

## MEET YOUR LOCAL EXPERT



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*With over 40 years of experience in the construction industry, Chris is an expert in the field of cost management. He assists owners, design professionals and lenders in controlling the financial and time aspects of their projects.*

*Let's connect!*

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## COST CONSIDERATIONS THINGS TO WATCH OUT FOR



**INFRASTRUCTURE** In Chicago funding is steered mainly toward transportation and roadways, as well as water works (including storm water runoff, and seawall support on the Great Lakes).



**UP-AND-COMING** Strong and emerging sectors include data centers, sports stadiums, wellness-themed collegiate athletic facilities, and transportation.



**BIDDING ENVIRONMENT** Currently the busiest sectors we see are residential apartment buildings as well as education, transportation, and city projects. Residual effects from COVID still can be seen in material delays, in particular due to labor shortages and transportation disruption.



**PROCUREMENT** To reduce costs and remain competitive, consider fluctuation clauses. Consider early MEP design commitment and early purchase of major equipment.

### CONSTRUCTION COST DRIVERS

SELECT MATERIALS	APPROX. CHANGE FROM Q2 2022
Rebar	▲ 2.3%
Structural Steel	▼ -2.1%
Ready-Mix Concrete	▼ -0.7%
Lumber	▼ -39.7%
Copper	▼ -2.1%
Plumbing Fixtures	▼ -1.6%
Diesel	▲ 27.6%

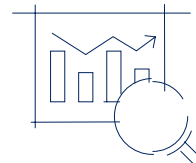
### CHICAGO COST INDEX



### PROJECTED MARKET TRENDS

**14.04%**  
Chicago YOY  
escalation rate

**8.28%**  
National YOY  
Escalation rate



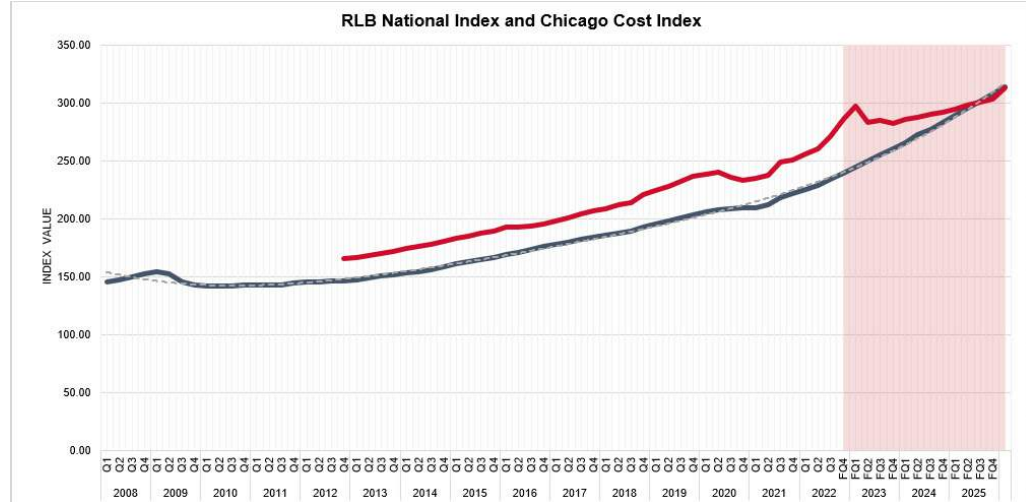
**DON'T MISS OUT ON  
FUTURE INSIGHTS!**



For more than 20 years, we have published a quarterly construction cost report to provide you with the most accurate and up-to-date construction pricing information in the market.

**SCAN TO SUBSCRIBE**

## CONSTRUCTION COST INDEX, ESCALATION, AND TRENDS



### ABOUT THE CHART

RLB's construction cost indexes track the "true" bid cost of construction which includes in addition to costs of trade workds, the general contractor and sub-contractor overhead costs and fees (profit). The graph shows a comparison between Chicago and the National average of costs.

### WHAT THIS MEANS FOR YOU

The graph shows that construction costs in Chicago have been on a steady increase over the last 10 years, out pacing the national average. Given the cost escalation experienced over the last couple of years, RLB is forecasting this to continue over the short to medium term.