

# CANADIAN COST DATA PARAMETERS COMPARISON



BTY has been publishing the annual Market Intelligence Report and a comparison of Cost Data Parameters since 2003. The Cost Data includes unit rates for selected project categories, based on in-house data surveyed on a provincial level, and tendered data where available. The comparison provides actual data for 2018 and forecast data for 2019, using escalation levels generated by BTY.

PROJECT CATEGORY	BRITISH COLUMBIA				ALBERTA			
	ACTUAL 2018		FORECAST 2019		ACTUAL 2018		FORECAST 2019	
	\$/m <sup>2</sup>	\$/ft <sup>2</sup>	\$/m <sup>2</sup>	\$/ft <sup>2</sup>	\$/m <sup>2</sup>	\$/ft <sup>2</sup>	\$/m <sup>2</sup>	\$/ft <sup>2</sup>
<b>HEALTH CARE</b>								
Residential Care	2,690 - 3,010	250 - 280	2,820 - 3,160	262 - 294	2,630 - 3,160	244 - 294	2,670 - 3,210	248 - 298
Ambulatory Care	5,330 - 5,530	495 - 514	5,600 - 5,810	520 - 540	4,710 - 5,140	438 - 478	4,780 - 5,220	444 - 485
Acute Care	6,590 - 7,450	612 - 692	6,920 - 7,820	643 - 727	6,060 - 7,080	563 - 658	6,150 - 7,190	571 - 668
<b>LABORATORIES</b>								
Research Laboratories	6,720 - 7,450	624 - 692	7,060 - 7,820	656 - 727	6,310 - 7,000	586 - 650	6,400 - 7,110	595 - 661
Teaching Laboratories	5,230 - 5,790	486 - 538	5,490 - 6,080	510 - 565	5,150 - 6,000	478 - 557	5,230 - 6,090	486 - 566
Animal Research	8,340 - 9,270	775 - 861	8,760 - 9,730	814 - 904	7,500 - 8,220	697 - 764	7,610 - 8,340	707 - 775
<b>HIGH-RISE RESIDENTIAL</b>								
Rental Units	2,480 - 2,960	230 - 275	2,650 - 3,170	246 - 295	2,760 - 3,070	256 - 285	2,790 - 3,100	259 - 288
Market Units Mid End Specifications	2,940 - 3,390	273 - 315	3,150 - 3,630	293 - 337	2,500 - 3,160	232 - 294	2,530 - 3,190	235 - 296
Market Units High End Specifications	3,170 - 4,110	295 - 382	3,390 - 4,400	315 - 409	2,870 - 3,730	267 - 347	2,900 - 3,770	269 - 350
<b>LOW- &amp; MID-RISE RESIDENTIAL</b>								
Rental Units	1,740 - 2,030	162 - 189	1,860 - 2,170	173 - 202	1,410 - 1,850	131 - 172	1,430 - 1,880	133 - 175
Market Units Mid End Specifications	2,090 - 3,370	194 - 313	2,240 - 3,610	208 - 335	1,690 - 2,260	157 - 210	1,720 - 2,290	160 - 213
Market Units High End Specifications	3,010 - 3,770	280 - 350	3,220 - 4,030	299 - 374	2,130 - 2,950	198 - 274	2,160 - 2,990	201 - 278
<b>TOWNHOUSES (WOOD FRAME)</b>								
Rental Units	1,410 - 1,770	131 - 164	1,510 - 1,890	140 - 176	1,140 - 1,530	106 - 142	1,160 - 1,550	108 - 144
Market Units Mid End Specifications	1,540 - 2,020	143 - 188	1,650 - 2,160	153 - 201	1,480 - 1,640	137 - 152	1,500 - 1,660	139 - 154
Market Units High End Specifications	1,820 - 2,520	169 - 234	1,950 - 2,700	181 - 251	1,710 - 2,300	159 - 214	1,740 - 2,330	162 - 216
<b>SHOPPING CENTRES</b>								
Strip Plaza	1,120 - 2,740	104 - 255	1,180 - 2,880	110 - 268	1,520 - 2,040	141 - 190	1,540 - 2,060	143 - 191
Enclosed Mall	2,610 - 3,730	242 - 347	2,740 - 3,920	255 - 364	2,400 - 3,130	223 - 291	2,420 - 3,160	225 - 294
Anchor/Department Store	2,290 - 2,770	213 - 257	2,400 - 2,910	223 - 270	2,240 - 2,890	208 - 268	2,260 - 2,920	210 - 271
Supermarket	1,780 - 2,360	165 - 219	1,870 - 2,480	174 - 230	1,770 - 2,220	164 - 206	1,790 - 2,240	166 - 208
Discount Store	1,380 - 2,000	128 - 186	1,450 - 2,100	135 - 195	1,720 - 2,220	160 - 206	1,740 - 2,240	162 - 208
<b>OFFICE</b>								
Under 5 Storeys	2,120 - 2,550	197 - 237	2,280 - 2,740	212 - 255	1,920 - 2,720	178 - 253	1,940 - 2,750	180 - 255
5-10 Storeys	2,300 - 2,970	214 - 276	2,470 - 3,190	229 - 296	2,230 - 2,850	207 - 265	2,250 - 2,880	209 - 268
10-20 Storeys	2,520 - 3,210	234 - 298	2,710 - 3,450	252 - 321	2,310 - 2,980	215 - 277	2,330 - 3,010	216 - 280
20-30 Storeys	2,890 - 4,000	268 - 372	3,110 - 4,300	289 - 399	2,610 - 3,710	242 - 345	2,640 - 3,750	245 - 348
<b>EDUCATIONAL</b>								
Elementary Schools	2,200 - 2,980	204 - 277	2,310 - 3,130	215 - 291	2,190 - 2,880	203 - 268	2,220 - 2,920	206 - 271
Secondary Schools	2,450 - 3,340	228 - 310	2,570 - 3,510	239 - 326	2,310 - 2,990	215 - 278	2,340 - 3,030	217 - 281
Higher Education	2,940 - 4,350	273 - 404	3,090 - 4,570	287 - 425	2,720 - 3,810	253 - 354	2,760 - 3,870	256 - 360
<b>LIGHT INDUSTRIAL</b>								
Warehouse	1,040 - 1,400	97 - 130	1,100 - 1,480	102 - 137	1,080 - 1,520	100 - 141	1,090 - 1,540	101 - 143
<b>HOTELS</b>								
Low Rise	2,080 - 2,930	193 - 272	2,180 - 3,080	203 - 286	2,060 - 2,490	191 - 231	2,090 - 2,520	194 - 234
<b>ROADS - PAVING</b>								
	\$/Lane km		\$/Lane km		\$/Lane km		\$/Lane km	
Paved Highway - Linear Roadworks	1,027,300 - 1,296,200		1,068,400 - 1,348,000		964,000 - 1,203,700		978,500 - 1,221,800	
<b>ROAD OVERPASS BRIDGE STRUCTURE</b>								
	\$/m <sup>2</sup>		\$/m <sup>2</sup>		\$/m <sup>2</sup>		\$/m <sup>2</sup>	
Highway Overpass Structures	4,200 - 5,700		4,400 - 6,000		3,800 - 5,900		3,900 - 6,000	

Note: The unit rates reflect hard construction costs, including general requirements and fees, and exclude site works and tenant improvements. Variances in unit rates and escalation will occur due to the remoteness of some regions and prevailing local market conditions. Construction costs can also be affected by a multitude of factors that may not be limited to market conditions.

SASKATCHEWAN				ONTARIO				QUEBEC			
ACTUAL 2018		FORECAST 2019		ACTUAL 2018		FORECAST 2019		ACTUAL 2018		FORECAST 2019	
\$/m <sup>2</sup>	\$/ft <sup>2</sup>	\$/m <sup>2</sup>	\$/ft <sup>2</sup>	\$/m <sup>2</sup>	\$/ft <sup>2</sup>	\$/m <sup>2</sup>	\$/ft <sup>2</sup>	\$/m <sup>2</sup>	\$/ft <sup>2</sup>	\$/m <sup>2</sup>	\$/ft <sup>2</sup>
2,850 - 3,140	265 - 292	2,910 - 3,200	270 - 297	2,570 - 2,930	239 - 272	2,760 - 3,150	256 - 293	2,810 - 3,200	261 - 297	2,920 - 3,330	271 - 309
5,150 - 5,820	478 - 541	5,250 - 5,940	488 - 552	4,730 - 5,330	439 - 495	5,080 - 5,730	472 - 532	5,170 - 5,750	480 - 534	5,380 - 5,980	500 - 556
5,960 - 6,920	554 - 643	6,080 - 7,060	565 - 656	6,170 - 6,630	573 - 616	6,630 - 7,130	616 - 662	5,630 - 7,190	523 - 668	5,860 - 7,480	544 - 695
6,850 - 7,760	636 - 721	6,990 - 7,920	649 - 736	6,410 - 7,230	596 - 672	6,860 - 7,740	637 - 719	6,850 - 7,860	636 - 730	7,120 - 8,170	661 - 759
5,580 - 6,060	518 - 563	5,690 - 6,180	529 - 574	5,420 - 6,220	504 - 578	5,800 - 6,660	539 - 619	5,680 - 6,760	528 - 628	5,910 - 7,030	549 - 653
8,890 - 9,130	826 - 848	9,070 - 9,310	843 - 865	6,390 - 8,350	594 - 776	6,840 - 8,930	635 - 830	6,960 - 9,110	647 - 846	7,240 - 9,470	673 - 880
2,230 - 2,750	207 - 255	2,260 - 2,790	210 - 259	2,290 - 2,960	213 - 275	2,460 - 3,180	229 - 295	1,980 - 2,540	184 - 236	2,060 - 2,640	191 - 245
2,570 - 3,220	239 - 299	2,610 - 3,270	242 - 304	2,650 - 3,410	246 - 317	2,850 - 3,670	265 - 341	2,430 - 3,090	226 - 287	2,530 - 3,210	235 - 298
2,950 - 3,760	274 - 349	2,990 - 3,820	278 - 355	3,170 - 4,100	295 - 381	3,410 - 4,410	317 - 410	2,980 - 4,410	277 - 410	3,100 - 4,590	288 - 426
1,350 - 1,750	125 - 163	1,360 - 1,770	126 - 164	1,300 - 1,540	121 - 143	1,400 - 1,660	130 - 154	1,320 - 1,560	123 - 145	1,370 - 1,620	127 - 151
1,560 - 2,160	145 - 201	1,580 - 2,180	147 - 203	1,540 - 1,800	143 - 167	1,660 - 1,940	154 - 180	1,440 - 1,820	134 - 169	1,500 - 1,890	139 - 176
2,290 - 2,650	213 - 246	2,310 - 2,680	215 - 249	1,900 - 2,260	177 - 210	2,040 - 2,430	190 - 226	1,880 - 2,320	175 - 216	1,960 - 2,410	182 - 224
1,110 - 1,310	103 - 122	1,120 - 1,320	104 - 123	1,250 - 1,470	116 - 137	1,340 - 1,580	124 - 147	1,100 - 1,490	102 - 138	1,140 - 1,550	106 - 144
1,210 - 1,620	112 - 151	1,220 - 1,640	113 - 152	1,370 - 1,600	127 - 149	1,470 - 1,720	137 - 160	1,440 - 1,770	134 - 164	1,500 - 1,840	139 - 171
1,620 - 2,220	151 - 206	1,640 - 2,240	152 - 208	1,600 - 1,950	149 - 181	1,720 - 2,100	160 - 195	1,660 - 2,320	154 - 216	1,730 - 2,410	161 - 224
1,310 - 2,320	122 - 216	1,320 - 2,340	123 - 217	1,390 - 1,740	129 - 162	1,490 - 1,860	138 - 173	1,020 - 1,690	95 - 157	1,060 - 1,760	98 - 164
2,410 - 3,080	224 - 286	2,430 - 3,110	226 - 289	1,740 - 2,070	162 - 192	1,860 - 2,210	173 - 205	2,360 - 3,260	219 - 303	2,450 - 3,390	228 - 315
2,320 - 2,930	216 - 272	2,340 - 2,960	217 - 275	2,100 - 2,480	195 - 230	2,250 - 2,650	209 - 246	2,020 - 2,690	188 - 250	2,100 - 2,800	195 - 260
1,310 - 2,220	122 - 206	1,320 - 2,240	123 - 208	1,550 - 1,990	144 - 185	1,660 - 2,130	154 - 198	1,340 - 1,850	124 - 172	1,390 - 1,920	129 - 178
1,310 - 1,820	122 - 169	1,320 - 1,840	123 - 171	1,260 - 1,490	117 - 138	1,350 - 1,590	125 - 148	1,290 - 1,690	120 - 157	1,340 - 1,760	124 - 164
2,210 - 3,690	205 - 343	2,230 - 3,730	207 - 347	1,740 - 2,070	162 - 192	1,870 - 2,230	174 - 207	1,620 - 1,960	151 - 182	1,680 - 2,040	156 - 190
2,370 - 3,550	220 - 330	2,390 - 3,590	222 - 334	1,860 - 2,300	173 - 214	2,000 - 2,470	186 - 229	1,960 - 2,470	182 - 229	2,040 - 2,570	190 - 239
2,440 - 3,050	227 - 283	2,460 - 3,080	229 - 286	2,090 - 2,550	194 - 237	2,250 - 2,740	209 - 255	2,020 - 2,720	188 - 253	2,100 - 2,830	195 - 263
2,820 - 3,460	262 - 321	2,850 - 3,490	265 - 324	2,350 - 2,930	218 - 272	2,530 - 3,150	235 - 293	2,560 - 3,290	238 - 306	2,660 - 3,420	247 - 318
2,350 - 2,960	218 - 275	2,400 - 3,020	223 - 281	1,750 - 2,080	163 - 193	1,870 - 2,230	174 - 207	1,800 - 2,140	167 - 199	1,870 - 2,230	174 - 207
2,450 - 3,260	228 - 303	2,500 - 3,330	232 - 309	1,860 - 2,300	173 - 214	1,990 - 2,460	185 - 229	1,910 - 2,420	177 - 225	1,990 - 2,520	185 - 234
2,750 - 3,770	255 - 350	2,810 - 3,850	261 - 358	2,130 - 2,590	198 - 241	2,280 - 2,770	212 - 257	2,810 - 4,490	261 - 417	2,920 - 4,670	271 - 434
1,310 - 2,220	122 - 206	1,320 - 2,240	123 - 208	1,060 - 1,290	98 - 120	1,130 - 1,370	105 - 127	900 - 1,240	84 - 115	940 - 1,290	87 - 120
1,890 - 2,580	176 - 240	1,910 - 2,610	177 - 242	1,810 - 2,370	168 - 220	1,940 - 2,540	180 - 236	1,910 - 2,580	177 - 240	1,990 - 2,680	185 - 249
\$/Lane km		\$/Lane km		\$/Lane km		\$/Lane km		\$/Lane km		\$/Lane km	
1,212,600 - 1,370,700		1,236,900 - 1,398,100		907,500 - 1,107,200		971,000 - 1,184,700		1,312,300 - 1,472,900		1,358,200 - 1,524,500	
\$/m <sup>2</sup>		\$/m <sup>2</sup>		\$/m <sup>2</sup>		\$/m <sup>2</sup>		\$/m <sup>2</sup>		\$/m <sup>2</sup>	
4,700 - 6,600		4,800 - 6,800		4,000 - 6,200		4,300 - 6,700		5,000 - 7,200		5,200 - 7,500	

BTY strongly recommends that readers seek the advice of a Professional Quantity Surveyor (PQS) prior to establishing a budget for their specific projects.