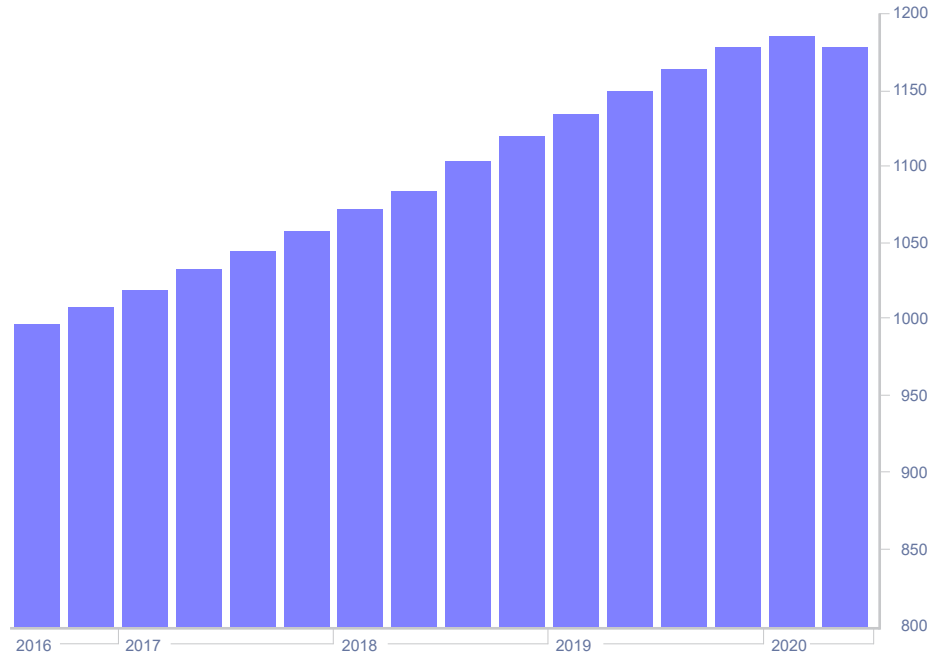


“Trade contractor competition has increased in many areas as they work to secure backlog due to uncertainty they have about future opportunities. We expect the third quarter will serve to more clearly define the fluctuation of escalation of cost in the construction industry.”

Attilio Rivetti
Vice President



ProMedica Toledo Hospital, Generations of Care Tower
Toledo, Ohio

Quarter	Index	Δ%
2nd Quarter 2020	1177	-1.01
1st Quarter 2020	1189	1.02
4th Quarter 2019	1177	1.29
3rd Quarter 2019	1162	1.13

Year	Average Index	Δ%
2019	1156	5.5
2018	1096	5.6
2017	1038	5.0
2016	989	4.8
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

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.