Construction Labor Research Council

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Construction Labor Rate Trends & Outlook

The annual rate of wage and fringe increases in 2009 was 3.9 percent, down from 4.4 percent in the prior year. Based upon increases already negotiated in contracts for the next two years, wage and fringe increases will continue at a rate similar to 2009. Already known increases to be effective in 2010 average 3.9 percent and for 2011 the percentage is 3.8. This is a reversal of the trend of larger rates of increase up to 2008.

Longer term trends in escalation were little changed. The increase in wage and fringe rates for the five years ending January 1, 2010 was 22.5 percent or just over four percent each year. The measure of change has been in a narrow range since 2004. All regions were within five percentage points of the national average. Lower rates of increases negotiated in 2009 only partially moderated the rate increase in all agreements.

Five Year Increases – Wage Plus Fringe Rate

The average wage plus fringe rate for all construction crafts in the United States is currently $48.26. During the five years ending January 1, 2010, rates are up 22.5 percent. The small changes in the annual rate of increase in recent years have resulted in a small change in the five year rate of escalation.

Variations among regions and crafts have been minimal in recent years. The five year rate of increase in all regions is within five percentage points of the national average. As craft averages reflect patterns in the regions, craft variation is also small.

During the past year, wages and fringes increased by 3.9 percent. All regions and crafts, except elevator constructors who are higher, were within one percentage point of the national average. Construction wage plus fringe increases again exceeded the rise in the Consumer Price Index.

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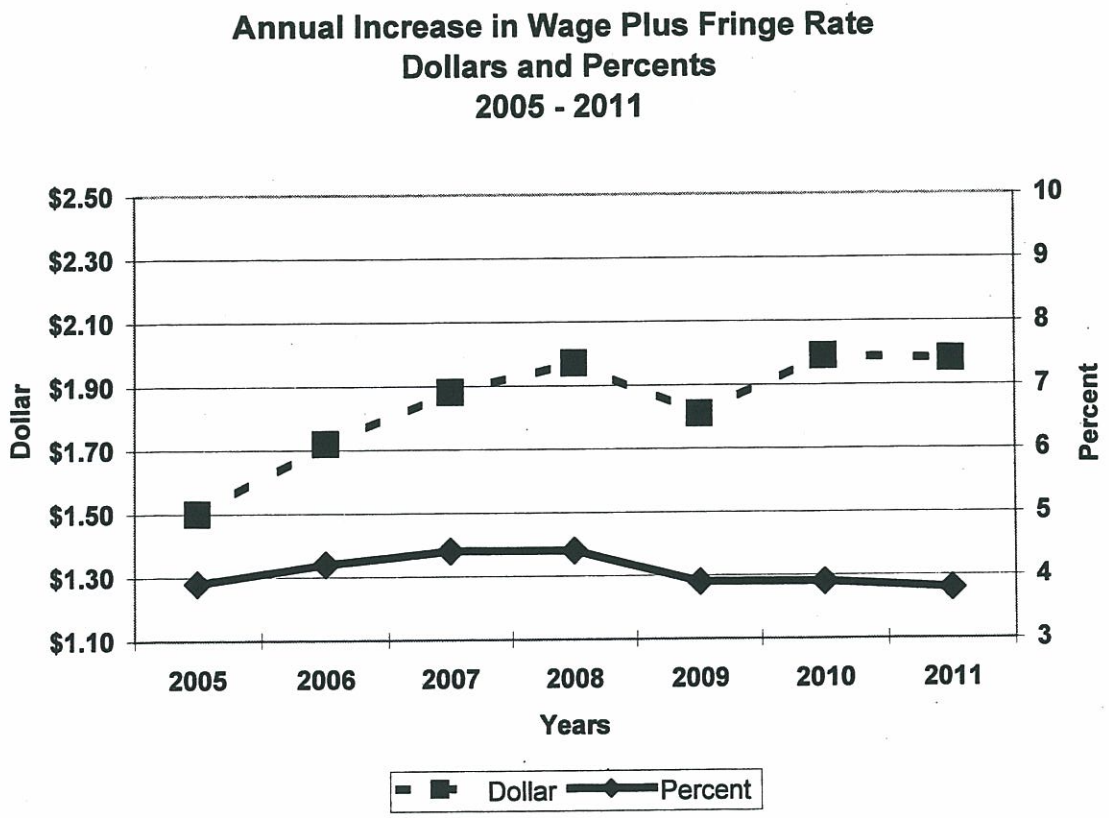
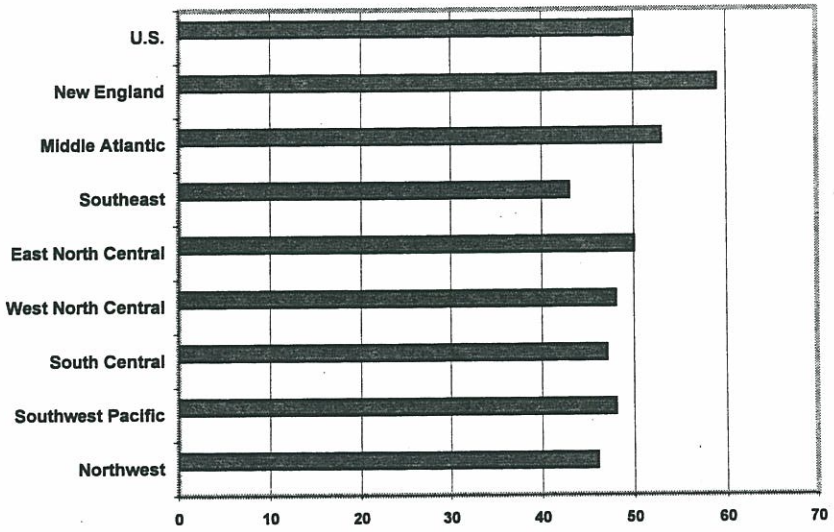


Data for 2010 and 2011 are scheduled increases for contracts already settled through these years.

2010 Bargaining Activity

As a result of the upswing in one year agreements in 2009, the number of contracts expiring in 2010 will be especially high. Bargaining will be spread throughout the country although it will be lightest in the northwest. Negotiations will cover about 475,000 workers.

Percent Increase in Wage Plus Fringe Rate
United States and Regions
January 1, 2000- January 1, 2010



Scheduled Future Increases

As a large number of contracts will not be renegotiated in 2010, the increases for these agreements are already identified. These known increases indicate a continuation of current escalation rates through 2011. For both 2010 and 2011, rates in these contracts will rise about $2.00 or just under four percent. A majority of these increases are between 3.0 and 4.9 percent.

Regionally, all 2010 increases are within one percentage point of the national average. The averages for the four regions with the fewest number of workers covered by the settled agreements are clustered between 3.3 and 3.5 percent, the smallest in the nation. The two regions with the most workers average 4.1 percent.

CONSTRUCTION LABOR RESEARCH COUNCIL

UNION WAGES AND SUPPLEMENTS FOR THE PERIOD 01/01/2005-01/01/2010

Region Averages

Region	ASBESTOS WORKERS	BOILER MAKERS	BRICK LAYERS	CARPENT-ERS	CEMENT MASONS	CRANE OPERATOR	ELECTR ICIAN	ELEV. CONST	IRON WORKE
New England									
Rate - 01/01/05		$48.15	$43.85	$40.33		$46.43	$45.08	$54.04	$46.30
Rate - 01/01/10		$55.60	$56.22	$51.45		$57.06	$53.94	$71.11	$57.33
Increase		$7.46	$12.37	$11.12		$10.63	$8.86	$17.07	$11.03
Middle Atlantic									
Rate - 01/01/05		$46.76	$39.31	$47.93	$38.51	$51.05	$63.02	$49.01	$49.85
Rate - 01/01/10		$54.94	$47.56	$59.30	$48.73	$62.59	$76.39	$65.02	$61.58
Increase		$8.18	$8.26	$11.37	$10.21	$11.53	$13.37	$16.01	$11.73
Southeast									
Rate - 01/01/05	$28.00	$39.89	$26.94	$24.49	$24.61	$29.72	$30.40	$42.92	$29.60
Rate - 01/01/10	$33.26	$43.69	$27.98	$29.25	$28.28	$35.23	$35.46	$58.52	$34.53
Increase	$5.26	$3.80	$1.04	$4.76	$3.67	$5.50	$5.06	$15.60	$4.92
East North Central									
Rate - 01/01/05	$40.47	$45.95	$39.46	$37.23	$37.85	$38.51	$47.37	$50.80	$42.00
Rate - 01/01/10	$47.61	$53.05	$48.21	$45.63	$46.10	$46.11	$57.35	$66.88	$50.72
Increase	$7.14	$7.10	$8.76	$8.40	$8.25	$7.60	$9.98	$16.07	$8.72
West North Central									
Rate - 01/01/05		$44.38	$35.50	$36.93	$34.67	$38.88	$41.96	$47.55	$37.24
Rate - 01/01/10		$53.45	$42.86	$44.30	$41.37	$46.53	$47.89	$63.76	$44.83
Increase		$9.08	$7.36	$7.37	$6.69	$7.65	$5.93	$16.21	$7.59
South Central									
Rate - 01/01/05		$36.48		$23.61	$22.52	$26.33	$27.50	$42.33	$24.16
Rate - 01/01/10		$41.58		$26.76	$27.69	$28.30	$34.14	$57.82	$27.43
Increase		$5.10		$3.16	$5.17	$1.97	$6.64	$15.50	$3.27
Southwest Pacific									
Rate - 01/01/05		$47.61	$40.01	$37.37	$37.00	$46.57	$45.99	$56.98	$43.65
Rate - 01/01/10		$60.22	$48.87	$46.81	$45.74	$56.36	$56.16	$73.31	$54.62
Increase		$12.61	$8.86	$9.44	$8.73	$9.79	$10.17	$16.33	$10.96
Northwest									
Rate - 01/01/05		$44.61		$39.16	$37.79	$39.50		$52.63	$41.48
Rate - 01/01/10		$56.03		$48.36	$46.12	$48.87		$69.10	$51.27
Increase		$11.42		$9.21	$8.33	$9.37		$16.47	$9.79
U.S. Average									
Rate - 01/01/05	$37.75	$43.20	$39.27	$38.98	$36.83	$42.14	$48.97	$49.45	$40.92
Rate - 01/01/10	$45.60	$50.44	$47.99	$48.09	$45.11	$51.00	$59.07	$65.50	$49.84
Increase	$7.84	$7.23	$8.72	$9.11	$8.28	$8.86	$10.10	$16.05	$8.92

CONSTRUCTION LABOR RESEARCH COUNCIL
UNION WAGES AND SUPPLEMENTS FOR THE PERIOD 01/01/2005 - 01/01/2010

Region Averages

Region	LABORER	MILL WRIGHTS	PAINTERS	PLASTERERS	PIPE FITTERS	PLUMBER	SHEET METAL	TEAM STERS	WEIGHT AVERAGE
New England									
Rate - 01/01/05	$34.31		$45.22		$48.45		$53.06		$42.31
Rate - 01/01/10	$43.86		$56.27		$60.84		$63.28		$52.99
Increase	$9.55		$11.05		$12.39		$10.22		$10.68
Middle Atlantic									
Rate - 01/01/05	$33.91	$43.93	$41.34	$42.72	$55.30	$46.64	$47.49		$46.73
Rate - 01/01/10	$42.31	$53.09	$50.45	$54.18	$69.74	$57.98	$58.23		$57.67
Increase	$8.40	$9.16	$9.12	$11.46	$14.44	$11.35	$10.73		$10.94
Southeast									
Rate - 01/01/05	$17.18	$28.44	$22.60		$31.73		$30.87	$21.22	$27.84
Rate - 01/01/10	$20.23	$32.69	$27.50		$38.59		$36.23	$25.38	$32.81
Increase	$3.05	$4.25	$4.90		$6.87		$5.35	$4.16	$4.97
East North Central									
Rate - 01/01/05	$31.96	$40.52	$37.95	$39.33	$44.35	$46.07	$42.38	$35.35	$38.61
Rate - 01/01/10	$39.75	$48.58	$46.78	$50.71	$55.88	$58.16	$52.69	$42.71	$47.37
Increase	$7.78	$8.05	$8.83	$11.38	$11.53	$12.10	$10.31	$7.36	$8.76
West North Central									
Rate - 01/01/05	$29.60		$33.76	$29.33	$45.01	$45.42	$41.94	$31.01	$37.71
Rate - 01/01/10	$35.38		$40.19	$35.36	$53.04	$53.34	$50.36	$37.03	$44.97
Increase	$5.77		$6.44	$6.03	$8.02	$7.92	$8.42	$6.01	$7.26
South Central									
Rate - 01/01/05	$16.17				$28.86		$29.51		$26.36
Rate - 01/01/10	$19.08				$34.78		$35.08		$31.09
Increase	$2.91				$5.92		$5.57		$4.73
Southwest Pacific									
Rate - 01/01/05	$32.68	$42.16	$38.94		$46.67		$42.92		$40.04
Rate - 01/01/10	$40.69	$54.00	$45.70		$60.40		$53.56		$49.80
Increase	$8.02	$11.84	$6.75		$13.73		$10.64		$9.77
Northwest									
Rate - 01/01/05	$33.48	$37.95			$50.38		$44.02	$37.37	$38.83
Rate - 01/01/10	$40.98	$45.97			$65.16		$53.68	$45.00	$47.79
Increase	$7.50	$8.02			$14.78		$9.66	$7.64	$8.95
U.S. Average									
Rate - 01/01/05	$30.91	$39.40	$37.82	$37.26	$44.49	$45.59	$41.30	$35.30	$39.30
Rate - 01/01/10	$38.37	$48.67	$45.82	$47.73	$56.01	$56.79	$50.42	$42.60	$48.26
Increase	$7.45	$9.27	$8.00	$10.47	$11.52	$11.19	$9.12	$7.30	$8.96

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Region	ASBESTOS WORKERS	BOILER MAKERS	BRICK LAYERS	CARPENT-ERS	CEMENT MASONS	CRANE OPERATOR	ELECTR ICIAN	ELEV. CONST	IRON WORKERS
New England									
05-10INC		15.5%	28.2%	28.1%		22.9%	19.7%	31.7%	23.8%
09-10INC		1.9%	4.0%	4.1%		3.6%	3.6%	4.5%	3.8%
Middle Atlantic									
05-10INC		17.5%	21.0%	23.6%	25.8%	22.9%	21.5%	32.9%	23.7%
09-10INC		4.5%	3.4%	4.0%	3.5%	4.0%	3.8%	5.2%	4.4%
Southeast									
05-10INC	18.8%	9.5%	3.9%	19.3%	15.1%	18.7%	16.9%	36.4%	16.6%
09-10INC	2.9%	2.0%	1.6%	3.2%	3.6%	3.0%	2.8%	5.7%	2.2%
East North Central									
05-10INC	17.7%	15.6%	21.8%	22.1%	21.1%	19.6%	20.8%	31.8%	20.5%
09-10INC	2.5%	3.8%	3.5%	3.4%	3.8%	3.5%	3.3%	4.9%	3.4%
West North Central									
05-10INC		20.5%	20.8%	20.0%	19.2%	19.7%	14.2%	34.2%	20.3%
09-10INC		4.2%	3.4%	3.4%	3.3%	3.7%	2.4%	5.2%	3.9%
South Central									
05-10INC		13.9%		13.5%	23.0%	7.4%	23.9%	36.6%	13.4%
09-10INC		2.9%		2.4%	3.5%	2.8%	3.6%	5.8%	3.0%
Southwest Pacific									
05-10INC		26.4%	22.2%	25.5%	23.6%	21.2%	22.0%	28.9%	25.5%
09-10INC		5.9%	4.7%	4.4%	5.3%	3.7%	5.5%	4.6%	3.5%
Northwest									
05-10INC		25.6%		23.5%	21.9%	23.8%		31.3%	23.5%
09-10INC		5.5%		4.7%	4.8%	4.1%		4.8%	5.8%
U.S. Average									
05-10INC	20.3%	16.5%	21.7%	23.1%	22.0%	20.9%	20.4%	32.8%	21.3%
09-10INC	3.4%	3.7%	3.7%	3.8%	4.3%	3.6%	3.6%	5.1%	3.6%

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Region Averages

Region	LABORER	MILL WRIGHTS	PAINTERS	PLASTERERS	PIPE FITTERS	PLUMBER	SHEET METAL	TEAM STERS	WEIGHT AVERAGE
New England									
05-10INC	27.7%		24.4%		25.7%		19.2%		25.6%
09-10INC	4.1%		4.3%		4.1%		3.8%		3.9%
Middle Atlantic									
05-10INC	24.4%	20.6%	21.7%	26.8%	26.0%	24.4%	22.8%		23.5%
09-10INC	4.5%	3.9%	3.7%	5.1%	5.2%	3.9%	3.0%		4.1%
Southeast									
05-10INC	17.7%	14.9%	22.2%		21.8%		17.6%	20.1%	18.0%
09-10INC	3.4%	1.7%	3.2%		4.1%		3.1%	2.7%	3.0%
East North Central									
05-10INC	23.5%	19.9%	22.6%	28.1%	25.7%	26.1%	24.0%	20.7%	22.3%
09-10INC	4.1%	3.3%	4.2%	4.9%	4.0%	4.0%	3.9%	3.5%	3.7%
West North Central									
05-10INC	19.7%		19.1%	20.3%	17.9%	17.5%	20.1%	19.3%	19.3%
09-10INC	3.6%		2.4%	2.2%	2.8%	2.8%	3.4%	2.3%	3.3%
South Central									
05-10INC	18.0%				20.9%		18.8%		17.6%
09-10INC	5.8%				3.6%		4.0%		3.9%
Southwest Pacific									
05-10INC	24.6%	28.2%	17.4%		29.4%		24.6%		24.5%
09-10INC	3.2%	4.9%	1.5%		5.1%		5.6%		4.1%
Northwest									
05-10INC	22.1%	21.1%			29.3%		22.0%	20.3%	22.9%
09-10INC	4.2%	2.7%			7.0%		5.5%	5.0%	4.6%
U.S. Average									
05-10INC	23.4%	23.1%	20.8%	27.7%	25.5%	24.5%	21.8%	20.6%	22.5%
09-10INC	4.1%	3.8%	3.3%	4.8%	4.4%	3.7%	3.9%	4.1%	3.9%

U.S. TOTALS FUTURE INCREASE $

U.S.TOTALS	Year	.89 or Less	.90 1.19	1.20 1.49	1.50 1.79	1.80 2.09	2.10 2.39	2.40 2.69	2.70 2.99	3.00 3.29	3.30 Over	Total	Average	Covered
	2010	46	64	98	82	101	44	34	15	95	27	606	$1.99	536,660
	2011	25	27	48	51	58	18	23	5	85	16	356	$1.98	290,277

U.S. TOTALS FUTURE INCREASE %

U.S. TOTALS	Year	0 or Less	.1 .9	1.0 1.9	2.0 2.9	3.0 3.9	4.0 4.9	5.0 5.9	6.0 6.9	7.0 7.9	8.0 Over	Total	Average	Covered
	2010		9	23	88	158	205	98	20	2	3	606	3.9%	536,660
	2011		3	12	68	83	131	50	7	1		356	3.8%	290,277

Scheduled 2010 Wage and Fringe Changes
United States and Selected Regions1

	Coverage		Average Increase	
	Contracts	Workers	Dollar	Percent
United States	606	536,660	$1.99	3.9%
Regions				
New England	24	27,001	1.85	3.5
Middle Atlantic	125	127,645	2.34	4.1
New Jersey	30	23,569	2.61	4.6
New York	56	71,196	2.49	4.0
Pennsylvania	23	16,998	2.12	4.3
Southeast	51	18,482	1.45	3.5
East North Central	236	185,000	1.99	4.1
Illinois	65	68,042	2.83	5.1
Indiana	36	22,534	1.61	3.9
Michigan	31	28,856	1.13	2.5
Ohio	46	31,292	1.19	3.0
Wisconsin	37	23,823	2.08	4.7
West North Central	44	32,362	1.46	3.4
Missouri	33	31,016	1.46	3.4
South Central	32	12,623	1.36	3.3
Southwest Pacific	62	112,563	1.86	3.8
California	41	76,018	2.03	3.8
Northwest	20	15,521	2.37	4.6

1Areas with a sufficient number of contracts settled through 2010 to show a meaningful average.

Scheduled Wage Changes – 2010 – 2011
United States and Selected Regions

	Year	.89 or Less	.90 1.19	1.20 1.49	1.50 1.79	1.80 2.09	2.10 2.39	2.40 2.69	2.70 2.99	3.00 3.29	3.30 Over	Total	Average	Covered
New England														
	2010		2	2	2	8	2	2	1	5		24	1.85	27,001
	2011	1	1	1		7	2			6	1	19	1.63	23,478
Middle Atlantic														
	2010	1	8	16	35	11	9	24	2	16	3	125	2.34	127,645
	2011		4	7	21	11	5	17	2	13	1	81	2.26	57,740
Southeast														
	2010	7	7	16	2	1	4		1	13		51	1.45	18,482
East North Central														
	2010	24	29	33	22	66	16	5	8	24	9	236	1.99	185,000
	2011	14	6	10	13	31	5	4	2	21	3	109	1.90	82,883
West North Central														
	2010	2	15	8	7	4	3			5		44	1.46	32,362
	2011	1	9	6	4	3				6		29	1.56	23,820
South Central														
	2010	5	1	12	3					11		32	1.36	12,623
Southwest Pacific														
	2010	4	2	8	8	7	7	1	2	13	10	62	1.86	112,563
	2011	3		2	10	5	5	1		10	10	46	2.22	74,215
Northwest														
	2010	2		3	1	1	3	1	1	3	5	20	2.37	15,521

Scheduled Wage Changes – 2010 – 2011
United States and Selected Regions

	Year	0 or Less	.1 .9	1.0 1.9	2.0 2.9	3.0 3.9	4.0 4.9	5.0 5.9	6.0 6.9	7.0 7.9	8.0 Over	Total	Average	Covered
New England														
	2010			2	2	10	9	1				24	3.5%	27,001
	2011			2	1	8	6	2				19	2.9%	23,478
Middle Atlantic														
	2010		1	1	7	31	66	18	1			125	4.1%	127,645
	2011				13	18	46	4				81	4.1%	57,740
Southeast														
	2010		2	2	19	6	6	16				51	3.5%	18,482
East North Central														
	2010		3	10	39	58	92	27	4		3	236	4.1%	185,000
	2011			7	15	29	47	10	1			109	3.8%	82,883
West North Central														
	2010			2	4	28	7	3				44	3.4%	32,362
	2011		1		3	17	7		1			29	3.5%	23,820
South Central														
	2010		1	2	5	9	4	11				32	3.3%	12,623
Southwest Pacific														
	2010		1	3	9	11	17	14	6	1		62	3.8%	112,563
	2011		2	1	8	6	15	9	5			46	4.1%	74,215
Northwest														
	2010			1	3	3	4	3	5	1		20	4.6%	15,521

EXPIRATION SUMMARY

Area	12/09	1st Qtr.	April	May	June	2010 3rd Qtr.	4th Qtr.	Total 2010	2011	2012 Or Later	Not Available	Total
United States	3	20	150	178	93	60	16	517	274	395	116	1,305
New England												
*Connecticut			4	3	2	1		10	3	11	1	25
Massachusetts				2	1	5		8	2	7	1	18
Rhode Island				2		1		3		2	3	8
Total			4	7	3	7		21	5	20	5	51
Middle Atlantic												
Delaware			1					1	2	1	1	5
*District of Columbia			1	2		2		5	3	3		11
Maryland		2		1				3	6		1	10
New Jersey	1								6	25	1	33
New York	1	2	7	7	7	2		25	17	41	3	87
*Pennsylvania			14	11	7			32	11	12	6	61
Total	2	4	23	21	14	4		66	45	82	12	207
Southeast												
*Alabama		1	4	1	3	12	2	23	1	8	3	35
*Florida			2		7	6	2	17	3	6		26
*Georgia					7	9	1	17	2	7	1	27
*Kentucky		1	5	10	3			19	4	4	4	31
North Carolina										3	1	4
*Tennessee			31	4	3	1	1	40	1	8	5	54
Virginia		1		2				3	3	5		11
Total		3	42	17	23	28	6	119	14	41	14	188

EXPIRATION SUMMARY

Area	12/09	1st Qtr.	April	May	June	2010 3rd Qtr.	4th Qtr.	Total 2010	2011	2012 Or Later	Not Available	Total
East North Central												
Illinois		1	14	31	1	7	1	55	29	44	12	140
Indiana		2	1	4	1			8	22	20	14	64
Michigan		1	10	15	1			27	17	21	5	70
*Minnesota			21	1	1			23	11	4	2	40
Ohio			10	29	10	3	2	54	27	30	11	122
West Virginia				12	2		2	16	6	1	10	33
Wisconsin				12	1			13	28	9	3	53
Total		4	56	104	17	10	5	196	140	129	57	522
West North Central												
Iowa			7					7	4	5	3	19
Kansas				1		1		2	1	3		6
Missouri			1	1	3	4	2	11	11	23	2	47
*Nebraska				1	1			2		1		3
Total			8	3	4	5	2	22	16	32	5	75
South Central												
Arkansas										2	1	3
Louisiana				1	3		1	5	3	4	4	16
New Mexico		1		5				6	1	2	2	11
Oklahoma			2	1				3	3	3		9
*Texas		4	2	5	2	2		15	6	13	1	35
Total		5	4	12	5	2	1	29	13	24	8	74
Mt.-Northern Plains												
Colorado			2				1	3	2	5	1	11
Montana					1			1	2			3
*North Dakota			5	1				6		1		7
Utah									2	3	1	6
Total			7	1	1		1	10	6	9	2	27
Southwest Pacific												
Arizona				2	2			4	4	2		10
California			6	4	12	2	1	25	10	32	3	70
Hawaii						1		1	6	3	1	11
*Nevada		1		1	8	1		11	4	2	3	20
Total		1	6	7	22	4	1	41	24	39	7	111
Northwest												
Alaska		2			3			5	4	3	1	13
Oregon	1				1			1	3	3	4	12
Washington		1		6				7	5	13	1	26
Total	1	3		6	4			13	12	19	6	51

*States with heavy 2010 bargaining

STATES and REGIONS

New England

Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

Middle Atlantic

District of Columbia
Delaware
Maryland
New Jersey
New York
Pennsylvania

Southeast

Alabama
Florida
Georgia
Kentucky
Mississippi
North Carolina
South Carolina
Tennessee
Virginia

East North Central

Illinois
Indiana
Michigan
Minnesota
Ohio
West Virginia
Wisconsin

West North Central

Iowa
Kansas
Missouri
Nebraska

South Central

Arkansas
Louisiana
New Mexico
Oklahoma
Texas

Mountain-Northern Plains

Colorado
Montana
North Dakota
South Dakota
Utah
Wyoming

Southwest Pacific

Arizona
California
Hawaii
Nevada

Northwest

Alaska
Idaho
Oregon
Washington

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