



COLORADO SPRINGS REGIONAL ECONOMIC DEVELOPMENT CORPORATION

Cost of living indexes for selected cities

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**MEANS CONSTRUCTION COST INDEX for 316 cities (base year 1/1/93)
Weighted Average for Total in Place Cost (Materials + Installation)**

<u>CITY</u>	<u>7/1/2011</u>
Los Angeles, CA	204.4
Las Vegas, NV	200.1
Seattle, WA	199.3
NATIONAL AVERAGE (30 cities)	191.2
Portland, OR	190.2
Reno, NV	184.6
Denver, CO	180.2
Spokane, WA	179.3
COLORADO SPRINGS, CO	177.5
Phoenix, AZ	169.2
Albuquerque, NM	167.6
Boise, ID	167.2
Salt Lake City, UT	166.3
Dallas, TX	162.6
Raleigh, NC	146.8

Source: RS Means Construction Cost Index, July 2011

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AVERAGE MONTHLY ELECTRICAL COSTS (\$) KMPG Peat Marwick - Typical Industrial Bill

<u>CITY</u>	<u>Jan-10 1,000 kW 200,000 kWh</u>
Los Angeles, CA	\$26,735
Reno, NV	24,273
Phoenix, AZ	23,076
Denver, CO	22,648
Raleigh, NC	21,876
Albuquerque, NM	20,256
Colorado Springs, CO	19,528
Salt Lake City, UT	18,947
Spokane, WA***	18,797
Dallas, TX	16,798
Portland, OR***	16,350
Las Vegas, NV***	15,539
Seattle, WA***	12,219
Boise, ID***	11,828

Source: Lincoln Electric System National Electric Rate Survey
Released August 2011 for data obtained January 2011

*** Hydroelectric power



DECEMBER 2011 UNEMPLOYMENT RATES

CITY	Unemployment Rate
Las Vegas, NV	12.7%
Reno, NV	11.9%
Los Angeles-Long Beach, CA	10.6%
COLORADO SPRINGS, CO	9.0%
Spokane, WA	9.0%
NATIONAL AVERAGE	8.5%
Boise, ID	8.4%
Denver, CO	8.1%
Portland, OR	8.1%
Raleigh, NC	8.0%
Phoenix, AZ	7.9%
Seattle-Bellevue-Everett, WA	7.8%
Dallas, TX	7.1%
Albuquerque, NM	6.8%
Salt Lake City, UT	5.4%

Source: Bureau of Labor Statistics, not seasonally adjusted



WORKER'S COMPENSATION RATES

Description	Class Code	AZ rate	CA rate	CO rate	ID rate	NC rate	NM rate	NV rate	OR rate	TX rate	UT rate	WA rate
Accountant - Traveling	8803	\$0.09	\$0.41	\$0.07	\$0.13	\$0.09	\$0.09	\$0.28	\$0.07	\$0.11	\$0.07	
Clerical	8810	0.23	0.62	0.17	0.29	0.24	0.25	0.54	0.14	0.19	0.11	M
Computer Chip Manufacturing	4150	0.56	4.72	0.56	0.94	0.49	0.66	1.00	0.68	0.76	0.44	O
Computer Manufacturing	3574	1.86	5.78	0.55	2.69	0.88	0.79	1.69	1.00	1.20	0.73	N
Electrical Apparatus	3179	2.44	5.44	1.47	2.34	1.50	1.70	2.60	1.61	3.58	1.13	O
Electroplater	3372	5.58	8.03	2.84	5.69	2.54	2.18	4.00	2.67	3.20	1.57	P
Engineers	8601	0.49	1.07	0.39	0.69	0.88	0.50	0.96	0.54	0.35	0.53	O
Equipment Manufacturing	3681	0.72	1.91	1.17	0.77	1.31	0.51	1.48	0.72	1.10	0.63	L
Inspectors	8720	1.64	3.88	1.00	2.64	1.55	2.13	1.60	1.00	n/a	0.72	I
Iron/Steel Fabrication	3040	6.04	9.01	3.59	8.71	4.64	3.21	5.86	4.77	4.76	2.55	S
Laboratories R&D Testing	4511	1.11	2.16	0.46	1.37	0.46	0.41	0.95	0.87	0.65	0.41	T
Metal Goods Manufacturing	3400	6.24	8.35	2.18	8.18	2.87	2.01	3.56	2.46	n/a	1.21	I
Outside Sales (Buyer)	8742	0.38	0.74	0.25	0.54	0.42	0.35	0.68	0.23	0.30	0.22	C
Plastics Mfg - Fabricated (CA = 4478)	4452	3.96	n/a	2.30	3.86	2.96	1.76	4.45	2.96	2.17	1.37	
Plastics Mfg - Molded (CA = 4498)	4484	3.22	n/a	1.88	4.71	2.76	1.92	3.04	2.01	3.18	0.91	

Source: The Travelers, Worker's Compensation Rates June 2009

Rate Reported per \$100 of Payroll - Standard Nationwide Rates

Monopolistic States must purchase Worker's Compensation Insurance through the State Fund.



CORPORATE EXCISE TAX

STATE	CORPORATE TAX
Nevada	N/A
Washington	N/A
California	8.84%
Idaho	7.60%
New Mexico	7.60%
Oregon	7.60%
Arizona	6.968%
North Carolina	6.90%
Utah	5.00%
Colorado	4.63%
Texas	1.0% Franchise Tax on \$1,000,000+ Revenues

Source: Federal Tax Administrators Internet, January 2011



COST OF LIVING

CITY	COMPOSITE INDEX	UTILITIES INDEX	MISC. GOODS & SERVICES INDEX
Los Angeles, CA	132.8	112.3	104.5
Seattle, WA	117.1	90.4	118.8
Portland, OR	113.6	88.3	107.6
Denver, CO	105.0	90.0	106.9
Las Vegas, NV	100.1	91.4	105.9
NATIONAL AVERAGE	100.0	100.0	100.0
Phoenix, AZ	96.5	100.3	97.7
Dallas, TX	96.2	108.1	105.0
Boise, ID	96.1	97.2	102.3
Salt Lake City, UT	94.6	77.3	100.0
Albuquerque (Rio Rancho), NM	94.6	98.6	99.6
Reno, NV	94.0	87.4	95.1
Raleigh, NC	93.8	104.5	97.8
Spokane, WA	92.9	78.9	98.6
COLORADO SPRINGS, CO	92.5	89.8	93.1

Source: C2ER - COLI 2011 Annual Average



HOUSING COSTS

<u>CITY</u>	<u>Price</u>
Los Angeles, CA	\$540,850
Seattle, WA	372,917
Portland, OR	356,341
Denver, CO	339,420
NATIONAL AVERAGE	286,731
Salt Lake City, UT	273,368
Las Vegas, NV	261,021
Albuquerque (Rio Rancho), NM	253,971
COLORADO SPRINGS, CO	247,964
Reno, NV	244,630
Spokane, WA	243,241
Phoenix, AZ	241,396
Boise, ID	238,006
Raleigh, NC	229,862
Dallas, TX	207,192

Source: C2ER - COLI 2011 Annual Average

A newly built home of approximately 2,400 sq.ft. with 3-bedrooms, 2 full baths, living room, dining room, one fireplace, utility room, fully finished basement and attached 2-car garage on 8,000 sq.ft. lot.

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APARTMENT COSTS

<u>CITY</u>	<u>Monthly Cost</u>
Los Angeles, CA	\$1,863
Seattle, WA	1,473
Portland, OR	1,289
Phoenix, AZ	889
Denver, CO	853
NATIONAL AVERAGE	840
Reno, NV	814
COLORADO SPRINGS, CO	808
Salt Lake City, UT	789
Las Vegas, NV	766
Dallas, TX	738
Albuquerque (Rio Rancho), NM	727
Spokane, WA	713
Boise, ID	703
Raleigh, NC	656

Source: C2ER - COLI 2011 Annual Average

An apartment complex built within the past 10 years of approximately 950 sq.ft. with 2-bedrooms, 1½ or 2 full baths. Water and sewer included in rent.



EDUCATION LEVELS

<u>CITY</u>	<u>% COMPLETED COLLEGE</u>	<u>% COMPLETED HIGH SCHOOL</u>
Seattle, WA	56.0	92.8
Raleigh, NC	46.2	91.7
Portland, OR	42.2	88.9
Denver, CO	40.9	83.8
Boise, ID	37.6	92.8
Salt Lake City, UT	37.3	83.5
COLORADO SPRINGS, CO	35.2	92.1
Albuquerque, NM	32.0	87.5
Los Angeles, CA	30.7	73.9
Spokane, WA	29.5	92.2
Dallas, TX	28.9	73.5
NATIONAL AVERAGE	28.2	85.6
Reno, NV	27.2	85.9
Phoenix, AZ	24.9	81.0
Las Vegas, NV	20.3	82.2

Source: 2010 American Community Survey 1-Year Estimates, Persons 25 and over