



# Hanscomb

## NEWS UPDATE

### Escalation Watch

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Statistics Canada  
Non-Residential  
Construction Cost  
Indices for 7 Cities

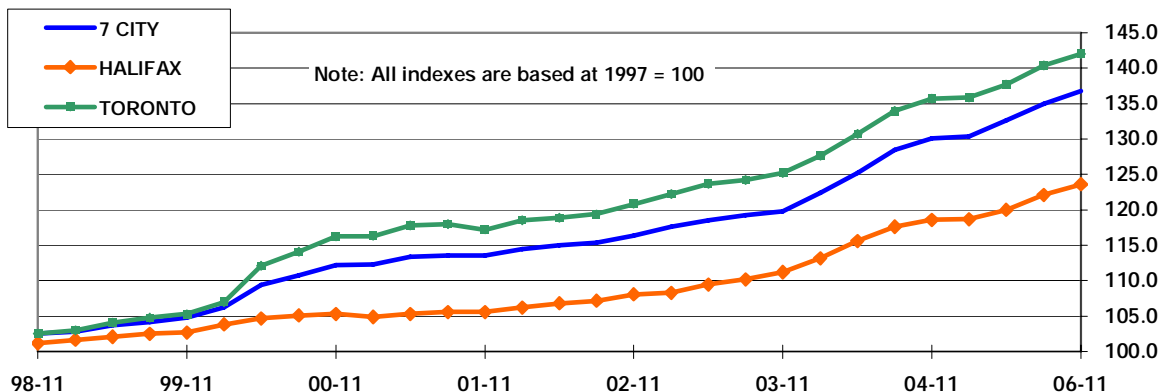
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The mid-November 2005 Non-residential Construction Price Indices are now available from Statistics Canada. Indices for the first quarter of 2006 should be available in mid-May 2006.

Nationally, the composite price index has risen from 134.9 to 136.7 or 5.1% over the same period in 2004 with a quarterly index increase of 1.3%. Each of the two previous periods had reported a quarterly increase of 1.7%.

The fourth quarter 2005 results for each of the seven cities in the survey continue to be comparable to the national trend. Expressed on a year over year basis, the yearly rates of change for Halifax (4.2%), Montreal (3.7%), Ottawa (3.8%) and Toronto (4.6%) in the East are less than that of national composite. In the west, Calgary (6.8%), Edmonton (6.5%) and Vancouver (6.9%) continue to post increases above the national composite rate. It is interesting to note that the yearly increase in Vancouver has eased from the double digit level reported in 2004.



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.

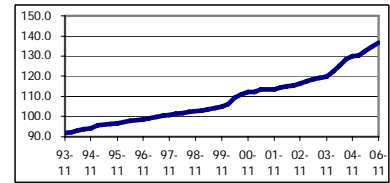
The source data used to prepare the charts in this newsletter is drawn from Statistics Canada's Capital Expenditures Price Statistics publication – catalogue 62-007-XIE (previously catalogue 62-007-XPB). Specifically, we used the Non-residential Building Construction Price Indexes for the national composite and each surveyed city indicated on tables 7.2 through 7.9.

More information about this and other construction related indices published by Statistics Canada are also available on line at [www.statcan.ca](http://www.statcan.ca).

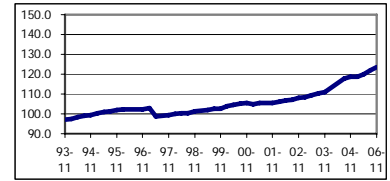
- Paul Westbrook

# STATISTICS CANADA NON-RESIDENTIAL CONSTRUCTION COST INDICES, IN EACH CITY 1997 = 100 (Cat. No. 62-007-XIE)

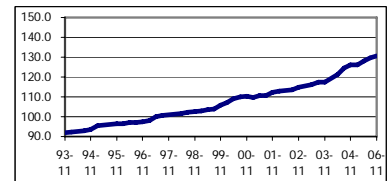
COMPOSITE	2003		2004				2005			
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
7 CITY										
Index	119.2	119.8	122.4	125.2	128.4	130.1	130.4	132.6	134.9	136.7
Year / Year					7.7%	8.6%	6.5%	5.9%	5.1%	5.1%
Quarterly		0.5%	2.2%	2.3%	2.6%	1.3%	0.2%	1.7%	1.7%	1.3%
Q. Cumulative	0.0%	0.5%	2.7%	5.0%	7.7%	9.1%	9.4%	11.2%	13.2%	14.7%



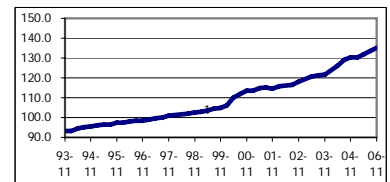
HALIFAX	2003		2004				2005			
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	110.2	111.2	113.2	115.6	117.6	118.6	118.7	120.0	122.1	123.6
Year / Year					6.7%	6.7%	4.9%	3.8%	3.8%	4.2%
Quarterly		0.9%	1.8%	2.1%	1.7%	0.9%	0.1%	1.1%	1.7%	1.2%
Q. Cumulative	0.0%	0.9%	2.7%	4.9%	6.7%	7.6%	7.7%	8.9%	10.8%	12.2%



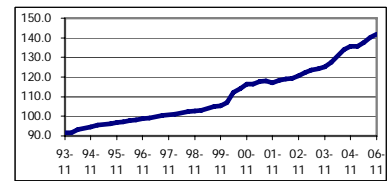
MONTREAL	2003		2004				2005			
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	117.3	117.4	119.4	121.3	124.7	126.0	126.0	128.0	129.8	130.7
Year / Year					6.3%	7.3%	5.5%	5.5%	4.1%	3.7%
Quarterly		0.1%	1.7%	1.6%	2.8%	1.0%	0.0%	1.6%	1.4%	0.7%
Q. Cumulative	0.0%	0.1%	1.8%	3.4%	6.3%	7.4%	7.4%	9.1%	10.7%	11.4%



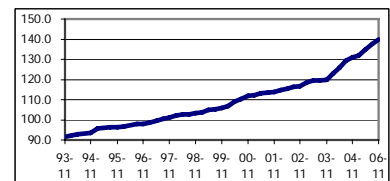
OTTAWA	2003		2004				2005			
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	121.3	121.8	124.0	126.3	129.0	130.4	130.5	131.9	133.8	135.4
Year / Year					6.3%	7.1%	5.2%	4.4%	3.7%	3.8%
Quarterly		0.4%	1.8%	1.9%	2.1%	1.1%	0.1%	1.1%	1.4%	1.2%
Q. Cumulative	0.0%	0.4%	2.2%	4.1%	6.3%	7.5%	7.6%	8.7%	10.3%	11.6%



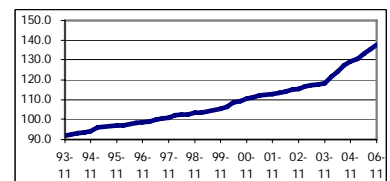
TORONTO	2003		2004				2005			
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	124.2	125.2	127.6	130.7	133.9	135.7	135.8	137.7	140.3	142.0
Year / Year					7.8%	8.4%	6.4%	5.4%	4.8%	4.6%
Quarterly		0.8%	1.9%	2.4%	2.4%	1.3%	0.1%	1.4%	1.9%	1.2%
Q. Cumulative	0.0%	0.8%	2.7%	5.2%	7.8%	9.3%	9.3%	10.9%	13.0%	14.3%



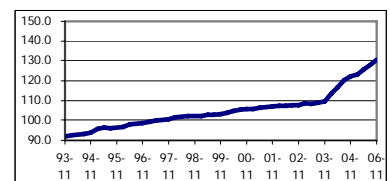
CALGARY	2003		2004				2005			
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	119.7	119.9	123.0	126.1	129.4	131.1	131.9	135.0	137.6	140.0
Year / Year					8.1%	9.3%	7.2%	7.1%	6.3%	6.8%
Quarterly		0.2%	2.6%	2.5%	2.6%	1.3%	0.6%	2.4%	1.9%	1.7%
Q. Cumulative	0.0%	0.2%	2.8%	5.3%	8.1%	9.5%	10.2%	12.8%	15.0%	17.0%



EDMONTON	2003		2004				2005			
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	117.7	118.3	121.3	124.2	127.2	129.2	130.3	133.0	135.4	137.6
Year / Year					8.1%	9.2%	7.4%	7.1%	6.4%	6.5%
Quarterly		0.5%	2.5%	2.4%	2.4%	1.6%	0.9%	2.1%	1.8%	1.6%
Q. Cumulative	0.0%	0.5%	3.1%	5.5%	8.1%	9.8%	10.7%	13.0%	15.0%	16.9%



VANCOUVER	2003		2004				2005			
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	108.9	109.7	113.5	116.8	120.2	122.2	123.1	125.8	127.9	130.6
Year / Year					10.4%	11.4%	8.5%	7.7%	6.4%	6.9%
Quarterly		0.7%	3.5%	2.9%	2.9%	1.7%	0.7%	2.2%	1.7%	2.1%
Q. Cumulative	0.0%	0.7%	4.2%	7.3%	10.4%	12.2%	13.0%	15.5%	17.4%	19.9%



# HANSCOMB IN NORTHERN CANADA

## Qikiqtani Hospital, Iqaluit

Hanscomb has been engaged by FSC Architects & Engineers to provide full design stage cost planning and control services for the Qikiqtani General Hospital in Iqaluit. This expansion will see the construction of a 5,400m<sup>2</sup> Acute Care Regional Hospital over two-stories and will be connected to the existing health centre via a physical link. This new 35-bed facility includes beds for medical, surgery, intensive care, pediatrics, isolation, rehabilitation, psychiatric care, palliative care, obstetrics and birthing.



The arctic environment provided designers with considerable challenges as the site required heavy blasting and extensive civil works with large retaining walls. The building is founded on steel pipe rock socketed piles and its superstructure will consist of a steel exoskeletal insulation package designed to meet extreme skin temperatures with minimal heat loss and thermal bridging.

The project was tendered in three packages to deal with the tight shipping windows associated with construction in Northern Canada and to allow for ideal times for foundation installations and civil infrastructure work. The project is presently under construction with a completion date in the fall of 2006. The Qikiqtaaluk Corporation, on behalf of the Government of Nunavut, is responsible for developing this project.

## RCMP Headquarters & Iqaluit Detachment, Iqaluit

This landmark Headquarters for the RCMP 'V' Division and the Iqaluit Police Detachment is currently in the bid preparation phase. Hanscomb is providing Cost Planning and Control services as members of the project design team, lead by FSC Architects & Engineers in association with associate architects, IBI Group. The building will be a leader in Nunavut not only for its scope and use of building technology but for its overall design. To this end the project team will design toward a sustainable building meeting RCMP policies and the intent of meeting a LEED™ Silver accreditation.



The building will house three sectors of the RCMP under one roof, namely the 'V' Division Headquarters, the Amalgamated Detachment and the Regional Training Centre which will include a firing range, dormitories, classrooms and simulator facilities.

The project has been characterized by both extreme flexibility on the part of the design team and aggressive cost control in order to accommodate the project's budget constraints. Multi-phased project delivery has been incorporated addressing cash flow constraints. Design initiatives have maintained overall project cost control. A pre-tender estimate of the Thermosyphon foundation system was completed in August 2005 the balance of the project will be tendered in 2006.

## Tantalus School, Carmacks

Hanscomb was retained by The Government of Yukon to prepare pre-tender estimates for the new Tantalus School in Carmacks, Yukon. The new 3,250m<sup>2</sup> school has been designed by Kobayashi & Zedda Architects Ltd. of Whitehorse and will provide classroom space for students of the Little Salmon/Carmacks First Nation community from kindergarten through grade twelve.

In addition to classroom space, the facility will provide students and staff with a new gymnasium, library, multi-purpose room, special labs and teaching areas to enhance the learning needs of the community. The primarily wood framed building sits atop cast-in-place strip footings, providing a crawl space below the lowest floor to house the school's large air-handling unit and access to the facility's water storage tanks.



## ANNOUNCEMENT

### 2006 Hanscomb Yardsticks for Costing

Hanscomb Limited is the source for *Hanscomb's Yardsticks for Costing - Cost Data for the Canadian Construction Industry*, a publication that provides costing for 8 major regions coast-to-coast - the only book of its kind! This unique annual publication provides 2006 budget unit costs in both metric and imperial for:

- *over 2,600 construction components,*
- *300 installed systems, and*
- *34 typical buildings.*

The 2006 edition of Hanscomb's Yardsticks for Costing is ready and orders are being shipped. To order your copies, please contact RSMMeans at 1-800-334-3509.

## WORLD WIDE OFFICES AND CONTACTS

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	Dale Panday	
Hamilton	Susan Neil	(905) 525-5777
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	Grant Mercer	
Halifax	Ray Murray	(902) 422-3620
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Dubai	Stephen Keigwin	9714-3244557
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Value Management	Paul Westbrook	(416) 487-3811
Loan Monitoring	Ray Murray	(902) 422-3620
	Michael Shackell	(416) 487-3811
Mech./Elec. Services	Al Wright	(416) 487-3811

## SERVICES

### Cost Planning & Control

- Quantity surveying
- Construction cost planning
- Construction cost estimating
- Master plan cost estimating
- Construction claims analysis
- Bills of quantities
- Bills of materials
- Replacement cost estimates
- Final accounts preparation

### Value Management

### Applied Research

- Life cycle costing
- Cost/benefit analysis
- Construction price indexing
- Cost research
- Cost publications
- Risk analysis

### Construction Loan Monitoring

### Feasibility Studies

### Time Management

- Design scheduling
- Construction scheduling
- Schedule analysis

### Litigation Support