

# Hanscomb

## Escalation Watch Second Quarter 2016

Statistics Canada's 2016, second quarter, Non-residential Building Construction Price Indices are now available. The third quarter indices for 2016 will be available mid-November.

The national composite index rose 0.4% in second quarter of 2016. This increase has been attributed to higher wages and material prices over the first quarter.

Quarterly gains were reported in five of the seven census metropolitan areas surveyed, with Toronto (1.8%) leading the way with the largest quarterly increase. Vancouver (1.5%), Montreal (0.9%) and Halifax (0.5%) all outpaced the national composite index with Ottawa (0.3%) following closely behind. Declines were reported in Edmonton (-1.6%) and Calgary (-1.5%).

Year over year, the composite price index continued its rise, up 0.5%. The largest year over year increase was reported in Vancouver, up 3.4%, with Toronto (3.1%), Montreal (1.6%), Ottawa (1.1%) and Halifax (0.9%) following suit. Edmonton (-3.8%) and Calgary (-4.2%) reported the only decreases compared with the second quarter of 2015.

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](http://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 Second Quarter 2016

## Services

Cost Planning & Control  
Value Management

Litigation Support  
Construction Monitoring

Feasibility Studies  
Time Management

Loan Monitoring  
Applied Research

## Canadian Offices and Service Contacts

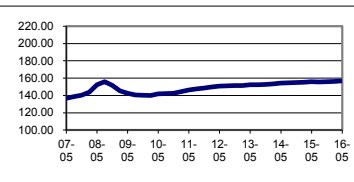
Vancouver	Ken King	604 - 685 - 1241	Applied Research	Art Maw	613 - 234 - 8089
Edmonton	Mike Swick	780 - 426 - 7980			
Winnipeg	Isaac Gwendo	204 - 775 - 3389	Loan Monitoring	Raymond Murray	902 - 422 - 3620
Hamilton	Craig Bye	905 - 525 - 5777		Dale Panday	416 - 487 - 3811
Ottawa	Art Maw	613 - 234 - 8089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



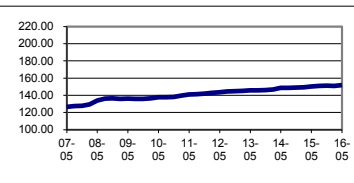
ReNew Canada's 2016 Top 100 report has named Hanscomb Platinum Elite for our work on the country's biggest infrastructure projects. See our list at [Hanscomb.com](http://Hanscomb.com)

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

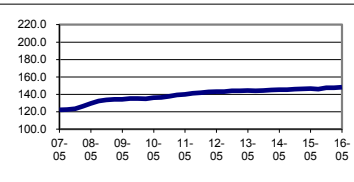
COMPOSITE 7 CITY	2013		2014				2015				2016	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	152.3	152.5	153.3	154.2	154.5	154.7	155.2	155.9	155.3	155.8	156.0	156.7
Year / Year					1.4%	1.4%	1.2%	1.1%	0.5%	0.7%	0.5%	0.5%
Quarterly		0.1%	0.5%	0.6%	0.2%	0.1%	0.3%	0.5%	(0.4%)	0.3%	0.1%	0.4%
Q. Cumulative	0.0%	0.1%	0.7%	1.2%	1.4%	1.6%	1.9%	2.4%	2.0%	2.3%	2.4%	2.9%



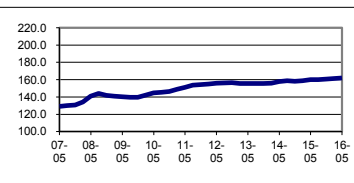
HALIFAX	2013		2014				2015				2016	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	145.7	145.8	146.6	148.4	148.6	148.7	149.2	150.2	150.6	151.1	150.8	151.6
Year / Year					2.0%	2.0%	1.8%	1.2%	1.3%	1.6%	1.1%	0.9%
Quarterly		0.1%	0.5%	1.2%	0.1%	0.1%	0.3%	0.7%	0.3%	0.3%	(0.2%)	0.5%
Q. Cumulative	0.0%	0.1%	0.6%	1.9%	2.0%	2.1%	2.4%	3.1%	3.4%	3.7%	3.5%	4.0%



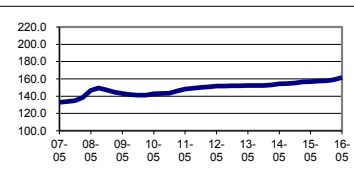
MONTREAL	2013		2014				2015				2016	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	144.0	144.1	145.0	145.2	145.3	145.7	146.0	146.6	145.7	147.4	147.5	147.9
Year / Year					0.9%	1.1%	0.7%	1.0%	0.3%	1.2%	1.0%	0.9%
Quarterly		0.1%	0.6%	0.1%	0.1%	0.3%	0.2%	0.4%	(0.6%)	1.2%	0.1%	0.3%
Q. Cumulative	0.0%	0.1%	0.7%	0.8%	0.9%	1.2%	1.4%	1.8%	1.2%	2.4%	2.4%	2.7%



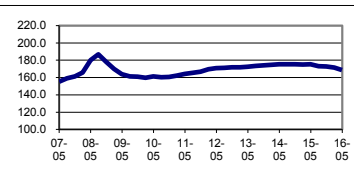
OTTAWA	2013		2014				2015				2016	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	155.5	155.5	155.8	157.8	158.5	158.1	158.6	160.0	160.0	160.6	161.3	161.8
Year / Year					1.9%	1.7%	1.8%	1.4%	0.9%	1.6%	1.7%	1.1%
Quarterly		0.0%	0.2%	1.3%	0.4%	(0.3%)	0.3%	0.9%	0.0%	0.4%	0.4%	0.3%
Q. Cumulative	0.0%	0.0%	0.2%	1.5%	1.9%	1.7%	2.0%	2.9%	2.9%	3.3%	3.7%	4.1%



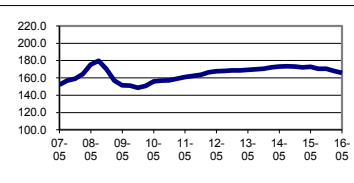
TORONTO	2013		2014				2015				2016	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	152.1	152.2	153.0	154.1	154.4	155.1	156.2	156.8	157.2	157.7	158.8	161.6
Year / Year					1.5%	1.9%	2.1%	1.8%	1.8%	1.7%	1.7%	3.1%
Quarterly		0.1%	0.5%	0.7%	0.2%	0.5%	0.7%	0.4%	0.3%	0.3%	0.7%	1.8%
Q. Cumulative	0.0%	0.1%	0.6%	1.3%	1.5%	2.0%	2.7%	3.1%	3.4%	3.7%	4.4%	6.2%



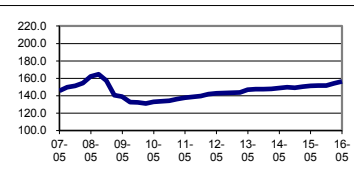
CALGARY	2013		2014				2015				2016	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	173.4	174.0	174.5	175.3	175.2	175.2	174.8	175.3	173.1	172.7	171.3	168.6
Year / Year					1.0%	0.7%	0.2%	0.0%	(1.2%)	(1.4%)	(2.0%)	(3.8%)
Quarterly		0.3%	0.3%	0.5%	(0.1%)	0.0%	(0.2%)	0.3%	(1.3%)	(0.2%)	(0.8%)	(1.6%)
Q. Cumulative	0.0%	0.3%	0.6%	1.1%	1.0%	1.0%	0.8%	1.1%	(0.2%)	(0.4%)	(1.2%)	(2.8%)



EDMONTON	2013		2014				2015				2016	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	169.9	170.3	172.1	172.9	173.2	172.9	171.9	172.8	170.5	170.4	168.0	165.5
Year / Year					1.9%	1.5%	(0.1%)	(0.1%)	(1.6%)	(1.4%)	(2.3%)	(4.2%)
Quarterly		0.2%	1.1%	0.5%	0.2%	(0.2%)	(0.6%)	0.5%	(1.3%)	(0.1%)	(1.4%)	(1.5%)
Q. Cumulative	0.0%	0.2%	1.3%	1.8%	1.9%	1.8%	1.2%	1.7%	0.4%	0.3%	(1.1%)	(2.6%)



VANCOUVER	2013		2014				2015				2016	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	147.3	147.4	147.8	148.6	149.5	149.0	150.3	151.1	151.5	151.5	153.9	156.2
Year / Year					1.5%	1.1%	1.7%	1.7%	1.3%	1.7%	2.4%	3.4%
Quarterly		0.1%	0.3%	0.5%	0.6%	(0.3%)	0.9%	0.5%	0.3%	0.0%	1.6%	1.5%
Q. Cumulative	0.0%	0.1%	0.3%	0.9%	1.5%	1.2%	2.0%	2.6%	2.9%	2.9%	4.5%	6.0%



The above noted **cells** indicate values that have been restated by Statistics Canada subsequent to their original publication