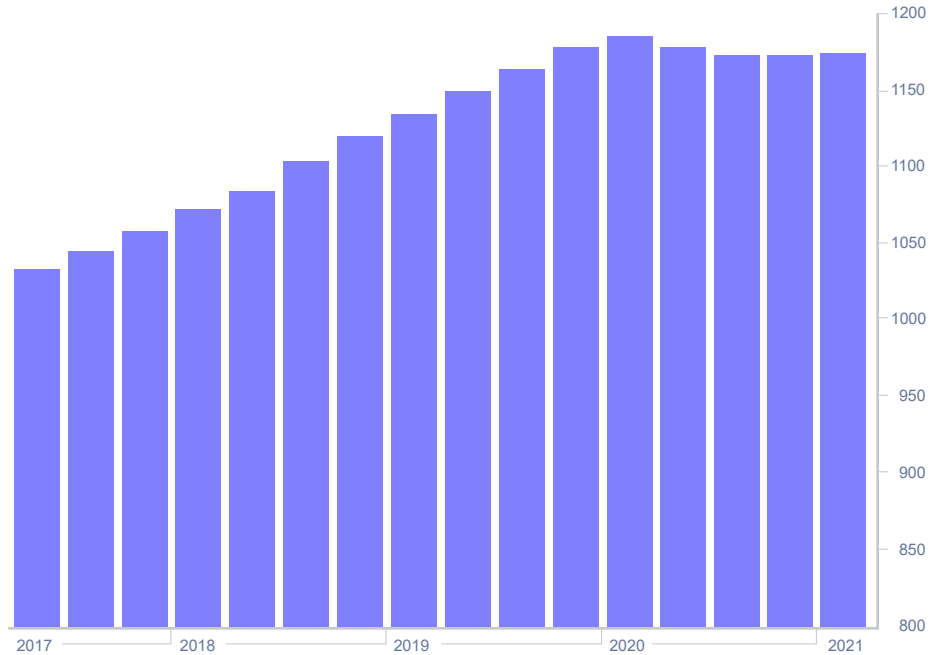


Turner Building Cost Index

2021 First Quarter Forecast

“Steel and copper prices continued to experience significant increases. Scrap Steel pricing has increased mainly due to limited availability. Aggressive competition for available work is offsetting material price increases and is keeping overall construction costs relatively stable.”

Attilio Rivetti
Vice President



Henry Ford Brigitte Harris Cancer Pavilion
Detroit, Michigan

Quarter	Index	Δ%
1st Quarter 2021	1172	0.09
4th Quarter 2020	1171	0.00
3rd Quarter 2020	1171	-0.51
2nd Quarter 2020	1177	-1.01

Year	Average Index	Δ%
2020	1177	1.8
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

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.