

Hanscomb

Page 1:
Escalation Watch

Escalation Watch Fourth Quarter 2011

The mid-November 2011 Non-residential Construction Price Indices were released by Statistics Canada on February 14th. The first quarter indices for 2012 will be available mid-May 2012.

Continuing a trend that began in the first quarter of this year the national composite index has risen again this quarter by 0.6%, up 0.9 points from 147.4 to 148.3. Expressed year over year the national composite index is up 4.1% over the same period in 2010.

Similar to the previous quarter, the composite indices for all cities tracked by Statistics Canada have reported quarterly and year over year gains. The growth this quarter is relatively even across the country – Montreal posted the smallest gain at 0.3% and, on the other end of the spectrum, Calgary and Edmonton led the nation at 0.8%.

The trend toward recovering all the ground lost since mid-2008 is continuing. In eastern Canada, Halifax, Montreal, Ottawa and Toronto are all back in the black. In western Canada, the recovery continues, but with much more ground to cover, Calgary, Edmonton and Vancouver will not likely see mid-2008 values for another year or two.

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.

- Paul Westbrook

Page 2:
Statistics Canada
Non-Residential
Construction Cost
Indices for 7 Cities,
Fourth Quarter
2011

Services

Cost Planning & Control
Value Management

Litigation Support
Construction Monitoring

Feasibility Studies
Time Management

Project Loan Monitoring
Applied Research

Canadian Offices and Service Contacts

Vancouver	Paul Westbrook	604 - 685 - 1241	Value Management	Paul Westbrook	416 - 487 - 3811
Edmonton	Mike Swick	780 - 426 - 7980	Loan Monitoring	Raymond Murray	902 - 422 - 3620
Calgary	David Crane	403 - 234 - 9490		Grant Mercer	613 - 234 - 8089
Winnipeg	Isaac Gwendo	204 - 775 - 3389		Dale Panday	416 - 487 - 3811
Hamilton	Susan Neil	905 - 525 - 5777	Applied Research	Jason Gallant	416 - 487 - 3811
Ottawa	Craig Bye				
	Art Maw	613 - 234 - 8089			
	Grant Mercer				
Toronto	Paul Westbrook	416 - 487 - 3811			
	Dale Panday				
Halifax	Raymond Murray	902 - 422 - 3620			
	Renaud Francoeur				

Hanscomb Calgary has Moved!

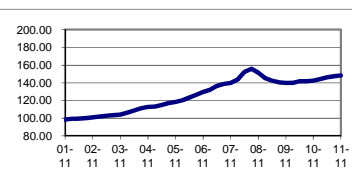
As of January 19, 2012 our Calgary Office's **new address** is:

Hanscomb Limited
Suite 640, 633 - 6th Avenue SW
Calgary, Alberta T2P 2Y5
T. 403-234-9490 F. 403-233-9408
E. calgary@hanscomb.com

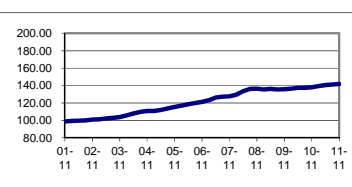
Telephone and fax numbers, along with email addresses remain the same.

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

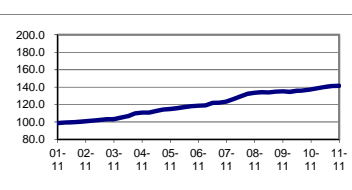
COMPOSITE 7 CITY	2009			2010			2011				
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	142.5	140.5	140.0	139.8	141.7	141.9	142.4	144.4	146.2	147.4	148.3
Year / Year					(0.6%)	1.0%	1.7%	3.3%	3.2%	3.9%	4.1%
Quarterly		(1.4%)	(0.4%)	(0.1%)	1.4%	0.1%	0.4%	1.4%	1.2%	0.8%	0.6%
Q. Cumulative	0.0%	(1.4%)	(1.8%)	(1.9%)	(0.6%)	(0.4%)	(0.1%)	1.3%	2.6%	3.4%	4.1%



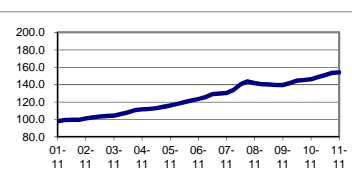
HALIFAX	2009			2010			2011				
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	136.1	135.6	135.7	136.3	137.4	137.5	137.9	139.4	140.7	141.1	141.7
Year / Year					1.0%	1.4%	1.6%	2.3%	2.4%	2.6%	2.8%
Quarterly		(0.4%)	0.1%	0.4%	0.8%	0.1%	0.3%	1.1%	0.9%	0.3%	0.4%
Q. Cumulative	0.0%	(0.4%)	(0.3%)	0.1%	1.0%	1.0%	1.3%	2.4%	3.4%	3.7%	4.1%



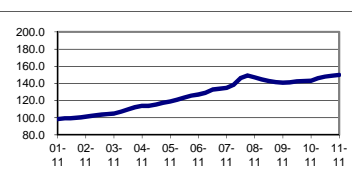
MONTREAL	2009			2010			2011				
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	134.0	134.9	135.1	134.6	135.9	136.2	137.5	139.0	139.9	141.2	141.6
Year / Year					1.4%	1.0%	1.8%	3.3%	2.9%	3.7%	3.0%
Quarterly		0.7%	0.1%	(0.4%)	1.0%	0.2%	1.0%	1.1%	0.6%	0.9%	0.3%
Q. Cumulative	0.0%	0.7%	0.8%	0.4%	1.4%	1.6%	2.6%	3.7%	4.4%	5.4%	5.7%



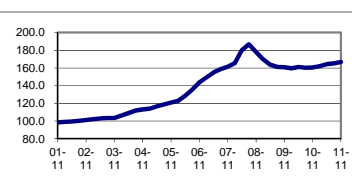
OTTAWA	2009			2010			2011				
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	140.2	139.6	139.6	141.9	144.6	145.3	146.2	148.8	151.0	153.4	154.1
Year / Year					3.1%	4.1%	4.7%	4.9%	4.4%	5.6%	5.4%
Quarterly		(0.4%)	0.0%	1.6%	1.9%	0.5%	0.6%	1.8%	1.5%	1.6%	0.5%
Q. Cumulative	0.0%	(0.4%)	(0.4%)	1.2%	3.1%	3.6%	4.3%	6.1%	7.7%	9.4%	9.9%



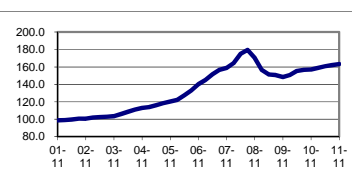
TORONTO	2009			2010			2011				
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	142.9	141.6	140.9	141.1	142.5	142.9	143.2	145.9	148.0	149.0	150.0
Year / Year					(0.3%)	0.9%	1.6%	3.4%	3.9%	4.3%	4.7%
Quarterly		(0.9%)	(0.5%)	0.1%	1.0%	0.3%	0.2%	1.9%	1.4%	0.7%	0.7%
Q. Cumulative	0.0%	(0.9%)	(1.4%)	(1.3%)	(0.3%)	0.0%	0.2%	2.1%	3.6%	4.3%	5.0%



CALGARY	2009			2010			2011				
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	163.7	161.2	160.9	159.5	161.1	160.2	160.4	162.1	164.2	165.3	166.7
Year / Year					(1.6%)	(0.6%)	(0.3%)	1.6%	1.9%	3.2%	3.9%
Quarterly		(1.5%)	(0.2%)	(0.9%)	1.0%	(0.6%)	0.1%	1.1%	1.3%	0.7%	0.8%
Q. Cumulative	0.0%	(1.5%)	(1.7%)	(2.6%)	(1.6%)	(2.1%)	(2.0%)	(1.0%)	0.3%	1.0%	1.8%



EDMONTON	2009			2010			2011				
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	151.4	150.8	148.4	150.6	155.6	156.8	157.0	158.9	160.7	162.2	163.5
Year / Year					2.8%	4.0%	5.8%	5.5%	3.3%	3.4%	4.1%
Quarterly		(0.4%)	(1.6%)	1.5%	3.3%	0.8%	0.1%	1.2%	1.1%	0.9%	0.8%
Q. Cumulative	0.0%	(0.4%)	(2.0%)	(0.5%)	2.8%	3.6%	3.7%	5.0%	6.1%	7.1%	8.0%



VANCOUVER	2009			2010			2011				
	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	138.7	132.6	132.3	130.9	132.8	133.4	134.2	136.0	137.5	138.6	139.5
Year / Year					(4.3%)	0.6%	1.4%	3.9%	3.5%	3.9%	3.9%
Quarterly		(4.4%)	(0.2%)	(1.1%)	1.5%	0.5%	0.6%	1.3%	1.1%	0.8%	0.6%
Q. Cumulative	0.0%	(4.4%)	(4.6%)	(5.6%)	(4.3%)	(3.8%)	(3.2%)	(1.9%)	(0.9%)	(0.1%)	0.6%

