

Hanscomb



Escalation Watch First Quarter 2015

The mid-February 2015 Non-residential Building Construction Price Indices were released by Statistics Canada on May 12th. The second quarter indices for 2015 will be available mid-August.

The national composite index has risen again this quarter with a reported an increase of 0.3%. Expressed year over year, the national composite index is up 1.2% over the same period in 2014 rising from 153.3 to 155.2. These increases continue to be attributed to higher material prices.

Five of the seven census metropolitan areas surveyed reported quarterly increases, with Vancouver (0.9%) posting the largest increase, followed by Toronto (0.7%). Edmonton (-0.6%) and Calgary (-0.2%) reported the only decreases.

Year over year, the composite price index rose 1.2%. Of the seven cities surveyed, Toronto (2.1%) recorded the largest year-over-year increase, while Edmonton (-0.1%) recorded the lone decline compared with the first quarter of 2014.

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-XWE. 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. 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

Services

Cost Planning & Control Value Management	Litigation Support Construction Monitoring	Feasibility Studies Time Management	Loan Monitoring Applied Research
--	--	---	--

Canadian Offices and Service Contacts

Vancouver	Ken King	604 - 685 - 1241	Applied Research	Art Maw	613 - 234 - 8089
Edmonton	Mike Swick	780 - 426 - 7980			
Calgary	Mike Swick	403 - 234 - 9490	Loan Monitoring	Raymond Murray	902 - 422 - 3620
Winnipeg	Isaac Gwendo	204 - 775 - 3389		Dale Panday	416 - 487 - 3811
Hamilton	Craig Bye	905 - 525 - 5777			
Ottawa	Art Maw	613 - 234 - 8089			
	Brian McBurney				
Toronto	Susan Neil	416 - 487 - 3811			
	Dale Panday				
Halifax	Raymond Murray	902 - 422 - 3620			
	Deanne Bain				

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



Page 1:

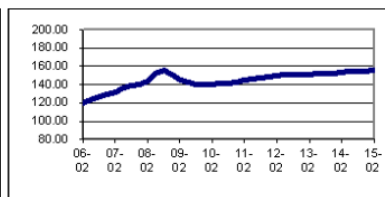
Escalation Watch

Page 2:

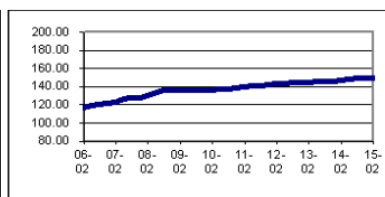
Statistics Canada
Non-Residential
Construction Cost
Indices for 7 Cities
First Quarter 2015

STATISTICS CANADA NON-RESIDENTIAL CONSTRUCTION COST INDICES, IN EACH CITY 2002 = 100 (Cat. No. 62-007-XWE)

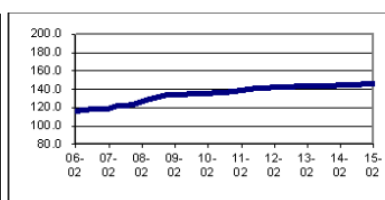
COMPOSITE 7 CITY	2012		2013				2014				2015
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	151.0	151.4	151.4	152.1	152.3	152.5	153.3	154.2	154.5	154.7	155.2
Year / Year					0.9%	0.7%	1.3%	1.4%	1.4%	1.4%	1.2%
Quarterly		0.3%	0.0%	0.5%	0.1%	0.1%	0.5%	0.8%	0.2%	0.1%	0.3%
Q. Cumulative	0.0%	0.3%	0.3%	0.7%	0.9%	1.0%	1.5%	2.1%	2.3%	2.5%	2.8%



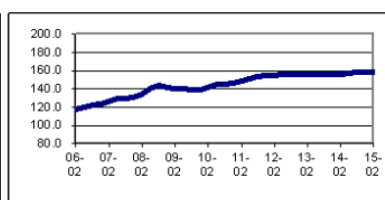
HALIFAX	2012		2013				2014				2015
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	144.4	144.6	144.8	145.6	145.7	145.8	148.6	148.4	148.6	148.7	149.2
Year / Year					0.9%	0.8%	1.2%	1.9%	2.0%	2.0%	1.8%
Quarterly		0.1%	0.1%	0.8%	0.1%	0.1%	0.5%	1.2%	0.1%	0.1%	0.3%
Q. Cumulative	0.0%	0.1%	0.3%	0.8%	0.9%	1.0%	1.5%	2.8%	2.9%	3.0%	3.3%



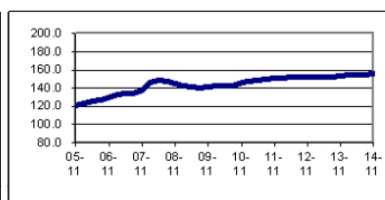
MONTREAL	2012		2013				2014				2015
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	143.0	143.8	143.8	144.2	144.0	144.1	145.0	145.2	145.3	145.7	148.0
Year / Year					0.7%	0.2%	0.8%	0.7%	0.9%	1.1%	0.7%
Quarterly		0.8%	0.0%	0.3%	(0.1%)	0.1%	0.6%	0.1%	0.1%	0.3%	0.2%
Q. Cumulative	0.0%	0.8%	0.8%	0.9%	0.7%	0.8%	1.4%	1.5%	1.6%	1.9%	2.1%



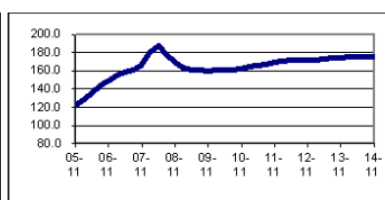
OTTAWA	2012		2013				2014				2015
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	156.0	158.3	155.5	155.4	155.5	155.5	155.8	157.8	158.5	158.1	158.6
Year / Year					(0.3%)	(0.5%)	0.2%	1.5%	1.9%	1.7%	1.8%
Quarterly		0.2%	(0.5%)	(0.1%)	0.1%	0.0%	0.2%	1.3%	0.4%	(0.3%)	0.3%
Q. Cumulative	0.0%	0.2%	(0.3%)	(0.4%)	(0.3%)	(0.3%)	(0.1%)	1.2%	1.6%	1.3%	1.7%



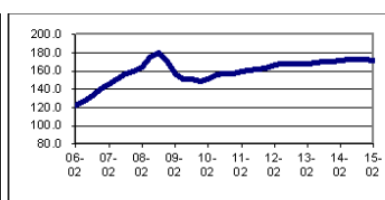
TORONTO	2012		2013				2014				2015
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	151.7	152.0	151.9	152.1	152.1	152.2	153.0	154.1	154.4	155.1	156.2
Year / Year					0.3%	0.1%	0.7%	1.3%	1.5%	1.9%	2.1%
Quarterly		0.2%	(0.1%)	0.1%	0.0%	0.1%	0.5%	0.7%	0.2%	0.5%	0.7%
Q. Cumulative	0.0%	0.2%	0.1%	0.3%	0.3%	0.3%	0.9%	1.6%	1.8%	2.2%	3.0%



CALGARY	2012		2013				2014				2015
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	171.1	171.6	171.7	172.2	173.4	174.0	174.5	175.3	175.1	175.2	174.8
Year / Year					1.3%	1.4%	1.6%	1.8%	1.0%	0.7%	0.2%
Quarterly		0.3%	0.1%	0.3%	0.7%	0.3%	0.3%	0.5%	(0.1%)	0.1%	(0.2%)
Q. Cumulative	0.0%	0.3%	0.4%	0.6%	1.3%	1.7%	2.0%	2.5%	2.3%	2.4%	2.2%



EDMONTON	2012		2013				2014				2015
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	168.0	168.4	168.8	169.1	169.9	170.3	172.1	172.9	173.1	172.9	171.9
Year / Year					1.1%	1.1%	2.1%	2.2%	1.9%	1.5%	(0.1%)
Quarterly		0.2%	0.1%	0.3%	0.5%	0.2%	1.1%	0.5%	0.1%	(0.1%)	(0.8%)
Q. Cumulative	0.0%	0.2%	0.4%	0.7%	1.1%	1.4%	2.4%	2.9%	3.0%	2.9%	2.3%



VANCOUVER	2012		2013				2014				2015
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb
Index	142.9	143.3	143.5	146.9	147.3	147.4	147.8	148.8	149.5	149.0	150.3
Year / Year					3.1%	2.9%	3.0%	1.2%	1.5%	1.1%	1.7%
Quarterly		0.3%	0.1%	2.4%	0.3%	0.1%	0.3%	0.5%	0.6%	(0.3%)	0.9%
Q. Cumulative	0.0%	0.3%	0.4%	2.8%	3.1%	3.1%	3.4%	4.0%	4.6%	4.3%	5.2%

