

## Input prices rise 3.1% in February ahead of war's impact

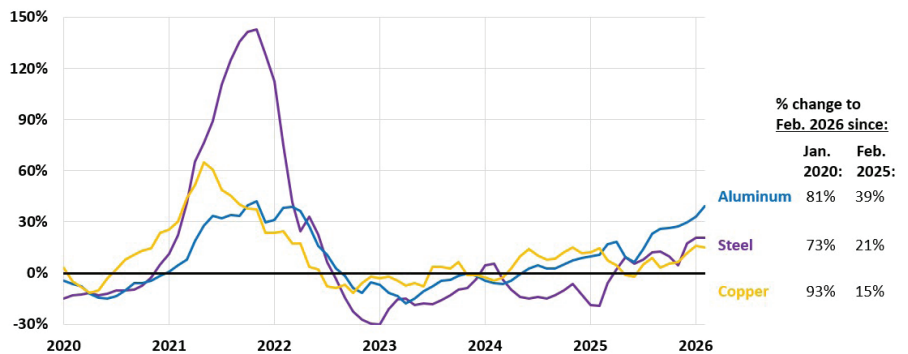
Input prices for new nonresidential construction rose 0.1% in February and 3.1% year over year (y/y), according to producer price index (PPI) data the Bureau of Labor Statistics (BLS) posted on Wednesday. AGC posted tables and charts of construction-related PPIs. The y/y increase reflects sharp price gains for several key metals used in construction, including aluminum mill shapes (up 39.1%), steel mill products (up 20.9%), fabricated structural metal bar joists and rebar (up 20.0%), and copper and brass mill shapes (up 15.1%). Diesel fuel prices surged 20.3% in February alone and were 3.1% higher than a year earlier, highlighting the volatility of energy inputs that affect transportation and equipment operating costs. Prices were collected from domestic sellers on February 13, before the outbreak of the Middle East war. Rising metals and fuel costs may increase further if disruptions to Middle East oil, natural gas, or aluminum supplies and shipping persist...

Source and Hyperlink: [AGC DATA DIGEST, Vol. 26, No. 12](https://www.agc.org/sites/default/files/users/user21902/datadigest20260320_F.pdf)  
 March 16-20, 2026  
[https://www.agc.org/sites/default/files/users/user21902/datadigest20260320\\_F.pdf](https://www.agc.org/sites/default/files/users/user21902/datadigest20260320_F.pdf)

The value of construction starts, not seasonally adjusted, soared 20% YTD. ConstructConnect reported on Thursday. Nonresidential building starts jumped 80% YTD, with commercial up 198% (led by a 1363% leap in combined office and data center starts), institutional down 4.6%, and industrial (manufacturing) down 0.3%. Engineering (civil) starts declined 3.1% YTD, with roads down 6.2%, water and sewage treatment up 17%, miscellaneous (power, etc.) up 17%, bridges down 10.5%, and airports down 70%.

## Metals and Fuel Push Construction Costs Higher

**Steel mill products, aluminum & copper mill shapes**  
 Year-over-year % change, not seasonally adjusted, Jan. 2020- Feb. 2026

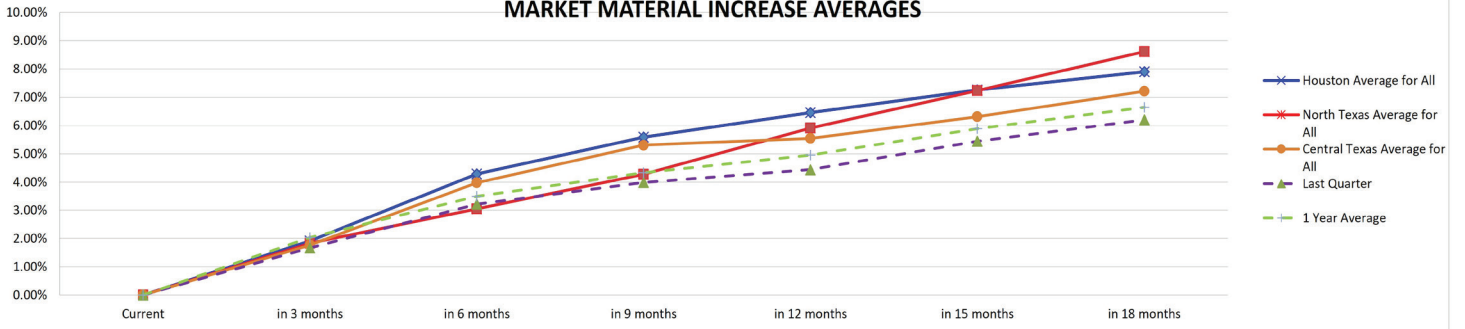


Source: Bureau of Labor Statistics Producer Price Index data

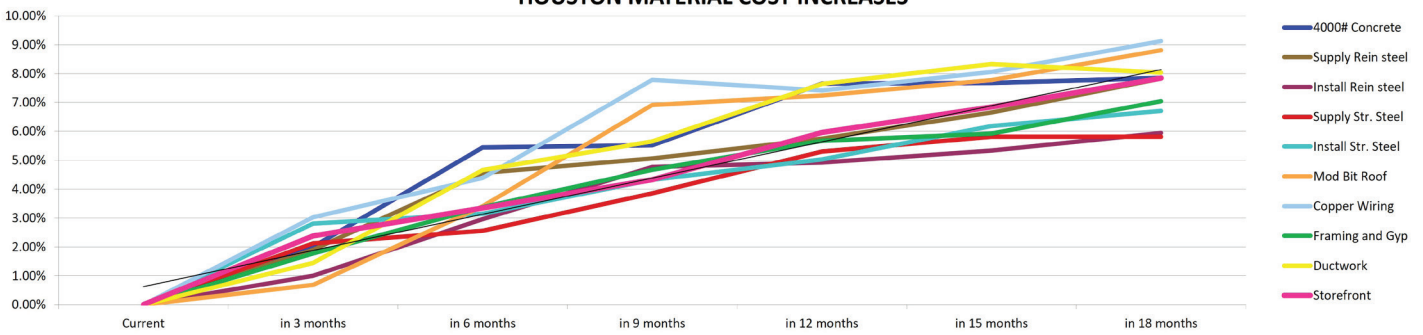
Input prices for new nonresidential construction rose 0.1% in February and 3.1% year over year (y/y), according to producer price index (PPI) data the Bureau of Labor Statistics (BLS) posted on Wednesday.

# Forecast Data

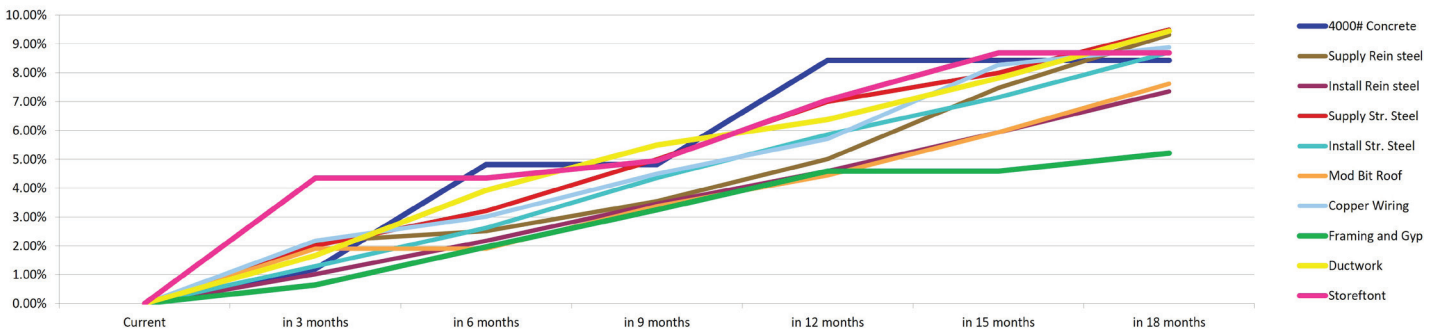
## MARKET MATERIAL INCREASE AVERAGES



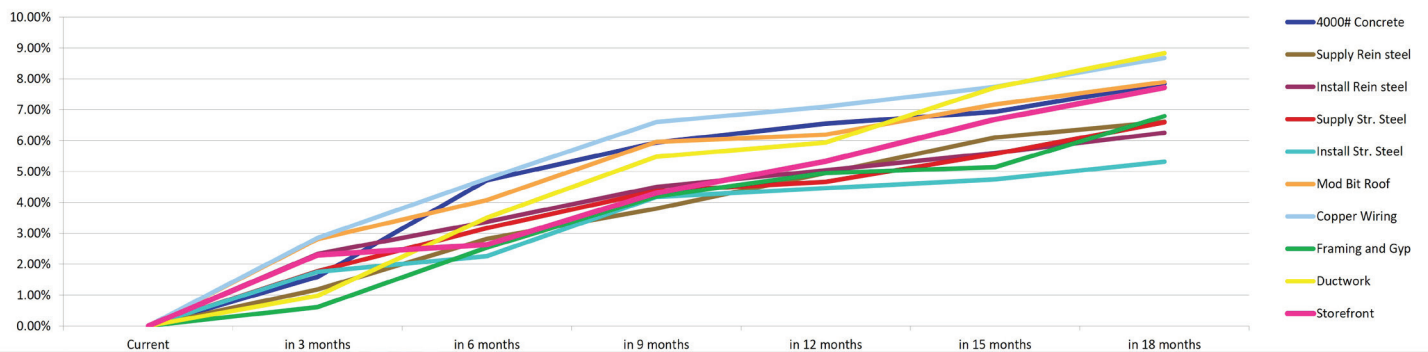
## HOUSTON MATERIAL COST INCREASES



## NORTH TEXAS MATERIAL COST INCREASES



## CENTRAL TEXAS MATERIAL COST INCREASES



## The Steel Report

### PRICING TRENDS

Recent steel price increases reflect a confluence of structural and cyclical factors. Domestic supply remains tightened amid ongoing tariff protections and operational constraints at select mills. At the same time, demand for heavy structural sections tied to large-scale infrastructure, advanced manufacturing, and data center construction as well as elevated input costs continue to support pricing.

- Beam prices increased by \$60/ton on February 18, 2026. Beam inquire only sizes increased by \$40/ton on the same date.
- Angle, channel, and merchant bars prices increased by \$60/ton on February 18, 2026.
- Plate prices increased by \$50-\$60/ton on February 13, 2026.
- Tube prices have remained steady this month.
- Hot rolled coil prices have steadily increased this month.
- Scrap prices increased by \$30/ ton on February 9, 2026 driven by a combination of strengthening export of scrap and domestic supply disruptions. As scrap is the primary input for electric arc furnace production, upward pressure on feedstock costs continues to provide support for finished steel pricing.

## Tariffs drive up construction material costs, AGC says

The Associated General Contractors of America has reported a 2.9% increase in the producer price index for nonresidential construction materials from January 2025 to January 2026, driven by tariffs on imported metals. Aluminum and steel prices surged 33% and 20.7%, respectively, following a 50% tariff imposed last June. Meanwhile, construction spending fell 0.4% in 2025, with private nonresidential spending down 1.8%.

Source and Hyperlink: [AGC ECONOMIC UPDATE, Friday, 02/27/2026 - 12:33 https://www.agc.org/news/2026/02/27/extreme-increases-aluminum-steel-and-copper-costs-drive-prices-construction-materials-january](https://www.agc.org/news/2026/02/27/extreme-increases-aluminum-steel-and-copper-costs-drive-prices-construction-materials-january)

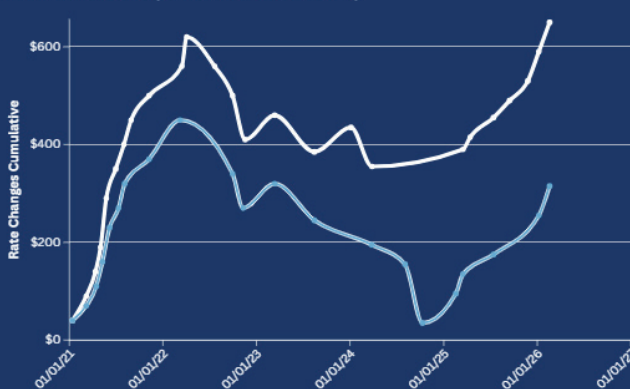
## IEEPA Blocked; Construction Tariffs Continue

Tariffs on key construction inputs including steel, aluminum, copper and softwood lumber remain in place (because they were imposed under separate trade laws) following the Supreme Court's February 20th ruling that the International Emergency Economic Powers Act (IEEPA) does not authorize the President to impose broad tariffs on Tuesday with a 10% tariff that will remain in effect for 150 days unless overturned by a later court ruling. See AGC's Tariff Resource Center for details.

Source and Hyperlink: [AGC DATA DIGEST, Vol. 26, No. 9 February 23-27, 2026 https://www.agc.org/data-digest/vol-26-no-9-february-23-27-2026](https://www.agc.org/data-digest/vol-26-no-9-february-23-27-2026)

### CUMULATIVE COST REPORT ON DOMESTIC LONG PRODUCTS

■ Beams Cumulative \$ Change ■ Merchants Cumulative \$ Change



Source and Hyperlink: [THE STEEL REPORT BY DBM GLOBAL, February 2026 https://www.schuff.com/steel-report/february-2026/](https://www.schuff.com/steel-report/february-2026/)

**AMRIZE** ... we are receiving notice of material cost increases from our suppliers for the first half of this year and beyond. Due to these ongoing economic pressures, all Amrize locations in the DFW Metroplex will implement a \$8.00/cy price increase for ready-mixed concrete effective April 1, 2026. Sack adjustments will be \$10.00 per sack.

Supply Reinforcing Steel \$\$/TON							Install Reinforcing Steel \$\$/TON							Supply Structural Steel \$\$/TON									
		HTX		NTX		CTX				HTX		NTX		CTX				HTX		NTX		CTX	
TIMEFRAME	\$/Ton	Delta	\$/Ton	Delta	\$/Ton	Delta	TIMEFRAME	\$/Ton	Delta	\$/Ton	Delta	\$/Ton	Delta	TIMEFRAME	\$/Ton	Delta	\$/Ton	Delta	\$/Ton	Delta	\$/Ton	Delta	
Current	\$1,206	0.00%	\$1,395	0.00%	\$1,254	0.00%	Current	\$490	0.00%	\$480	0.00%	\$501	0.00%	Current	\$4,237	0.00%	\$5,000	0.00%	\$4,318	0.00%			
in 3 months	\$1,229	1.90%	\$1,425	2.15%	\$1,268	1.18%	in 3 months	\$495	1.90%	\$485	1.02%	\$513	2.34%	in 3 months	\$4,327	2.13%	\$5,100	2.00%	\$4,395	1.78%			
in 6 months	\$1,261	4.56%	\$1,430	2.51%	\$1,289	2.82%	in 6 months	\$505	4.56%	\$490	2.18%	\$518	3.37%	in 6 months	\$4,346	2.56%	\$5,160	3.21%	\$4,455	3.17%			
in 9 months	\$1,268	5.07%	\$1,445	3.55%	\$1,301	3.80%	in 9 months	\$513	5.07%	\$496	3.46%	\$524	4.51%	in 9 months	\$4,400	3.85%	\$5,250	5.00%	\$4,507	4.37%			
in 12 months	\$1,276	5.75%	\$1,465	5.01%	\$1,316	4.95%	in 12 months	\$514	5.75%	\$502	4.60%	\$526	5.04%	in 12 months	\$4,462	5.31%	\$5,350	6.99%	\$4,520	4.67%			
in 15 months	\$1,287	6.65%	\$1,500	7.48%	\$1,330	6.10%	in 15 months	\$516	6.65%	\$508	5.93%	\$529	5.61%	in 15 months	\$4,483	5.81%	\$5,400	7.99%	\$4,559	5.57%			
in 18 months	\$1,301	7.82%	\$1,525	9.32%	\$1,336	6.61%	in 18 months	\$519	7.82%	\$515	7.35%	\$532	6.26%	in 18 months	\$4,483	5.81%	\$5,474	9.49%	\$4,603	6.59%			

Erection of Structural Steel \$\$/TON							Copper Wire \$\$/LB							Frame and Gyp \$\$/SF									
		HTX		NTX		CTX				HTX		NTX		CTX				HTX*		NTX		CTX	
TIMEFRAME	\$/Ton	Delta	\$/Ton	Delta	\$/Ton	Delta	TIMEFRAME	\$/LB	Delta	\$/LB	Delta	\$/LB	Delta	TIMEFRAME	\$/SF	Delta	\$/SF	Delta	\$/SF	Delta	\$/SF	Delta	
Current	\$1,801	0.00%	\$2,300	0.00%	\$1,847	0.00%	Current	\$5.92	0.00%	\$5.96	0.00%	\$5.99	0.00%	Current	\$9.21	0.00%	\$7.70	0.00%	\$7.73	0.00%			
in 3 months	\$1,852	2.81%	\$2,330	1.30%	\$1,879	1.75%	in 3 months	\$6.09	3.02%	\$6.09	2.18%	\$6.16	2.85%	in 3 months	\$9.37	1.77%	\$7.75	0.64%	\$7.78	0.61%			
in 6 months	\$1,858	3.15%	\$2,360	2.62%	\$1,889	2.26%	in 6 months	\$6.17	4.38%	\$6.14	3.01%	\$6.27	4.77%	in 6 months	\$9.52	3.38%	\$7.85	1.96%	\$7.93	2.54%			
in 9 months	\$1,879	4.32%	\$2,400	4.35%	\$1,924	4.17%	in 9 months	\$6.38	7.78%	\$6.23	4.49%	\$6.38	6.60%	in 9 months	\$9.64	4.67%	\$7.95	3.24%	\$8.06	4.20%			
in 12 months	\$1,892	5.03%	\$2,435	5.86%	\$1,929	4.46%	in 12 months	\$6.35	7.41%	\$6.30	5.71%	\$6.41	7.10%	in 12 months	\$9.73	5.67%	\$8.05	4.59%	\$8.11	4.95%			
in 15 months	\$1,913	6.18%	\$2,465	7.15%	\$1,935	4.75%	in 15 months	\$6.39	8.06%	\$6.46	8.27%	\$6.45	7.74%	in 15 months	\$9.75	5.92%	\$8.05	4.59%	\$8.13	5.14%			
in 18 months	\$1,922	6.71%	\$2,500	8.71%	\$1,945	5.32%	in 18 months	\$6.45	9.12%	\$6.49	8.89%	\$6.51	8.68%	in 18 months	\$9.86	7.05%	\$8.10	5.21%	\$8.26	6.80%			

\* HTX Price Includes Tape and Float

Mod Bit Roofing* \$\$/SF							Ductwork \$\$/LB							4000# Concrete \$\$/CY									
		HTX		NTX		CTX				HTX		NTX		CTX				HTX		NTX		CTX	
TIMEFRAME	\$/SF	Delta	\$/SF	Delta	\$/SF	Delta	TIMEFRAME	\$/LB	Delta	\$/LB	Delta	\$/LB	Delta	TIMEFRAME	\$/CY	Delta	\$/CY	Delta	\$/CY	Delta	\$/CY	Delta	
Current	\$22.60	0.00%	\$23.70	0.00%	\$24.94	0.00%	Current	\$10.51	0.00%	\$6.35	0.00%	\$10.45	0.00%	Current	\$152.61	0.00%	\$166.00	0.00%	\$169.18	0.00%			
in 3 months	\$22.76	0.68%	\$24.15	1.91%	\$25.64	2.82%	in 3 months	\$10.66	1.45%	\$6.45	1.67%	\$10.55	0.98%	in 3 months	\$155.66	2.00%	\$168.00	1.20%	\$171.87	1.59%			
in 6 months	\$23.37	3.40%	\$24.15	1.90%	\$25.95	4.08%	in 6 months	\$11.00	4.66%	\$6.60	3.92%	\$10.82	3.50%	in 6 months	\$160.92	5.44%	\$174.00	4.82%	\$177.16	4.72%			
in 9 months	\$24.17	6.91%	\$24.50	3.37%	\$26.42	5.96%	in 9 months	\$11.10	5.65%	\$6.70	5.50%	\$11.02	5.48%	in 9 months	\$161.04	5.52%	\$174.00	4.82%	\$179.22	5.94%			
in 12 months	\$24.24	7.24%	\$24.75	4.45%	\$26.48	6.20%	in 12 months	\$11.31	7.64%	\$6.75	6.38%	\$11.07	5.94%	in 12 months	\$164.30	7.66%	\$180.00	8.43%	\$180.25	6.55%			
in 15 months	\$24.36	7.77%	\$25.10	5.94%	\$26.72	7.17%	in 15 months	\$11.39	8.33%	\$6.85	7.82%	\$11.26	7.72%	in 15 months	\$164.33	7.67%	\$180.00	8.43%	\$180.91	6.94%			
in 18 months	\$24.59	8.81%	\$25.50	7.61%	\$26.90	7.89%	in 18 months	\$11.36	8.03%	\$6.95	9.44%	\$11.38	8.84%	in 18 months	\$164.59	7.84%	\$180.00	8.43%	\$182.45	7.85%			

\* 20,000 SF Roof with 4-inch ISO

Curtainwall \$\$/SF							
		HTX		NTX		CTX	
TIMEFRAME	\$/SF	Delta	\$/SF	Delta	\$/SF	Delta	
Current	\$96.39	0.00%	\$115.00	0.00%	\$102.68	0.00%	
in 3 months	\$98.68	2.37%	\$120.00	4.35%	\$105.04	2.30%	
in 6 months	\$99.62	3.35%	\$120.00	4.35%	\$105.39	2.64%	
in 9 months	\$100.56	4.32%	\$120.70	4.95%	\$107.10	4.30%	
in 12 months	\$102.13	5.95%	\$123.11	7.05%	\$108.15	5.33%	
in 15 months	\$102.98	6.84%	\$125.00	8.69%	\$109.55	6.69%	
in 18 months	\$103.95	7.84%	\$125.00	8.69%	\$110.60	7.71%	

## Dow CEO: Iran war to cause petrochemical price surge

Dow Chairman and CEO Jim Fitterling has warned that the ongoing war with Iran is causing significant volatility in petrochemical prices, leading to inflation in construction materials and other goods. Fitterling compared the supply shock to the disruptions seen during the COVID-19 pandemic, noting that the closure of the Strait of Hormuz has blocked nearly 20% of global petrochemical capacity. While US plants, which rely on natural gas-derived ethane, are less affected, Asian and European

plants using crude oil-based naphtha face severe shortages. "The US is in a really advantageous position," S&P Global Energy Vice President Kurt Barrow noted. "Those [ethane] crackers are running as hard as they can to supply the market, but the reality is there's not enough spare capacity in the world to make up that gap."

Source and Hyperlink: CONSTRUCTION BRIEFING  
[https://www.constructionbriefing.com/news/dow-ceo-warns-construction-materials-prices-will-spike-amid-iran-war/8117697.article?zephrr\\_sso\\_ott=ZvMsHu](https://www.constructionbriefing.com/news/dow-ceo-warns-construction-materials-prices-will-spike-amid-iran-war/8117697.article?zephrr_sso_ott=ZvMsHu)

The information provided in Linbeck's Quarterly Construction Market Forecast and Subcontractor/Supply Chain Pulse is gathered from numerous local and national suppliers every quarter to provide our clients with up-to-date market news.