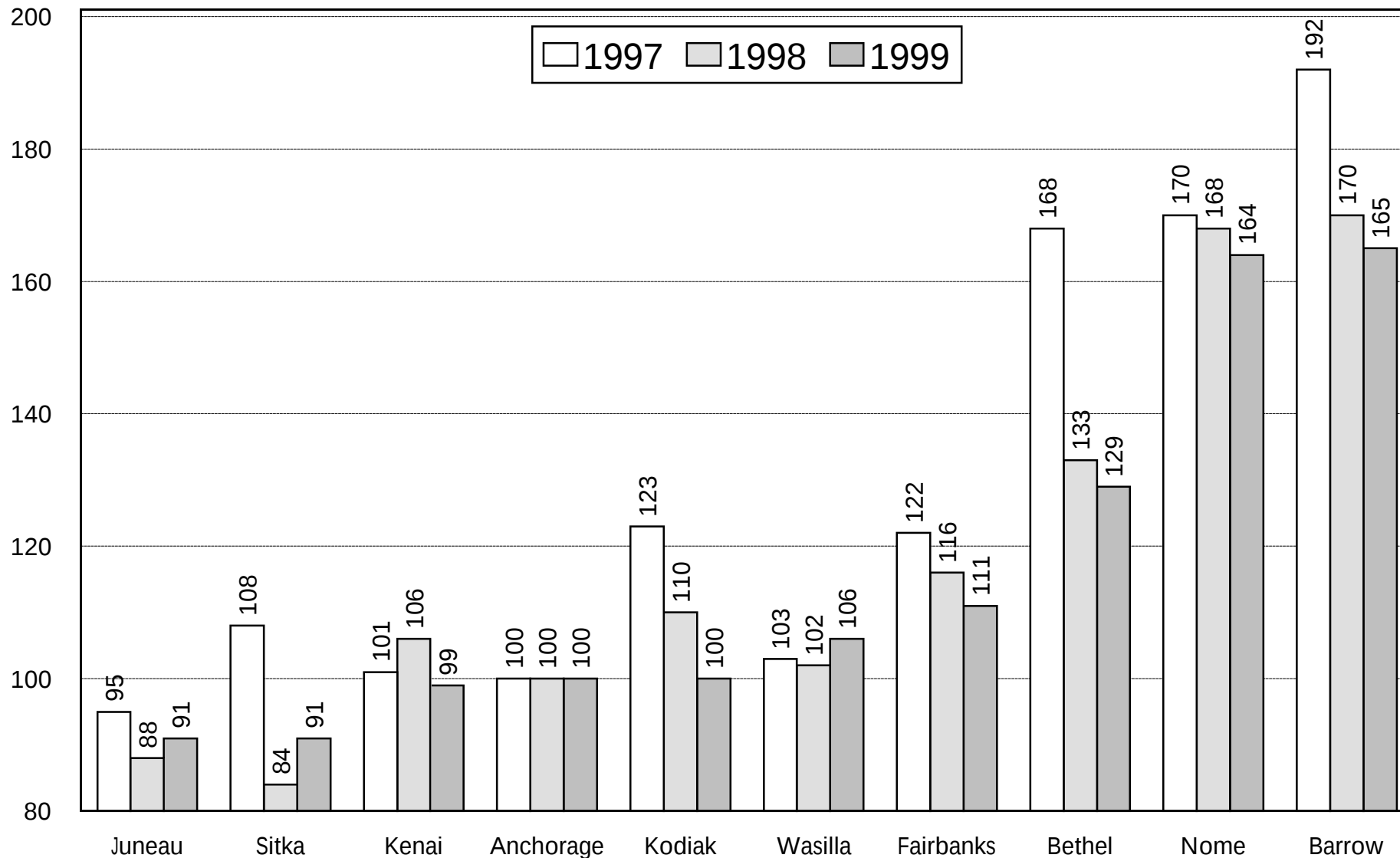
Alaska Suppliers (without Concrete & Rebar)



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1998

Average Cost of Market Basket: 1995-1999

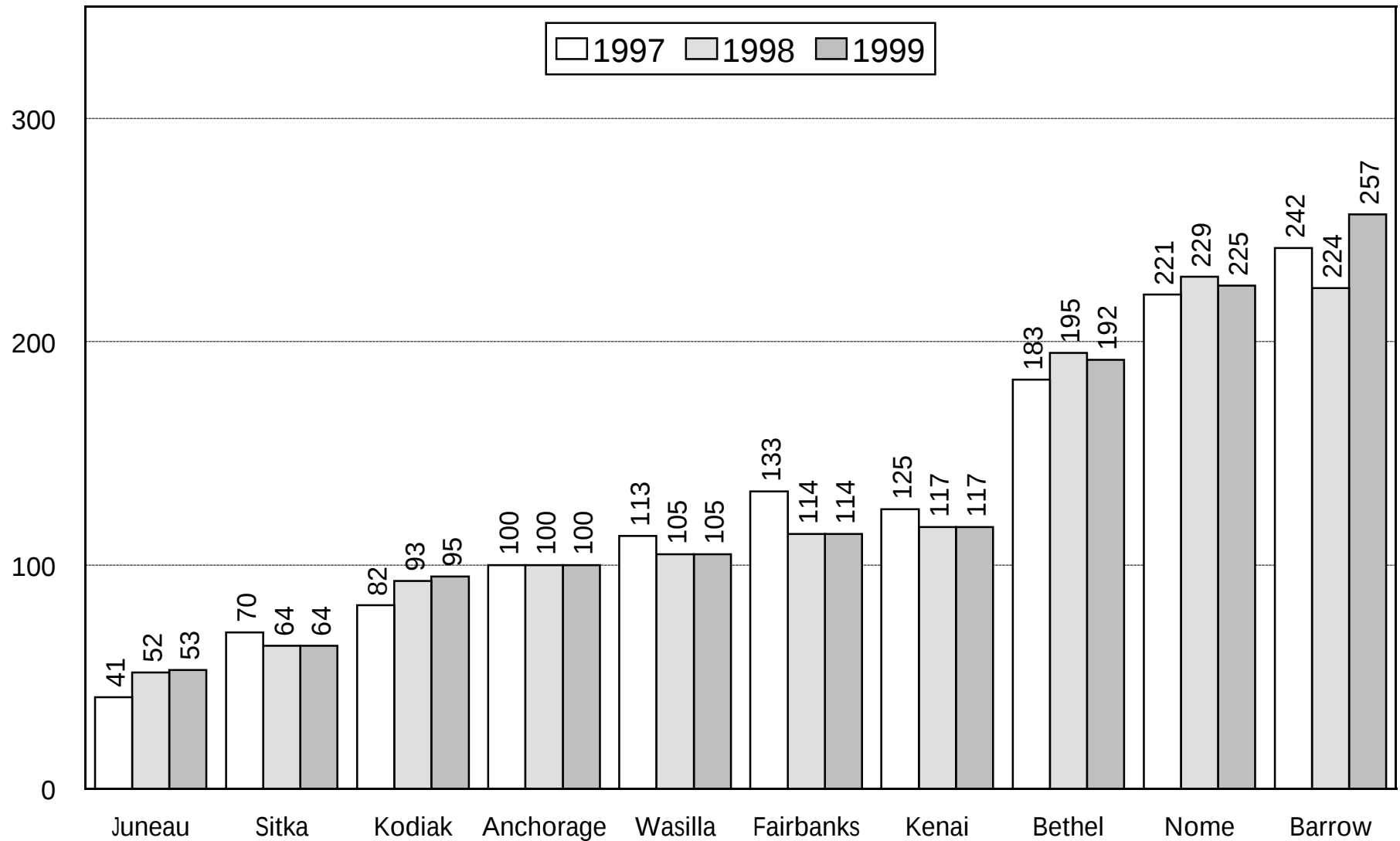
Urban & Rural Residential Construction (without Concrete & Rebar)
Alaskan Suppliers Comparison Index with Anchorage as Baseline



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999

Transportation Costs for Market Basket from Washington

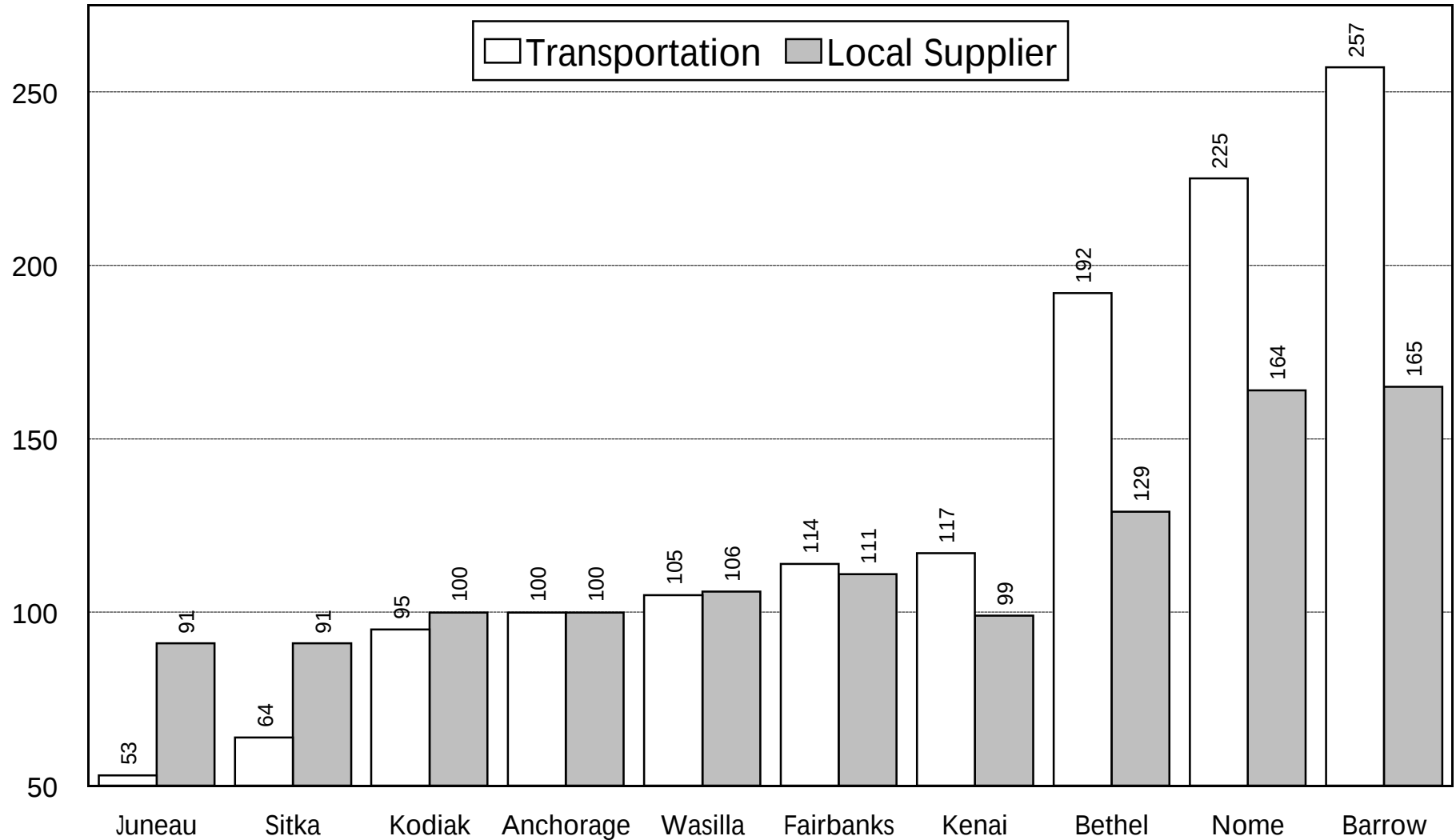
Comparison Index based on Anchorage (without Concrete & Rebar)



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999

Average WA Transportation Index vs. AK Market Basket

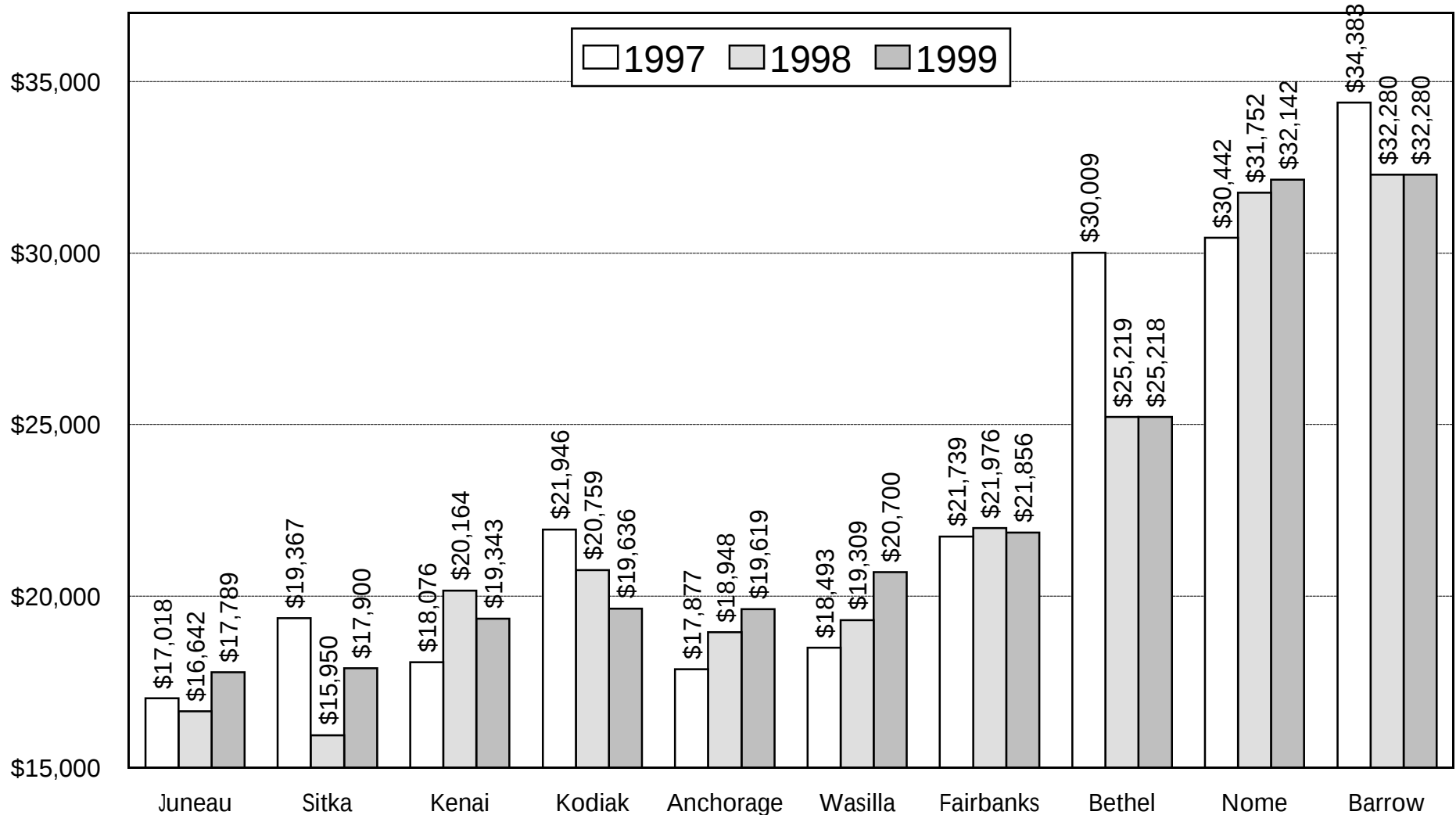
Comparison Indices based on Anchorage (without Concrete & Rebar)
Alaskan Suppliers Comparison Index with Anchorage as Baseline



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999

Average Cost of Market Basket For Alaskan Suppliers: 1995-1999

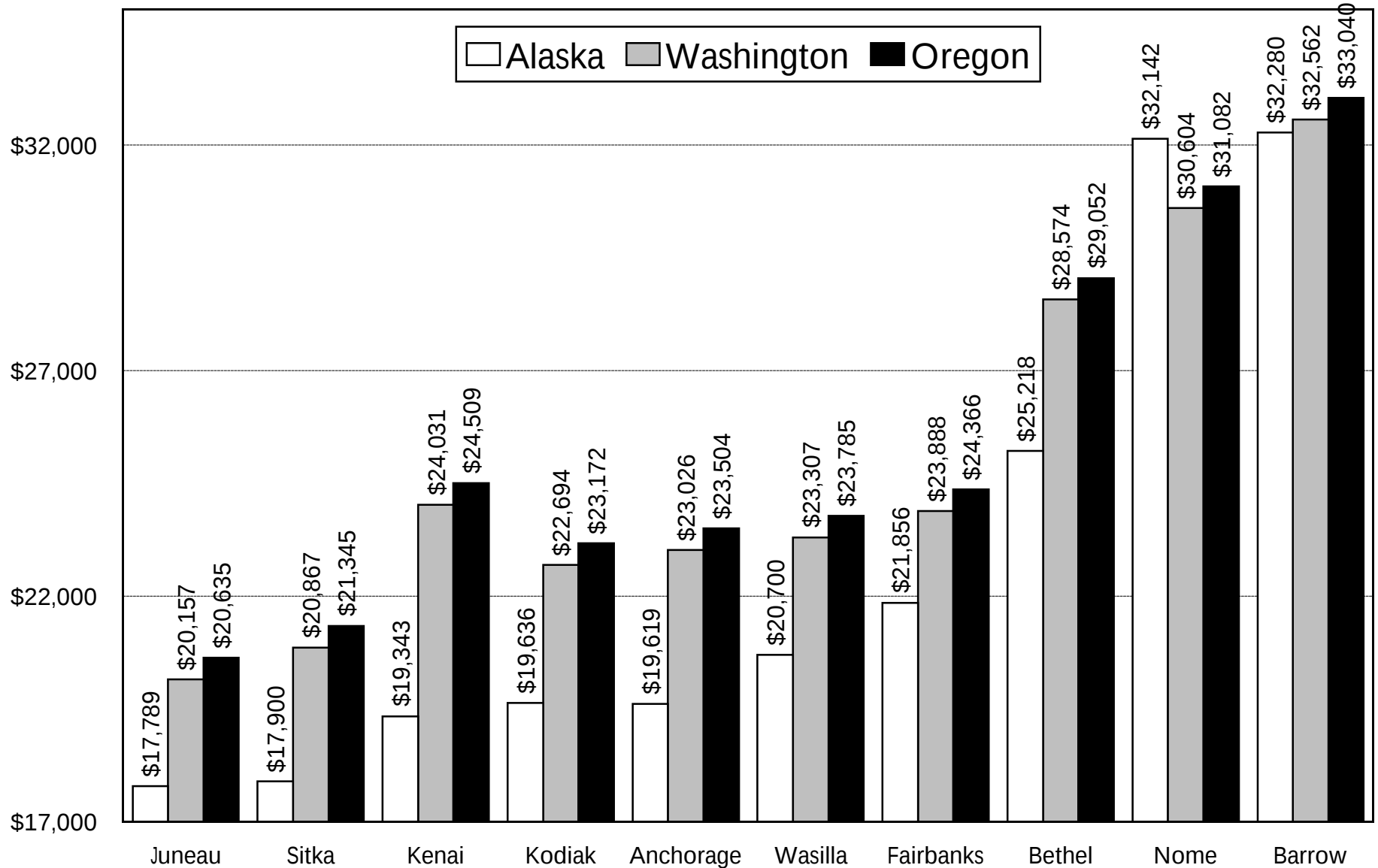
Urban & Rural Residential Construction (without Concrete & Rebar)



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999

1999 Average Cost of Market Basket

Regional Suppliers (Without Concrete and Rebar)



Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 1999