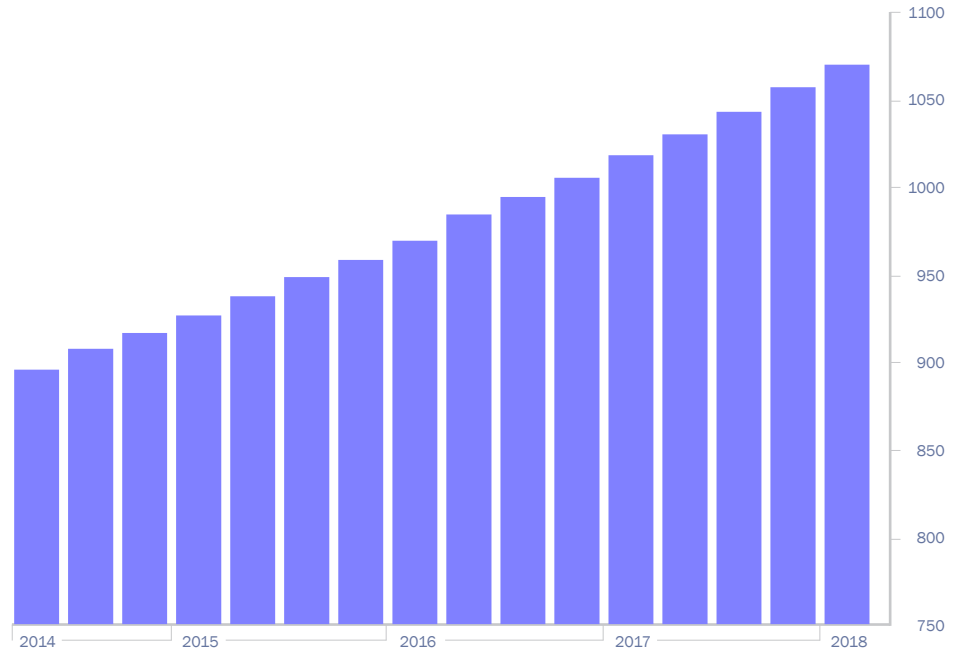


“In a construction market that continues to show high levels of activity, the first quarter saw modest growth in raw material prices. Additionally, we are seeing a surge in steel driven by rising demand and limited offshore supply.”

Attilio Rivetti
Vice President



John R. Oishei Children's Hospital
Buffalo, New York

Quarter	Index	Δ%
1st Quarter 2018	1071	1.23
4th Quarter 2017	1058	1.34
3rd Quarter 2017	1044	1.26
2nd Quarter 2017	1031	1.18

Year	Average Index	Δ%
2017	1038	5.0
2016	989	4.7
2015	943	4.5
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6
2005	717	9.5

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.