

Construction Cost Survey 2007

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Introduction

In January 2007, the fifteenth annual survey of building supply, concrete, and shipping companies was conducted to determine the cost of a market basket of construction materials in communities throughout Alaska. The survey simulates contractor pricing for a market basket of materials used in the construction of a model home. The market basket represents approximately 30 percent of the materials used in the construction of the model home; however, it does not represent 30 percent of the total cost to build the model home. Figure 1 shows the floor plan of the model house used in this survey.

The market basket provides a benchmark for comparing costs between the urban communities of Anchorage, Fairbanks, Juneau, Kenai, Ketchikan, Kodiak, Sitka, and Wasilla, as well as the rural communities of Barrow, Bethel, and Nome. In addition to the materials included in the market basket, suppliers also report the cost of doors and windows for the model home, while shipping companies provide the cost of transporting the market basket materials from Seattle to each community. A complete list of the market basket items and their specifications is included in Table 1.

Construction techniques, building requirements, and styles vary greatly from region to region. For this reason, not all of the materials surveyed are necessarily used in all areas. Beginning in 2003, Barrow, Bethel, and Nome included metal roofing, which is more common in rural areas, in their respective market baskets instead of the asphalt shingles used in urban areas. Costs for the three rural areas surveyed, Barrow, Bethel, and Nome, exclude concrete and rebar since pilings support houses above permafrost in these locations instead of slab foundations. Unless otherwise specified, the market basket prices quoted exclude concrete, rebar, doors, and windows.

Comparing 2007 to 2006

Alaska Market Baskets

Six of the 11 communities experienced decreases in the overall cost of market basket materials. Decreases ranged from one percent in Kodiak to six percent in Ketchikan. The remaining five communities experienced increases in the overall cost of the market basket materials. The percentage increases were slight, ranging from two percent (Nome) to five percent (Bethel and Juneau).

Seattle Market Basket

The Seattle market basket decreased \$1,526, or seven percent, from \$21,248 in 2006 to \$19,722 in 2007. The most dramatic price decreases were seen in 2x6 studs, underlay, and 2x4 studs, which dropped by 21, 22, and 30 percent, respectively. Sheetrock, shingles, electric wire, and copper piping saw price increases this year. Topping last year's 39 percent increase, copper piping jumped by 45 percent, or \$77, in 2007.

Concrete

Only Fairbanks and Kenai experienced price decreases in concrete this year – one and three percent, respectively. The cost of concrete increased in the remaining six urban locations. Percentage increases ranged from two percent (Wasilla) to eight percent (Ketchikan and Sitka). Fairbanks surpassed Anchorage in least expensive concrete, coming in at approximately \$3,100. Kodiak remains the most expensive locale for concrete, at \$5,685 – 83 percent, or \$2,585, more than Fairbanks.

Rebar

The price of rebar increased in two of the urban locations, decreased in five, and remained the same in one. Anchorage and Juneau were the two locations to experience price increases, at two and 17 percent, respectively. Percentage decreases varied from five percent (Fairbanks) to 19 percent (Ketchikan). Prices in Kodiak were unchanged from year-ago levels. The price of rebar dropped nine percent to \$516 in Seattle during 2007.

Doors and Windows

Six Alaska locations experienced increases in the total cost of doors and windows. The percentage increases ranged from two percent (Barrow) to 25 percent (Sitka). The remaining five Alaska locations experienced price decreases. The percentage decreases ranged from one percent (Kenai) to 29 percent (Kodiak). Seattle experienced a 14 percent decrease in the price of doors and windows.

Shipping Costs from Seattle

The cost of transporting the building materials from Seattle increased in all areas but one. The percentage increases ranged from less than one percent (Nome) to 16 percent (Wasilla). The one community to experience a drop in shipping costs was Bethel, as the price decreased four percent to \$10,798.

Construction Costs Around the State

- Statewide, the weighted-average costs of the market basket ranged from a low of \$18,150 in Ketchikan to a high of \$43,183 in Barrow.
- The disparity between the most expensive urban location and the least expensive rural location increased by 30 percent in 2007 to \$7,457. Kodiak maintains its position as the most expensive urban location, with a total market basket cost of \$23,177. Similarly, Bethel remains the least expensive rural location with a cost of \$30,634.
- Building materials cost more in rural areas than urban areas, and more in northern Alaska than in Southcentral and Southeast Alaska. The main reason for this cost differential is the added expense of transportation – the further a community is from Seattle, the more expensive the price of building materials. The lack of infrastructure in rural areas requires materials to be barged or flown to the different areas and contributes to higher prices.

- Kodiak remains the most expensive location, urban or rural, for doors and windows. However, the total cost of \$4,508 represents a 29 percent drop from last year's \$6,350.
- Juneau replaced Sitka as the least expensive location for doors and windows. Prices in Juneau fell 16 percent from the previous year, while at the same time, prices in Sitka climbed 25 percent.
- The cost of the Anchorage market basket dropped two percent in 2007 to \$20,956. Although only seven of the 15 market basket items actually decreased in price, four of these items represent the most expensive items in the market basket (truss, underlay, T-111 siding, and plywood).
- Percentage increases in Anchorage market basket items during 2007 ranged from one percent (electric wire) to 92 percent (copper pipe). The jump in the price of copper pipe may seem excessive; however, Anchorage is just one of six communities that experienced a price increase of over 90 percent for copper pipe.
- Fairbanks reported a market basket cost of \$23,126. Prices increased for nine of the 15 market basket items. Percentage increases ranged from five percent (truss) to 85 percent (copper pipe). The prices of six items dropped in 2007, with the percentage decreases ranging from 10 percent (underlay) to 24 percent (single breaker).
- Juneau's market basket increased by \$1,003, or five percent, in 2007 to \$22,706. Ten of the fifteen market basket items experienced an increase, ranging from six percent (R-38 insulation) to 40 percent (plain sheetrock). The price of electric wire increased in all communities, but Juneau saw the most striking rise, increasing from \$143 in 2006 to \$495 in 2007, a gain of 246 percent.
- Five items in Juneau's market basket experienced decreases in 2007, ranging from nine percent (underlay) to 22 percent (2x4 studs).
- The majority of Barrow's market basket items either decreased in price or remained stagnant, causing a two percent decrease in the market basket total in 2007. Decreases were experienced with three market basket items, including plain sheetrock, T-111 siding, and underlay, at 25, seven, and six percent, respectively. An additional five items experienced no change at all.
- Seven of Barrow's items experienced increases. With the exceptions of metal roofing (a \$1 increase) and copper pipe (a \$210, or 88 percent, increase), percentage increases ranged from two percent (truss) to 20 percent (2x6 studs).
- Both electric wire and copper pipe saw increases in all 11 of the surveyed communities in Alaska. Increases in electric wire prices ranged from one percent (Anchorage) to 245 percent (Juneau), with the median increase at 41 percent (Sitka). Increases in copper pipe ranged from 63 percent (Kodiak) to 125 percent (Juneau), with the median increase at 90 percent (Kenai).

- Elevated prices of copper since 2005 may help to explain the cost increases of some copper-based building materials, namely copper pipe and electric wire.
- The price of plywood decreased in nine of the 11 surveyed areas in 2007, including all eight urban areas. The percentage decreases ranged from three percent (Sitka) to 20 percent (Anchorage and Kenai). The price of underlay decreased in eight communities and remained unchanged in one. Also, the price of 2x4 studs fell in seven communities.
- Fairbanks, with a cost of \$3,100, moved to the top position in 2007 as the area with the least expensive prices for concrete. Kodiak remained the most expensive area for concrete with a cost of \$5,685. However, the price difference between Kodiak and the second most-expensive area for concrete (Ketchikan) narrowed slightly from \$1,125 in 2006 to \$992 in 2007.
- Ketchikan won the position for the least expensive location for rebar in 2007 after a 20 percent, or \$118, decrease from one year ago. Overall, the cost of rebar decreased in five places, remained stagnant in one, and increased in the remaining two. (As noted in the introduction, rebar is not used and, therefore, not reported in the three rural areas.) Juneau experienced the greatest spike in rebar prices at 17 percent. However, despite this increase, Fairbanks made the top of the list for the most expensive rebar, at \$649, though Juneau was not far behind at \$646.

Alaska Suppliers Comparison Index

Fluctuations in cost can best be examined in terms of the yearly change each area experiences in relation to a point of reference. One way to do this is to establish an index comparing each community's market basket cost to a benchmark. The Alaska Suppliers Comparison Index uses the largest city in Alaska, Anchorage, as its benchmark. To create this index, Anchorage's market basket cost is given an index value of 100. Dividing the average cost for a survey area by the Anchorage value (\$20,956) produces the index value for that community.

- The Anchorage market basket cost decreased \$465, or two percent, in 2007. Areas with cost decreases greater than two percent experienced decreases in their indices. Areas with cost decreases of less than two percent or with cost increases experienced increases in their indices.
- Two communities experienced a decrease in their indices in 2007. With a six percent reduction in its market basket, Ketchikan's index value decreased by three points, from 90 to 87. Similarly, Wasilla's three percent decrease in its market basket translated into a one point reduction in its index value, from 103 to 102.
- Two communities, Barrow and Kenai, saw no change to their index value, as they experienced the same change to their total market basket cost – a two percent decrease (on rounding) – as Anchorage.

- Six communities experienced an increase in their index values. Increases ranged from two points (Kodiak) to 10 points (Bethel).
- The gap between the two locations with the highest index values, Barrow and Nome, lessened slightly in 2007 from 33 to 26 points. The disparity between the urban area with the highest index value, Kodiak, and the rural area with the lowest, Bethel, increased from 27 points in 2006 to 35 points in 2007. Of the eight urban locations, Kodiak had the highest overall market basket prices as well as the highest index value at 111.
- After five years of decreasing index values, Fairbanks saw a seven point rise in 2007 due to a corresponding four percent increase in the its total market basket costs.

Construction Costs in Alaska vs. Seattle

Suppliers from Seattle, Washington, and the surrounding metropolitan area are included in the Alaska Construction Cost Survey as some contractors acquire their materials from outside Alaska. For Alaska suppliers, the market basket price already includes the cost of shipping the goods to the worksite in their community. Transportation costs are added to Seattle's market basket total to estimate what local contractors would pay if they bought directly from Seattle suppliers and shipped their materials north to Alaska. Seattle prices cannot accurately be compared to prices in the three rural areas because the Seattle market basket and the total calculated shipping costs include asphalt shingles rather than metal roofing. For this reason, the following points pertain to the eight urban communities only.

- The Seattle market basket decreased seven percent in 2007 to \$19,722. For the third consecutive year, contractors in all eight urban Alaska locations would enjoy cost savings by purchasing the market basket items locally instead of buying in Seattle and having them shipped north.
- The greatest disparity between local and Seattle prices occurred in Wasilla, where local prices beat Seattle prices by \$5,212. Anchorage followed at a difference of \$5,014, while contractors in Kodiak would save \$4,872 by purchasing locally instead of buying and shipping from Seattle.
- The difference between local and Seattle pricing in 2007 was the smallest in Juneau (\$619). This discount is less than a quarter of the savings in 2006 (\$2,861).
- Only one of Alaska's urban locations experienced an increase in their local/Seattle pricing spread – Wasilla with an increase of just over one percent. The remaining seven urban communities saw a decrease in savings from 2006, ranging from six percent, or \$238, in Ketchikan to 78 percent, or \$2,242, in Juneau. The median decrease in local/Seattle savings from 2006 was 15 percent, or \$860, in Anchorage.

Transportation Index for Market Basket from Seattle

One of the primary factors determining differences in building costs in Alaska is transportation. The cost of transporting materials from Seattle is directly related to the distance from Seattle to the surveyed communities. The Transportation Index uses basic market basket items rather than substituted items to compare the different communities. Metal roofing is lighter than asphalt shingles and, unlike shingles, can be shipped inside or outside a container. In the rural areas where metal roofing is substituted, the cost of shipping the roofing materials could be as much as two-thirds less than asphalt shingles.

Like the Alaska Suppliers Comparison Index, the Transportation Index assigns Anchorage an index value of 100. Dividing the average value for a survey area by the Anchorage shipping cost (\$6,248) produces the index value for that community.

- Shipping costs to Anchorage increased \$201, or three percent, in 2007. Areas with cost increases of greater than three percent experienced increases in their indices. Areas with cost decreases or increases of less than three percent experienced decreases in their indices.
- Bethel was the only community that experienced a decrease in its shipping cost, which fell \$502, or four percent, from \$11,300 to \$10,798. Bethel's index value dropped from 187 in 2006 to 173 in 2007.
- Anchorage tied with Barrow for the fourth-lowest percentage increase in shipping costs in 2007. Wasilla had the highest percentage change with an increase of 16 percent, which corresponded to a 13 point index increase from 98 to 111.
- Barrow's percentage increase was a fraction of a percentage point lower than Anchorage's. As a result, Barrow's three percent increase in shipping costs bumped their index value down by one point, from 283 to 282.
- The remaining seven communities experienced percentage increases of between less than one percent (Nome) and 11 percent (Kodiak). Similarly, index point increases ranged from two points (Ketchikan) to eight points (Kenai and Kodiak). Nome saw a seven point decrease in its index value.
- Ketchikan is the closest city in proximity to Seattle of the 11 communities surveyed. Therefore, shipping costs to Alaska's "First City" remain the lowest. Ketchikan's shipping costs of \$2,179, and corresponding index value of 35, are only one-third of Anchorage's. On the opposite end of the scale, shipping costs to Barrow, the furthest city from Seattle, are \$17,647. This figure is almost three times the cost of shipping to Anchorage and over eight times the cost of shipping to Ketchikan.

Alaska Construction Cost Survey Methodology

The Alaska Department of Labor and Workforce Development's Research and Analysis Section conducts the Alaska Construction Cost Survey annually on behalf of the Alaska Housing Finance Corporation. This survey simulates contractor pricing for a model single-family home by tracking a basket of items representing approximately 30 percent of the home's total cost.

- Building supply companies in or near 11 communities throughout Alaska were surveyed. These include the urban cities of Anchorage, Fairbanks, Juneau, Kenai, Ketchikan, Kodiak, Sitka, and Wasilla, and the three rural communities of Barrow, Bethel, and Nome. In addition, the largest Seattle suppliers are surveyed.
- Twenty-seven local suppliers in Alaska and seven in Washington participated in this year's survey. Alaska participants represent 14 unique firms, as some companies have stores in multiple locations. Similarly, Washington participants represent three unique firms. In addition, 17 concrete suppliers and six shipping companies participated in this year's survey.
- All companies are given an itemized list of building materials with specific quantities to price. The complete list of materials in the market basket and the quantities used to calculate the items' extended prices are detailed in Table 6-1. The market basket includes selected construction materials comprising approximately 30 percent of the materials used for the model house. It does not represent the total construction cost, as there are other significant expenses that would need to be factored in, such as labor costs. Prices of concrete, rebar, doors, and windows are also collected but are not included in the market basket total.
- Figure 1 shows the floor plan of the model house used in this survey.
- When surveyed, building suppliers are asked what discounts, if any, they provide to contractors when purchasing a "package" of building materials sufficient to build a single family home. If a discount is given, it is then factored into the market basket prices that the supplier reported. The same is true for concrete suppliers.
- Transportation costs are added to Seattle's market basket total to simulate what local contractors would pay if they bought directly from Seattle suppliers and shipped their materials to Alaska. To determine the cost of transportation, carriers are given the weight (approximately 49,000 pounds) and the volume (about 2,000 cubic feet) of the materials. These measurements generally require a 20-foot platform and a 20-foot container for all of the materials. Another assumption is that all of the fees for required services are included in the reported cost of the shipment. These services include loading/unloading, protection and fastening of goods, and delivery to the building site. The shippers' market basket includes asphalt shingles rather than metal roofing.

- It is expected that larger building supply firms get volume discounts that are then passed on to the contractor. To reflect the vendors' respective market shares, respondents' values are weighted by the size of the respective firms. For Alaska businesses, size is based on the reported number of employees from the Alaska Department of Labor and Workforce Development's employment security tax wage database for the second quarter of 2006. America's Labor Market Information System provides 2006 employee counts for Seattle suppliers.
- Two comparison indices are used – one for the building material market basket and the other for the transportation costs from Seattle. These indices allow communities to measure changes to the cost of construction materials in relation to a fixed value. The benchmark values are the costs for Anchorage, the largest community in Alaska. Dividing the average cost of a survey area by the Anchorage value produces both indices. This creates an Anchorage benchmark of 100. In this way, communities can be gauged in relation to Anchorage for a particular year.
- Changes in the makeup of the market basket make year-to-year comparisons difficult. In 2001, cedar bevel siding was replaced with T-111 siding. This lowered not only the cost of the market basket, but also the transportation costs. In 2002, Barrow did not report prices for asphalt shingles because most new construction on the North Slope incorporates metal roofing materials instead. This affected both the transportation costs and the market basket total. As noted previously, in 2003, metal roofing was substituted for asphalt shingles in the three rural areas.

Appendix A

Construction Cost Survey Tables and Charts

Average Price for Construction Materials

Alaska Suppliers

2007

Table 1

Market Basket Items	Quantity	Units	Size	Length	Urban								Rural *		
					Anchorage	Fairbanks	Juneau	Kenai	Ketchikan	Kodiak	Sitka	Wasilla	Barrow	Bethel	Nome
BCI 60 Series	768	ft	14"		\$2,363	\$2,709	\$3,379	\$3,001	\$1,505	\$2,726	\$2,586	\$2,427	\$2,240	\$1,860	\$4,109
2-4-1 T&G FF Underlay 4' x 8'	62	pcs	1 1/8"		2,596	2,894	2,688	2,648	2,122	2,495	2,669	2,606	5,580	3,595	4,675
T-111 8" Center Groove 4' x 10' Siding	60	pcs	5/8"		2,757	3,221	2,760	3,498	3,450	3,422	3,076	3,004	4,800	3,786	4,481
CDX 4' x 8' #53	106	pcs	5/8"		2,105	2,294	2,119	2,198	1,775	2,279	2,141	2,137	5,830	3,154	4,054
Studs #2 & btr Kiln-dried	164	pcs	2" x 4"	92 5/8"	338	433	402	392	302	484	428	352	1,312	754	884
Studs #2 & btr #14 Kiln-dried	263	pcs	2" x 6"	92 5/8"	1,217	1,233	986	1,171	738	1,164	1,123	1,145	3,156	1,849	2,199
4' x 12' Plain Sheetrock #84	95	pcs	1/2"		1,794	1,876	2,014	1,931	1,626	1,844	1,564	1,786	4,250	2,209	3,188
4' x 12' Type X Sheetrock #109	68	pcs	5/8"		1,445	1,455	1,612	1,492	1,201	1,496	1,248	1,436	4,080	2,725	2,900
Fiberglass Bat Insulation (2,560 sq ft)	40	bags	R-38" x 24"	64 sq ft	2,428	2,657	2,240	2,342	1,888	2,237	2,206	2,601	3,400	3,756	4,032
Fiberglass Bat Insulation (2,034 sq ft)	30	bags	R-21" x 15"	68 sq ft	1,381	1,562	1,350	1,326	1,115	1,470	1,351	1,389	2,100	2,044	1,861
NMB Electric Wire	3	boxes		250'	227	335	495	226	270	420	221	226	300	350	319
Single Breaker	15	pcs	15 Amp		78	67	135	93	75	64	69	67	75	106	122
Copper Pipe Type 'M'	150	ft	3/4"		339	322	360	339	449	316	338	321	450	440	608
ABS Pipe	100	ft	3"		133	132	160	144	185	165	239	135	250	356	221
3 Tab Shingles Brown	102	bundles			1,755	1,936	2,006	1,859	1,449	2,595	1,829	1,789	N/A	N/A	N/A
Metal Roofing	3,215	sq ft	3' x 20'		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5,360	3,650	4,147
Total (Without Concrete & Rebar)					\$20,956	\$23,126	\$22,706	\$22,660	\$18,150	\$23,177	\$21,088	\$21,421	\$43,183	\$30,634	\$37,800
Concrete	30	yds			3,140	3,100	4,500	3,326	4,693	5,685	4,590	3,248			
#4 Rebar	93	pcs	1/2"	20'	580	649	646	594	486	576	577	533			
Total (With Concrete & Rebar)					\$24,676	\$26,875	\$27,852	\$26,580	\$23,329	\$29,438	\$26,255	\$25,202			

* Rural areas exclude concrete & rebar

Average Price for Doors & Windows

Alaska Suppliers

2007

Table 2

Market Basket Items	Quantity	Units	Size	Urban								Rural		
				Anchorage	Fairbanks	Juneau	Kenai	Ketchikan	Kodiak	Sitka	Wasilla	Barrow	Bethel	Nome
R7 Metal Insulated Doors with 6" Jamb	2	pcs	3'	\$342	\$326	\$362	\$371	\$361	\$479	\$635	\$333	\$780	\$704	\$567
Low E Argon Windows with R > 2.8 Vinyl Casements	3	pcs	2.6' x 3'	\$523	\$635	\$675	\$637	\$627	\$837	\$624	\$569	\$870	\$1,014	\$810
Low E Argon Windows with R > 2.8 Vinyl Casements, 5.7 E-Gress	6	pcs	2.6' x 4'	\$1,448	\$1,503	\$1,392	\$1,431	\$1,373	\$1,794	\$1,310	\$1,334	\$1,800	\$1,967	\$1,755
Low E Argon Windows with R > 2.8 Vinyl Casements, 5.7 E-Gress	2	pcs	8.0' x 4'	\$946	\$1,245	\$662	\$1,193	\$1,340	\$1,398	\$1,135	\$1,213	\$1,000	\$553	\$977
Total Cost of Doors & Windows				\$3,259	\$3,709	\$3,091	\$3,632	\$3,701	\$4,508	\$3,704	\$3,449	\$4,450	\$4,238	\$4,109

Average Price for Construction Materials

Seattle Suppliers (without Concrete, Doors and Windows)

2007

Table 3

Market Basket Items	Quantity	Units	Size	Length	Seattle Area
BCI 60 Series	768	ft	14"		\$2,802
2-4-1 T&G FF Underlay 4' x 8'	62	pcs	1 1/8"		2,281
T-111 8" Center Groove 4' x 10' Siding	60	pcs	5/8"		3,522
CDX 4' x 8' #53	106	pcs	5/8"		1,893
Studs #2 & btr Kiln-dried	164	pcs	2" x 4"	92 5/8"	320
Studs #2 & btr #14 Kiln-dried	263	pcs	2" x 6"	92 5/8"	862
4' x 12' Plain Sheetrock #84	95	pcs	1/2"		1,204
4' x 12' Type X Sheetrock #109	68	pcs	5/8"		1,211
3 Tab Shingles Brown	102	bundles			1,419
Fiberglass Bat Insulation (2,560 sq ft)	40	bags	R-38" x 24"	64 sq ft	2,262
Fiberglass Bat Insulation (2,034 sq ft)	30	bags	R-21" x 15"	68 sq ft	1,357
NMB Electric Wire	3	boxes		250'	173
Single Breaker	15	pcs	15 Amp		49
Copper Pipe Type 'M'	150	ft	3/4"		247
ABS Pipe	100	ft	3"		120
Total (Without Rebar)					\$19,722
#4 Rebar	93	pcs	1/2"	20'	516
Total (With Rebar)					\$20,238

Transportation Cost of Market Basket

Table 4

Shipping and Handling (Without Concrete, Rebar, Doors and Windows)
2007

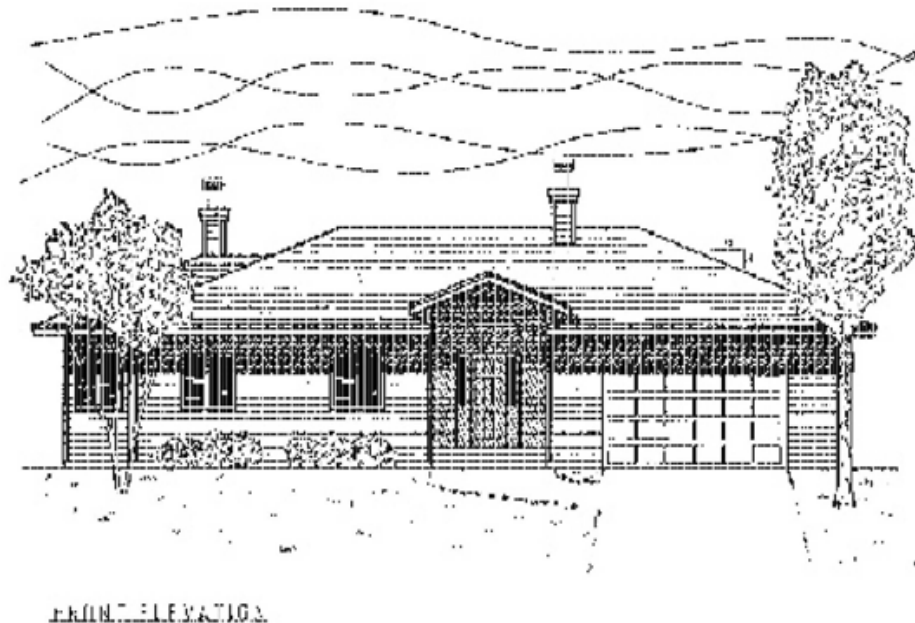
Destination	Seattle
Ketchikan	\$2,179
Juneau	3,603
Sitka	5,598
Anchorage	6,248
Wasilla	6,911
Kenai	7,414
Fairbanks	7,915
Kodiak	8,327
Bethel	10,798
Nome	13,432
Barrow	17,647

Notes:

Weighted average using 2006 Q2 ODB202 number of employees where applicable.

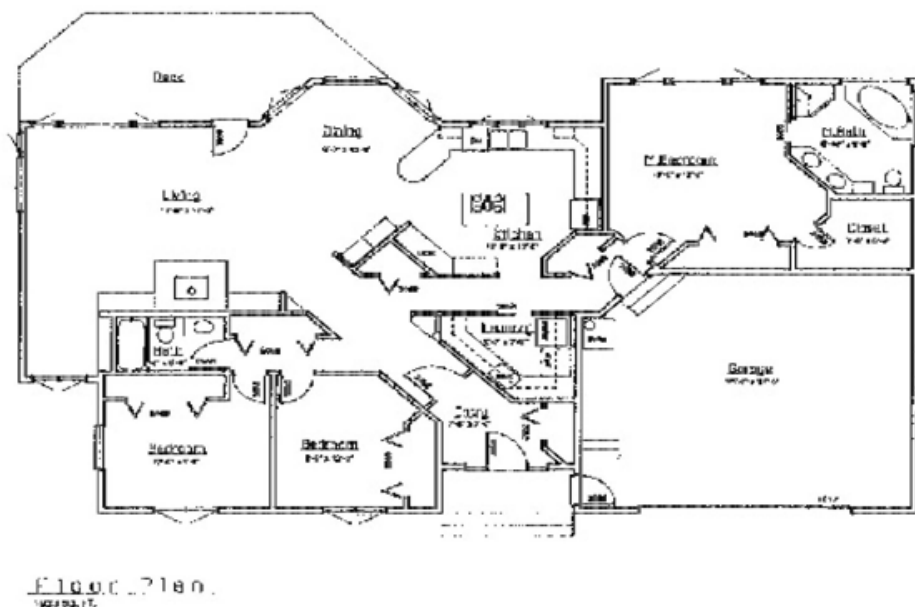
Totals may not add up due to rounding.

Artist Rendering of Model Home



Source: Alaska Department of Labor & Workforce Development, Research and Analysis Section, Construction Cost Survey 2006
Note: 1/ Seattle prices include asphalt shingles. 2/ Rural areas include metal roofing instead of asphalt shingles.

Floor Plan of Model Home



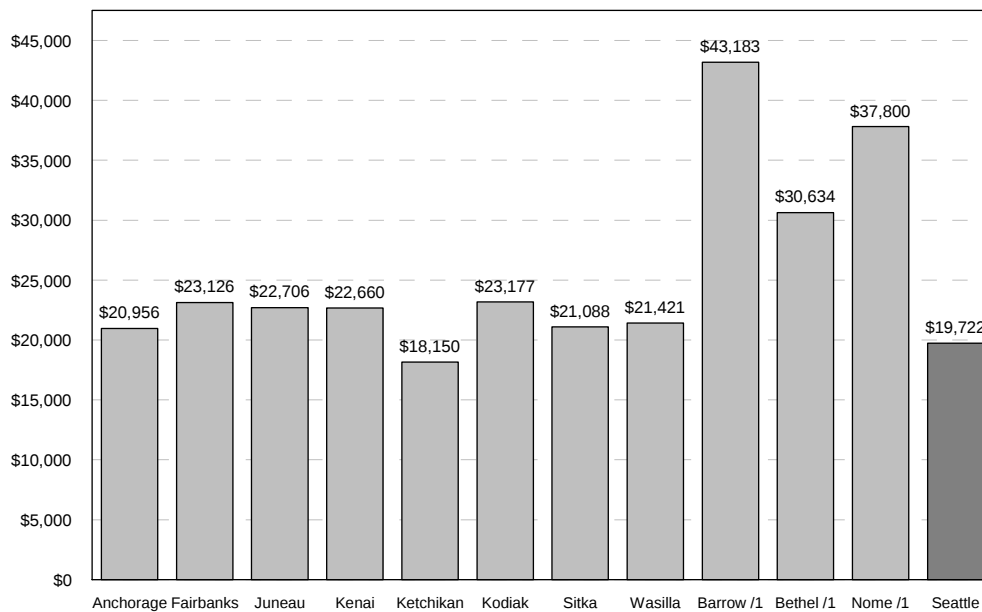
Source: Alaska Department of Labor & Workforce Development, Research and Analysis Section, Construction Cost Survey 2006
Note: 1/ Seattle prices include asphalt shingles. 2/ Rural areas include metal roofing instead of asphalt shingles.

Average Cost of Market Basket 2007

Graph 1

Urban & Rural Residential Construction (Without Concrete, Rebar, Doors, & Windows)

Alaska and Seattle Suppliers

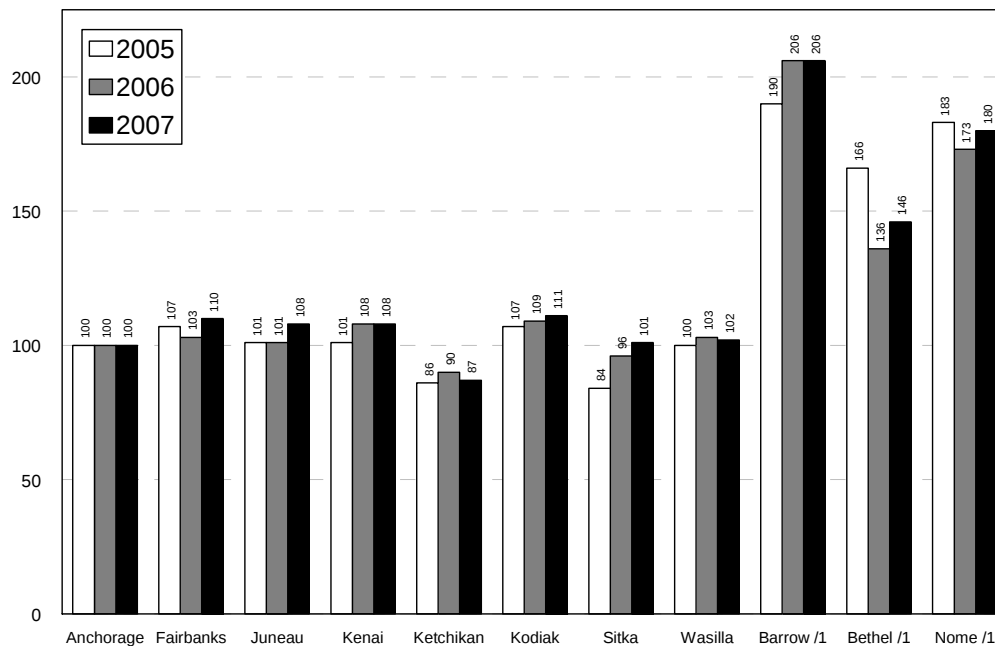


Alaska Suppliers Comparison Index

Graph 2

Urban & Rural Residential Construction (Without Concrete, Rebar, Doors, & Windows)

Index by Community with Anchorage as Baseline



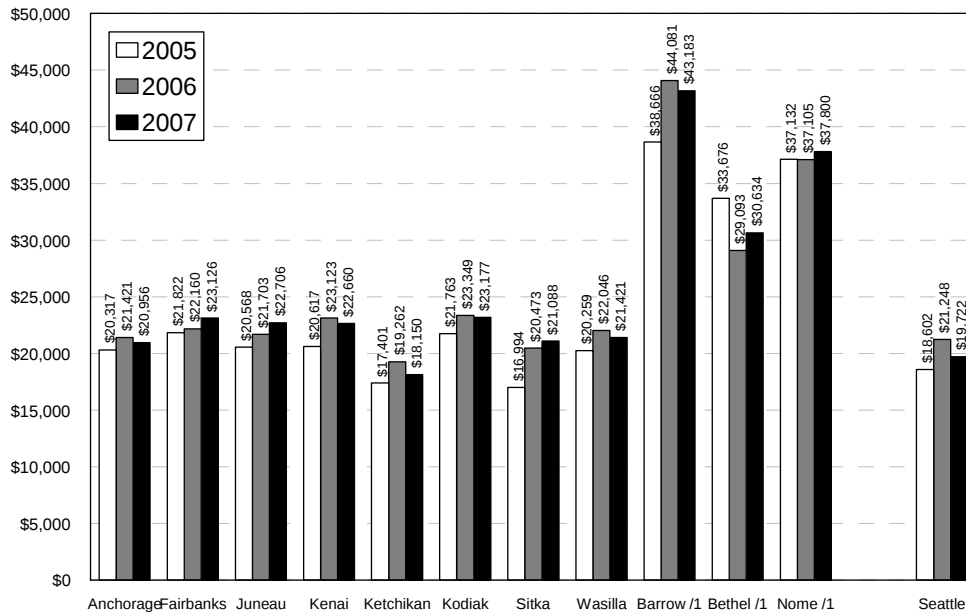
Note: 1/ Rural areas include metal roofing instead of asphalt shingles.

Average Cost of Market Basket, 2005 - 2007

Graph 3

Urban & Rural Residential Construction (Without Concrete, Rebar, Doors, & Windows)

Alaska and Seattle Suppliers



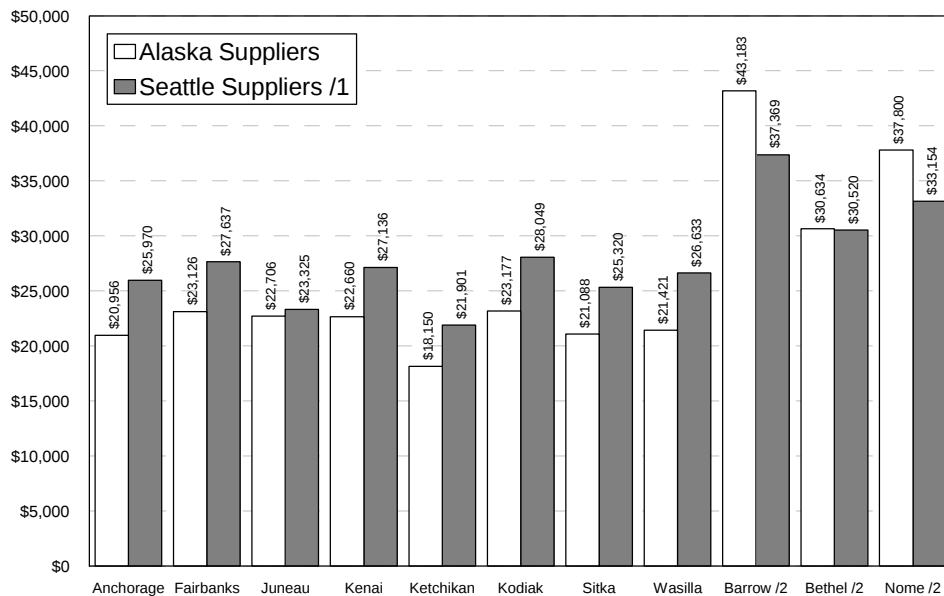
Note: 1/ Rural areas include metal roofing instead of asphalt shingles.

Average Cost of Market Basket, 2005 - 2007

Graph 4

Urban & Rural Residential Construction (Without Concrete, Rebar, Doors, & Windows)

Alaska and Seattle Suppliers



Note: 1/ Rural areas include metal roofing instead of asphalt shingles.

