



Construction Looking Forward 2012–2020 Key Highlights

SASKATCHEWAN

The 2012¹ *Construction Looking Forward* scenario for Saskatchewan describes the peak of a steep climb over 10 years of growth. By 2013, all sectors in the province's construction industry arrive at and then sustain close to record high employment levels for the remainder of the scenario period.

challenges to keep this new, large and skilled workforce in Saskatchewan in the face of labour demands from projects in other provinces.

The 2009 recession had a very limited impact on Saskatchewan's construction industry, which sustained strong growth in 2010 and 2011 to start the current scenario at record high employment. Construction has experienced tremendous growth over the last decade. Since 2001, industry employment has expanded by 70 percent. These gains surpass the remarkable construction growth in Alberta and British Columbia over the same period.

The Construction Sector Council (CSC) uses a scenario-based forecasting model to assess future labour market conditions. It consults with industry, including owners, contractors and labour groups, to validate the scenario assumptions, and seeks input from governments on related analysis and construction project lists. This approach offers efficient access to project information and detailed first-hand assessments of labour supply and demand for individual construction trades and occupations².

Virtually all sectors have participated in the growth. Residential activity has been strong, but slower than non-residential activity over the recent past. Commercial and institutional building has followed a cyclical growth path to 2011 and will settle into more regular gains across the scenario period. The big, high-profile mining, utilities and other industrial projects contribute most to the current gains.

RESIDENTIAL MARKET

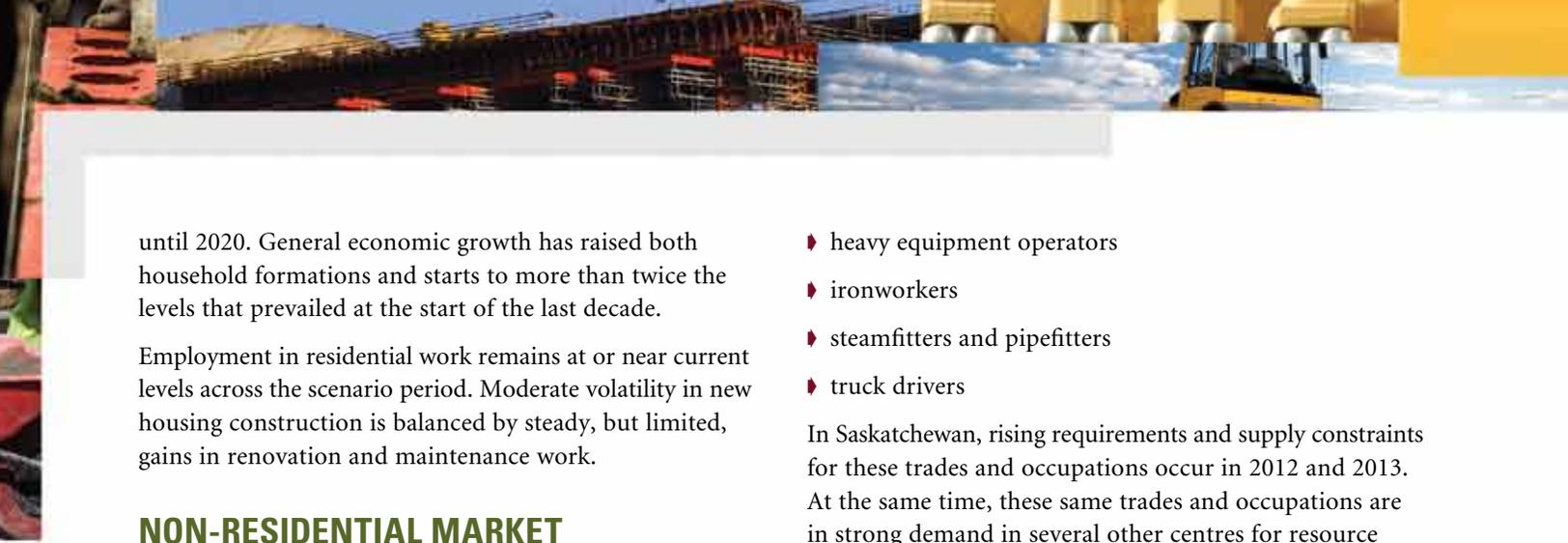
After rising dramatically early in the last decade, new housing activity declined during the 2009 recession, but the rebound in 2010 was strong. These fluctuations carry housing starts above and then below the long-run trend in new household formations³. By 2012, housing activity finds the balance between starts and formations, and construction will continue at roughly the current pace

All this growth has placed a heavy burden on labour markets, and recruiting, at times, has been difficult. This situation will persist for the next few years and then there may be

¹ The 2012 *Construction Looking Forward* release for Saskatchewan reports new labour market assessments for the 2011–2020 period. The assessment includes 2011 as part of the analysis to track the impact of the global recession and recovery in local construction investment and labour markets.

² The CSC LMI system tracks labour market conditions for 33 trades and occupations. This group does not represent approximately 25 percent of the construction workforce that does not work on job sites (e.g., office support, engineers and office managers).

³ Household formation refers to the change in the number of households (persons living under one roof or occupying a separate housing unit) from one year to the next. It is the means by which population growth is transformed into demand for new housing.



until 2020. General economic growth has raised both household formations and starts to more than twice the levels that prevailed at the start of the last decade.

Employment in residential work remains at or near current levels across the scenario period. Moderate volatility in new housing construction is balanced by steady, but limited, gains in renovation and maintenance work.

NON-RESIDENTIAL MARKET

Non-residential construction employment rises to a peak in 2013 and remains close to that level across the rest of the scenario period. This gradual rise and then plateau conceals important shifts among the sub-sectors. The most volatile employment patterns occur in the large engineering and industrial projects, while commercial and institutional construction experiences a more gradual increase.

Engineering construction peaks in 2013 and then declines moderately, remaining well above historical levels across the remainder of the scenario period from 2014 to 2020. This pattern reflects the completion of several major mining and utility projects from 2012 to 2013 and the start of three major mining projects between 2011 and 2013. By 2014, the last of the scheduled known projects is underway and requirements for specialized labour have passed their peak.

Labour requirements for these engineering projects share several common features with a long list of similar resource and utility projects in centres of resource construction⁴ across Canada. These projects are often situated in remote locations and will draw a similar mix of trades and occupations. As these projects start and end, labour requirements are strongest among a group of trades and occupations linked to industrial and resource projects that have been in short supply for many years. In the Saskatchewan scenario, these include:

- ◆ boilermakers
- ◆ concrete finishers
- ◆ construction estimators
- ◆ construction managers
- ◆ construction millwrights
- ◆ crane operators

- ◆ heavy equipment operators
- ◆ ironworkers
- ◆ steamfitters and pipefitters
- ◆ truck drivers

In Saskatchewan, rising requirements and supply constraints for these trades and occupations occur in 2012 and 2013. At the same time, these same trades and occupations are in strong demand in several other centres for resource construction across Canada.

Shifting labour requirements for major industrial and engineering projects are partly offset by gradual, but steady, growth in commercial and institutional work from 2012 to 2020. These gains provide non-residential work for another group of trades, including:

- ◆ floor covering installers
- ◆ glaziers
- ◆ insulators
- ◆ painters and decorators
- ◆ plasterers and drywall installers
- ◆ refrigeration and air conditioning mechanics
- ◆ tilesetters

Employment opportunities for these trades will expand steadily across the scenario period.

THE AVAILABLE WORKFORCE

Unemployment represents the first source of supply as labour requirements grow. In Saskatchewan, unemployment hit extremely low levels in 2007 and 2008. The 2009 recession had only a moderate impact on raising rates. In short, local unemployment has not been a reliable pool from which employers can draw construction workers. The strong expansion of the industry left 2011 unemployment well below historical levels. Pressure to add to the local workforce will continue.

As construction labour requirements have expanded over the last decade, Saskatchewan has drawn more of the needed workforce from out of the province. Much depends on the mobility of key trades and occupations and the labour

⁴ Centres of resource construction are identified in the 2012 Construction Looking Forward scenarios for British Columbia, Alberta, Saskatchewan, Manitoba, Ontario, and Newfoundland and Labrador.

demands from other Canadian projects. The big resource, industrial and utility projects have been drawing workers into Saskatchewan and this process will continue to 2013. As the known major projects are completed, it is assumed that the out-of-province workforce will leave Saskatchewan. The outflow of workers may be moderated should new projects, which are not yet accounted for in the current outlook scenario, come online.

This highly mobile pattern reflects the historical experience of many of the trades and occupations needed for the big engineering projects and the demand for workers in other provinces later in the scenario period. To the extent that some of these workers choose to stay in Saskatchewan, there would be a slight rise in unemployment and an expanded pool of available labour.

Over the longer term, demographic trends will limit the addition of younger people to the workforce. This will restrict labour force growth and gradually reduce unemployment.

Long-term demographic trends will also be driving replacement demand across the scenario period. The CSC system breaks down the annual change in the available labour force into key components: retirements, new entrants and net in-mobility⁵. Estimates of retirements track annual losses to the workforce that are offset by new entrants from the Saskatchewan population aged 30 and younger. The number of new entrants is restricted by the age profile of the local workforce and is gradually overtaken by rising retirements. Net in-mobility measures the remaining change in the labour force that is required through either attracting or releasing workers as required from/to other markets.

Migration into Saskatchewan has been rising over the past decade with a notable number of these arrivals working in construction. This pattern of in-mobility has been a key source of construction workers, with numbers rising to a peak in 2008 and again in 2010. After 2013, several major projects are completed and some workers may leave. By 2020, the construction labour force is estimated to drop by 2,500 in response to a decline in expansion demand after the 2013 peak. This pattern coincides with an increase in replacement demand related to the retirement of an estimated 6,600 workers.

An estimated 6,100 new entrants will enter the workforce to fill the overall increase in labour requirements. From this perspective, across the decade, the local construction workforce should be able to meet total labour requirements. Starting in 2013, a small outflow of up to 2,000 workers will be apparent across the scenario as the major projects end.

RANKINGS, RISKS AND OPPORTUNITIES

The following table ranks each of the trades and occupations tracked by the CSC system. Ranks show a shift from current shortages to more balanced markets after 2013 as the known major non-residential projects end. These rankings offer insights into the potential patterns of construction labour mobility.

Outside Saskatchewan, the CSC system is tracking several other centres of resource construction that will be attracting the same trades and occupations that are needed in Saskatchewan's mining, utility, pipeline and other industrial projects – especially in the 2012 and 2013 period. Major construction projects will draw workers to Newfoundland and Labrador and Northern Ontario in the near future, and to Ontario (the Greater Toronto Area), Manitoba, Alberta and British Columbia over the medium and longer term.

The construction industry in Saskatchewan has had extensive experience drawing skilled construction workers from outside the province in the recent past. The 2012 *Construction Looking Forward* scenarios suggest that competition will intensify in the near term and local recruiting will require an expanded search. After the big non-residential projects reach their peak, the labour requirements focus in 2014 will shift to retention, as other similar resource and utility projects are starting in other provinces.

Industry and government systems and practices have been refined and improved over the past construction expansion to deal with these situations. New challenges will appear and the continuing growth and refinement of the supporting systems, including apprenticeship, industry training and immigration, will help to match the local workforce to emerging requirements.

⁵ In-mobility refers to the arrival of workers from outside the local construction industry.

MARKET RANKINGS

- 1 Workers meeting employer qualifications are available in local markets to meet an increase in demand at the current offered rate of compensation and other current working conditions. Excess supply is apparent and there is a risk of losing workers to other markets.
- 2 Workers meeting employer qualifications are available in local or adjacent markets to meet an increase in demand at the current offered rate of compensation and other working conditions.
- 3 The availability of workers meeting employer qualifications in the local market may be limited by large projects, plant shutdowns or other short-term increases in demand. Similar or weaker conditions exist in adjacent markets so that mobility is an option. Employers may need to compete to attract needed workers. Established patterns of recruiting and mobility are sufficient to meet job requirements.
- 4 Workers meeting employer qualifications are generally not available in local and adjacent markets to meet any increase. Employers will need to compete to attract additional workers. Recruiting and mobility may extend beyond traditional sources and practices.
- 5 Needed workers meeting employer qualifications are not available in local or adjacent markets to meet current demand so that projects or production may be delayed or deferred. There is excess demand, competition is intense and recruiting reaches to remote markets.

MARKET RANKINGS FOR TRADES AND OCCUPATIONS IN SASKATCHEWAN

TRADES AND OCCUPATIONS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Boilermakers	4	4	3	3	3	3	3	3	3	3
Employment requirements related to industrial and engineering projects continue to build to peak levels, tightening labour market conditions in 2012. Conditions return to balance by 2013 as known major projects begin to wind down. Employment is exclusively in non-residential construction. The age profile for this trade is about average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market will be required to meet expansion demand requirements early in the scenario period.										
Bricklayers	3	3	3	3	3	3	3	3	3	3
Employment requirements related to industrial and non-residential buildings sustain balanced labour markets across the scenario period. Employment is divided between residential and non-residential construction. A potential for mobility between these sectors may help to meet market requirements. The age profile for this trade is about average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required to maintain balanced conditions early in the scenario period.										
Carpenters	4	4	4	3	3	3	3	3	3	3
Employment requirements related to industrial and non-residential buildings continue to build to peak levels in 2013. Employment is divided between residential and non-residential construction. A potential for mobility between these sectors may help to meet market requirements. The age profile for this trade is about average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market will be required to meet expansion demand requirements early in the scenario period. Workers from outside the local market leave as known projects wind down, returning conditions to balance across the remainder of the scenario period.										
Concrete finishers	3	3	3	3	3	3	3	3	3	3
Employment requirements related to engineering projects sustain balanced labour markets. Employment is concentrated in non-residential construction. The age profile for this trade is about average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required to maintain balanced conditions early in the scenario period.										
Construction estimators	4	4	4	3	3	3	3	3	3	3
Employment requirements related to engineering projects continue to build to peak levels, tightening labour market conditions to 2013. Employment is divided between residential and non-residential construction. A potential for mobility between these sectors may help to meet market requirements. The age profile for this occupation is younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required to meet expansion demand requirements early in the scenario period. Workers from outside the local market leave as known projects wind down, returning conditions to balance across the remainder of the scenario period.										

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TRADES AND OCCUPATIONS

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Construction managers	4	4	3	3	3	3	3	3	3	3
Employment requirements related to engineering projects continue to build to peak levels, tightening labour market conditions in 2012. Conditions return to balance by 2013 as known major projects begin to wind down. Employment is divided between residential and non-residential construction. A potential for mobility between these sectors may help to meet market requirements. The age profile for this occupation is much older than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required to meet expansion demand requirements early in the scenario period.										
Construction millwrights and industrial mechanics (except textile)	4	4	3	3	3	3	3	3	3	3
Employment requirements related to industrial and engineering projects continue to build to peak levels, tightening labour market conditions in 2012. Conditions return to balance by 2013 as known major projects begin to wind down. Employment is exclusively in non-residential construction. The age profile for this group is older than average. Replacement demand requirements are not met by new entrants into the labour force. Workers from outside the local market will be required to meet expansion demand requirements early in the scenario period.										
Contractors and supervisors	4	4	3	3	3	3	3	3	3	3
Employment requirements related to engineering projects and non-residential buildings continue to build to peak levels, tightening labour market conditions in 2012. Conditions return to balance by 2013 as known major projects begin to wind down. Employment is concentrated in non-residential construction. The age profile for this trade is much older than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market will be required to meet expansion demand requirements early in the scenario period.										
Crane operators	4	4	3	3	3	3	3	3	3	3
Employment requirements related to engineering projects continue to build to peak levels, tightening labour market conditions in 2012. Conditions return to balance by 2013 as known major projects begin to wind down. Employment is exclusively in non-residential construction. The age profile for this trade is older than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required to meet expansion demand requirements early in the scenario period.										
Electricians (including industrial and power system)	4	4	4	3	3	3	3	3	3	3
Employment requirements related to non-residential buildings and engineering projects continue to build to peak levels to 2013. Employment is concentrated in non-residential construction. The age profile for this trade is younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market will be required to meet expansion demand requirements early in the scenario period. Workers from outside the local market leave as known projects wind down, returning conditions to balance across the remainder of the scenario period.										
Floor covering installers	4	3	3	3	3	3	3	3	3	3
Employment requirements related to residential and non-residential buildings sustain balanced markets across the scenario period. Employment is divided between residential and non-residential construction. A potential for mobility between these sectors may help to meet market requirements. The age profile for this trade is about average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required early in the scenario period to maintain balanced conditions.										
Glaziers	4	4	4	3	3	3	3	3	3	3
Employment requirements related to non-residential buildings tighten labour market conditions to 2013. Conditions return to balance by 2014 as major projects begin to wind down. Employment is concentrated in non-residential construction. The age profile for this trade is about average. Replacement demand requirements are not met by new entrants into the labour force. Workers from outside the local market may be required to meet expansion demand requirements early in the scenario period.										
Heavy equipment operators (except crane)	4	4	4	3	3	3	3	3	3	3
Employment demand related to civil and other engineering projects tightens labour market conditions to 2013. Employment is concentrated in non-residential construction. The age profile for this trade is about average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required to meet expansion demand requirements early in the scenario period. Workers from outside the local market leave as known projects wind down, returning conditions to balance across the remainder of the scenario period.										
Heavy-duty equipment mechanics	4	4	4	3	3	3	3	3	3	3
Employment demand related to civil and other engineering projects tightens labour market conditions to 2013. Employment is concentrated in non-residential construction. The age profile for this trade is younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required to meet expansion demand requirements late in the scenario period. Workers from outside the local market leave as known projects wind down, returning conditions to balance across the remainder of the scenario period.										

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TRADES AND OCCUPATIONS

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Insulators	4	4	3	3	3	3	3	3	3	3
Employment requirements related to engineering projects continue to build to peak levels, tightening labour market conditions in 2012. Conditions return to balance by 2013 as known major projects begin to wind down. Employment is concentrated in non-residential construction. The age profile for this trade is younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required to meet expansion demand requirements early in the scenario period.										
Ironworkers and structural metal fabricators and fitters	4	3	3	3	3	3	3	3	3	3
Employment requirements related to engineering projects contribute to balanced labour markets across the scenario period. Employment is concentrated in non-residential construction. The age profile for this trade is younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required early in the scenario period to maintain balanced conditions.										
Painters and decorators	4	3	3	3	3	3	3	3	3	3
Employment requirements related to residential and non-residential buildings sustain balanced labour markets across the scenario period. Employment is divided between residential and non-residential construction. A potential for mobility between these sectors may help to meet market requirements. The age profile for this group is older than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required early in the scenario period to maintain balanced conditions.										
Plasterers, drywall installers and finishers, and lathers	4	3	3	3	3	3	3	3	3	3
Employment requirements related to non-residential buildings and renovation work contribute to sustaining balanced labour markets across the scenario period. Employment is divided between residential and non-residential construction. A potential for mobility between these sectors may help to meet market requirements. The age profile for this group is younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required early in the scenario period to maintain balanced conditions.										
Plumbers	4	4	4	3	3	3	3	3	3	3
Employment requirements related to non-residential buildings continue to build to peak levels in 2013. Employment is concentrated in non-residential construction. The age profile for this trade is younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required to meet expansion demand requirements early in the scenario period. Workers from outside the local market leave as known projects wind down, returning conditions to balance across the remainder of the scenario period.										
Refrigeration and air conditioning mechanics	4	4	3	3	3	3	3	3	3	3
Demand requirements related to non-residential buildings tighten labour market conditions in 2012. Conditions return to balance by 2013 as activity levels off to more steady growth across the remainder of the scenario period. Employment is concentrated in non-residential construction. The age profile for this group is about average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required across the scenario to maintain balanced conditions.										
Residential and commercial installers and servicers	4	4	3	3	3	3	3	3	3	3
Employment requirements related to residential and non-residential buildings and renovation work continue to tighten labour market conditions in 2012. Conditions return to balance by 2013 as activity levels off to more steady growth across the remainder of the scenario period. Employment is divided between residential and non-residential construction. There are limited opportunities for potential mobility between these sectors. The age profile for this group is younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required early in the scenario period to maintain balanced conditions.										
Residential home builders and renovators	4	4	3	3	3	3	3	3	3	4
Employment demand related to residential activity recedes from peak levels in 2011, easing labour market conditions by 2014. Employment is exclusively in residential construction. The age profile for this group is much older than average, contributing to tighter market conditions. Replacement demand requirements are not met by new entrants into the labour force. Workers from outside the local market may be required early in the scenario period to maintain balanced conditions.										
Roofers and shinglers	4	4	3	3	3	3	3	3	3	3
Employment requirements related to residential and non-residential buildings and renovation work continue to tighten labour market conditions in 2012. Conditions return to balance by 2013 as activity levels off to more steady growth across the remainder of the scenario period. Employment is divided between residential and non-residential construction. A potential for mobility between these sectors may help to meet market requirements. The age profile for this group is much younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required early in the scenario period to maintain balanced conditions.										

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TRADES AND OCCUPATIONS

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Sheet metal workers	4	4	3	3	3	3	3	3	3	3
Employment requirements related to non-residential buildings and engineering projects continue to build to peak levels, tightening labour market conditions in 2012. Conditions return to balance by 2013 as known major projects begin to wind down. Employment is concentrated in non-residential construction. The age profile for this trade is younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required early in the scenario period to maintain balanced conditions.										
Steamfitters, pipefitters and sprinkler system installers	4	4	4	3	3	3	3	3	3	3
Employment requirements related to engineering projects continue to build to peak levels in 2013. Employment is concentrated in non-residential construction. The age profile for this group is younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required to meet expansion demand requirements early in the scenario period. Workers from outside the local market leave as known projects wind down, returning conditions to balance across the remainder of the scenario period.										
Tiles setters	3	3	3	3	3	3	3	3	3	3
Employment requirements related to residential and non-residential buildings sustain balanced labour markets across the scenario period. There are limited opportunities for potential mobility between these sectors. The age profile for this trade is much younger than average, contributing to balanced market conditions. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required early in the scenario period to maintain balanced conditions.										
Trades helpers and labourers	4	4	4	3	3	3	3	3	3	4
Employment requirements related to engineering and non-residential buildings continue to build to peak levels in 2013. Employment is divided between residential and non-residential construction. A potential for mobility between these sectors may help to meet labour market requirements. The age profile for this group is much younger than average. Replacement demand requirements are not met by new entrants into the labour force. Workers from outside the local market may be required to meet expansion demand requirements early in the scenario period. Workers from outside the local market leave as known projects wind down, returning conditions to balance across the remainder of the scenario period.										
Truck drivers	4	4	4	3	3	3	3	3	3	3
Employment demand related to industrial and resource-based projects continues to tighten market conditions to 2013. Employment is concentrated in non-residential construction. The age profile for this trade is about average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market will be required to meet expansion demand requirements early in the scenario period. Workers from outside the local market leave as known projects wind down, returning conditions to balance across the remainder of the scenario period.										
Welders and related machine operators	4	4	4	3	3	3	3	3	3	3
Employment requirements related to industrial and resource-based projects continue to build to peak levels in 2013. Employment is concentrated in non-residential construction. The age profile for this group is significantly younger than average. New entrants into the labour force are estimated to meet replacement demand requirements, but workers from outside the local market may be required to meet expansion demand requirements early in the scenario period. Workers from outside the local market leave as known projects wind down, returning conditions to balance across the remainder of the scenario period.										

Note: The labour market assessment for some trades is limited by the small size of the workforce (<100 employed). In such cases, the information is suppressed because of limited statistical reliability. The CSC, in consultation with the provincial LMI Committee, has suppressed the following trades for Saskatchewan: drillers and blasters, elevator constructors and mechanics, glaziers and industrial instrument technicians and mechanics.

Source: Construction Sector Council

Timely construction forecast data is available online at www.constructionforecasts.ca. Create customized reports on a broad range of selected categories within sector, trade or province covering up to 10 years.

The more detailed report, *Construction Looking Forward, An Assessment of Construction Labour Markets from 2012 to 2020 for Saskatchewan*, is part of the Construction Sector Council's *Labour Market Information Program* and will be available electronically at www.csc-ca.org this spring.

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