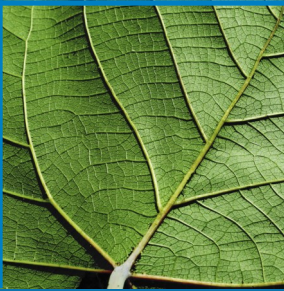


Hanscomb



Escalation Watch First Quarter 2017

Statistics Canada’s 2017, first quarter, Non-residential Building Construction Price Indices were released May 9th. The second quarter indices for 2017 will be available mid-August.

The first quarter of 2017 saw the national composite index rise 0.9% compared with the previous quarter. The increase reflected higher prices for construction of industrial (+0.9%), institutional (+0.9%) and commercial structures (+0.8%).

Those surveyed in six of the seven census metropolitan areas reported quarterly increases. Vancouver (1.9%) and Ottawa (1.0%) had the largest increases, led by higher material prices. Edmonton (-0.1%) reported the only price decrease in the first quarter.

Year over year, the national composite price index rose 2.4%. Vancouver (6.1%) and Toronto (3.9%) posted the greatest gains. Edmonton (-1.2%) and Calgary (-0.6%) reported the only year-over-year declines.

It bears remembering that the indices prepared for Statistics Canada are intended only to track cost changes in a given city. The index cannot be used to compare costs between cities.

The source data used to prepare the charts in this newsletter is drawn from Statistics Canada’s CANSIM, specifically table 327-0043. Readers are cautioned that Statistics Canada does, on occasion, restate indices from previous quarters. Individual city and national composite indices reported in this newsletter reflect these changes. Indices restated from the previous report are highlighted for ease of reference where appropriate.

More information about this and other construction related indices published by Statistics Canada are available on line at www.statcan.gc.ca.

- Susan Neil, PQS, MRICS
Executive Vice President

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Escalation Watch

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Statistics Canada
Non-Residential
Construction Cost
Indices for 7 Cities
First Quarter 2017

Services

Cost Planning & Control Value Management	Litigation Support Construction Monitoring	Feasibility Studies Time Management	Loan Monitoring Applied Research
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Canadian Offices and Service Contacts

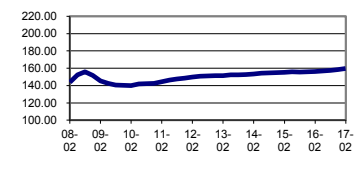
Vancouver	Ken King	604 - 685 - 1241	Applied Research	Art Maw	613 - 234 - 8089
Edmonton	Mike Swick	780 - 426 - 7980			
Winnipeg	Isaac Gwendo	204 - 775 - 3389	Loan Monitoring	Raymond Murray	902 - 422 - 3620
Hamilton	Craig Bye	905 - 525 - 5777		Dale Panday	416 - 487 - 3811
Ottawa	Art Maw	613 - 234 - 8089			
	Brian McBurney				
Toronto	Susan Neil	416 - 487 - 3811			
	Dale Panday				
	Nathan Thinagaripillai				
Halifax	Raymond Murray	902 - 422 - 3620			

**Prefer to have your copy in PDF?
Hanscomb’s Escalation Watch can
be downloaded at hanscomb.com**

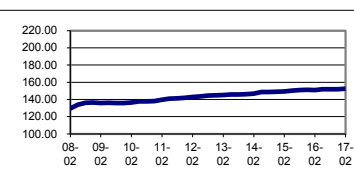


STATISTICS CANADA NON-RESIDENTIAL CONSTRUCTION COST INDICES, IN EACH CITY 2002 = 100 (CANSIM: Table 327-0043)

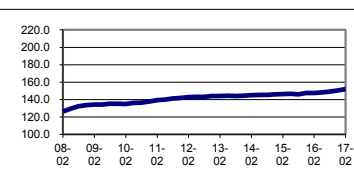
COMPOSITE 7 CITY	2014			2015			2016			2017		
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	154.2	154.5	154.7	155.2	155.9	155.3	155.8	156.0	156.7	157.3	158.3	159.7
Year / Year					1.1%	0.5%	0.7%	0.5%	0.5%	1.3%	1.6%	2.4%
Quarterly		0.2%	0.1%	0.3%	0.5%	(0.4%)	0.3%	0.1%	0.4%	0.4%	0.6%	0.9%
Q. Cumulative	0.0%	0.2%	0.3%	0.6%	1.1%	0.7%	1.0%	1.2%	1.6%	2.0%	2.7%	3.6%



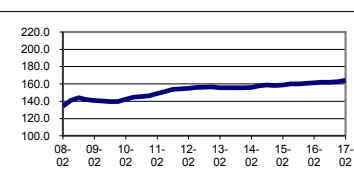
HALIFAX	2014			2015			2016			2017		
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	148.4	148.6	148.7	149.2	150.2	150.6	151.1	150.8	151.6	151.6	151.6	152.4
Year / Year					1.2%	1.3%	1.6%	1.1%	0.9%	0.7%	0.3%	1.1%
Quarterly		0.1%	0.1%	0.3%	0.7%	0.3%	0.3%	(0.2%)	0.5%	0.0%	0.0%	0.5%
Q. Cumulative	0.0%	0.1%	0.2%	0.5%	1.2%	1.5%	1.8%	1.6%	2.2%	2.2%	2.2%	2.7%



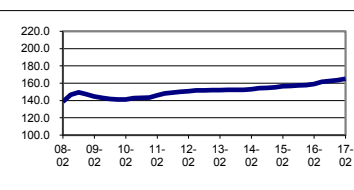
MONTREAL	2014			2015			2016			2017		
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	145.2	145.3	145.7	146.0	146.6	145.7	147.4	147.5	147.9	148.9	150.4	151.7
Year / Year					1.0%	0.3%	1.2%	1.0%	0.9%	2.2%	2.0%	2.8%
Quarterly		0.1%	0.3%	0.2%	0.4%	(0.6%)	1.2%	0.1%	0.3%	0.7%	1.0%	0.9%
Q. Cumulative	0.0%	0.1%	0.3%	0.6%	1.0%	0.3%	1.5%	1.6%	1.9%	2.5%	3.6%	4.5%



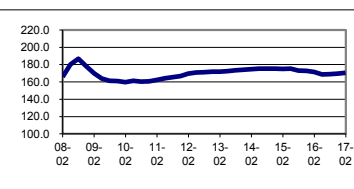
OTTAWA	2014			2015			2016			2017		
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	157.8	158.5	158.1	158.6	160.0	160.0	160.6	161.3	161.8	161.8	162.3	163.9
Year / Year					1.4%	0.9%	1.6%	1.7%	1.1%	1.1%	1.1%	1.6%
Quarterly		0.4%	(0.3%)	0.3%	0.9%	0.0%	0.4%	0.4%	0.3%	0.0%	0.3%	1.0%
Q. Cumulative	0.0%	0.4%	0.2%	0.5%	1.4%	1.4%	1.8%	2.2%	2.5%	2.5%	2.9%	3.9%



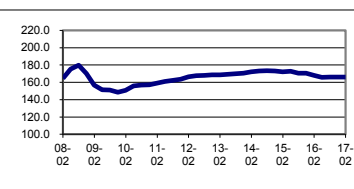
TORONTO	2014			2015			2016			2017		
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	154.1	154.4	155.1	156.2	156.8	157.2	157.7	158.8	161.6	162.3	163.5	165.0
Year / Year					1.8%	1.8%	1.7%	1.7%	3.1%	3.2%	3.7%	3.9%
Quarterly		0.2%	0.5%	0.7%	0.4%	0.3%	0.3%	0.7%	1.8%	0.4%	0.7%	0.9%
Q. Cumulative	0.0%	0.2%	0.6%	1.4%	1.8%	2.0%	2.3%	3.0%	4.9%	5.3%	6.1%	7.1%



CALGARY	2014			2015			2016			2017		
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	175.3	175.2	175.2	174.8	175.3	173.1	172.7	171.3	168.6	168.7	169.4	170.3
Year / Year					0.0%	(1.2%)	(1.4%)	(2.0%)	(3.8%)	(2.5%)	(1.9%)	(0.6%)
Quarterly		(0.1%)	0.0%	(0.2%)	0.3%	(1.3%)	(0.2%)	(0.8%)	(1.6%)	0.1%	0.4%	0.5%
Q. Cumulative	0.0%	(0.1%)	(0.1%)	(0.3%)	0.0%	(1.3%)	(1.5%)	(2.3%)	(3.8%)	(3.8%)	(3.4%)	(2.9%)



EDMONTON	2014			2015			2016			2017		
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	172.9	173.2	172.9	171.9	172.8	170.5	170.4	168.0	165.5	166.0	166.0	165.9
Year / Year					(0.1%)	(1.6%)	(1.4%)	(2.3%)	(4.2%)	(2.6%)	(2.6%)	(1.3%)
Quarterly		0.2%	(0.2%)	(0.6%)	0.5%	(1.3%)	(0.1%)	(1.4%)	(1.5%)	0.3%	0.0%	(0.1%)
Q. Cumulative	0.0%	0.2%	0.0%	(0.6%)	(0.1%)	(1.4%)	(1.4%)	(2.8%)	(4.3%)	(4.0%)	(4.0%)	(4.0%)



VANCOUVER	2014			2015			2016			2017		
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	148.6	149.5	149.0	150.3	151.1	151.5	151.5	153.9	156.2	158.6	160.3	163.3
Year / Year					1.7%	1.3%	1.7%	2.4%	3.4%	4.7%	5.8%	6.1%
Quarterly		0.6%	(0.3%)	0.9%	0.5%	0.3%	0.0%	1.6%	1.5%	1.5%	1.1%	1.9%
Q. Cumulative	0.0%	0.6%	0.3%	1.1%	1.7%	2.0%	2.0%	3.6%	5.1%	6.7%	7.9%	9.9%

