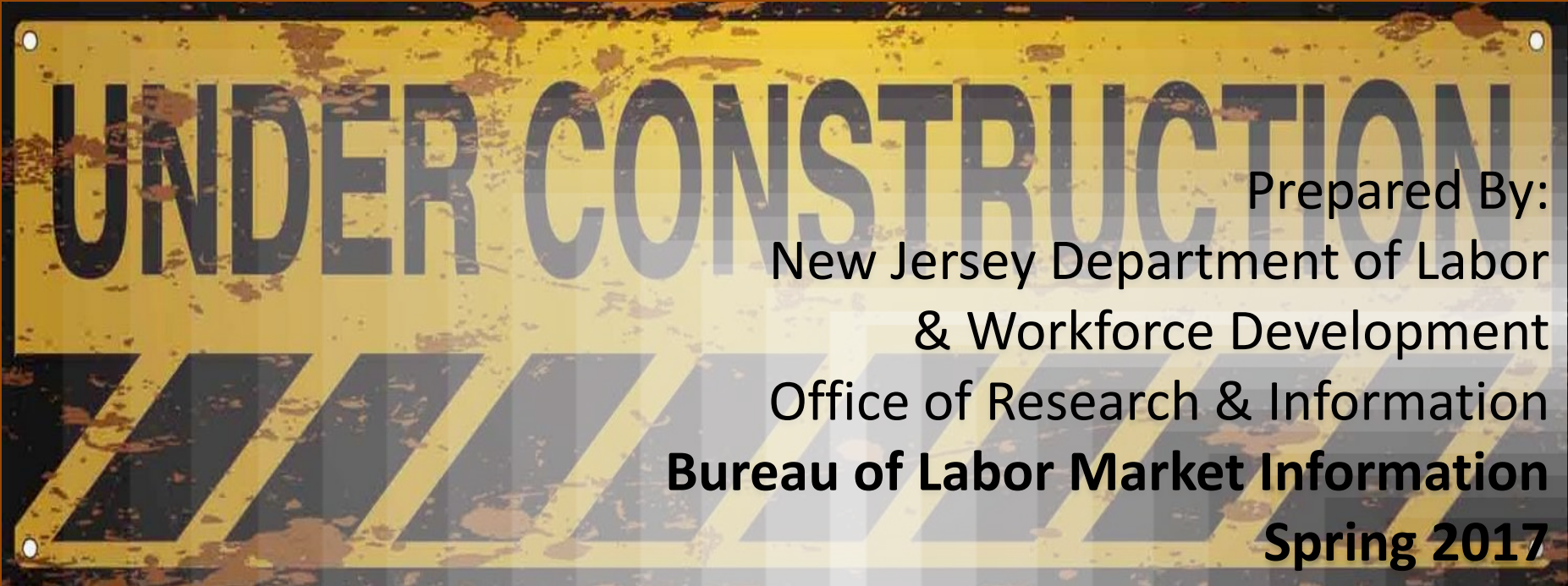


# New Jersey's CONSTRUCTION & UTILITIES Industry Cluster



Prepared By:  
New Jersey Department of Labor  
& Workforce Development  
Office of Research & Information  
Bureau of Labor Market Information  
Spring 2017



STATE OF NEW JERSEY  
DEPARTMENT OF LABOR AND  
WORKFORCE DEVELOPMENT



NEW JERSEY DEPARTMENT OF  
LWD  
LABOR AND WORKFORCE DEVELOPMENT  
nj.gov/labor

# THE GOAL OF THIS REPORT IS TO GET AN “IDEA” OF WHAT CONSTRUCTION AND UTILITIES MEANS TO NEW JERSEY

**Identify** the types of industries and establishments that make up the construction/utilities industry cluster based on a standard industry classification system

**Describe** any similarities and differences among its components with regard to such variables as employment, wage, occupation type, education, and demographic characteristics

**Examine** any present distinctions within the cluster and its components that give New Jersey a competitive advantage compared to neighboring states, regions or the nation, or show areas where New Jersey could improve to add to the state’s economy

**Analyze** the current state of the construction and utilities industry cluster and provide an outlook for employment into the future



# NEW JERSEY CONSTRUCTION & UTILITIES INDUSTRY CLUSTER

## NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS)

### CONSTRUCTION

2361 Residential Building Construction

2362 Nonresidential Building Construction

2371 Utility System Construction

2373 Highway, Street, and Bridge Construction

2381 Foundation, Structure, & Building Exterior Contractors

2382 Building Equipment Contractors

2383 Building Finishing Contractors

2389 Other Specialty Trade Contractors

### UTILITIES

2211 Electric Power Generation, Transmission & Distribution

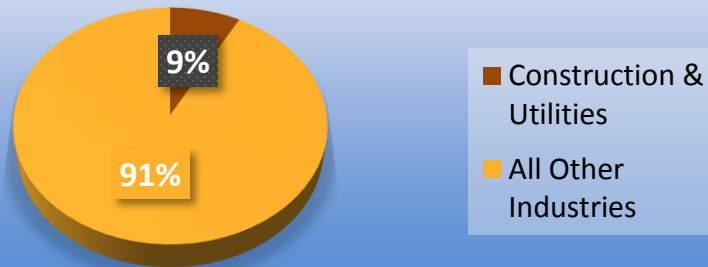
2212 Natural Gas Distribution

2213 Water, Sewage and Other Systems

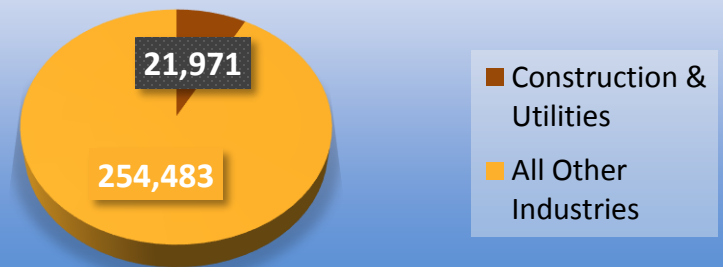


# CONSTRUCTION & UTILITIES AS A WHOLE IN 2015

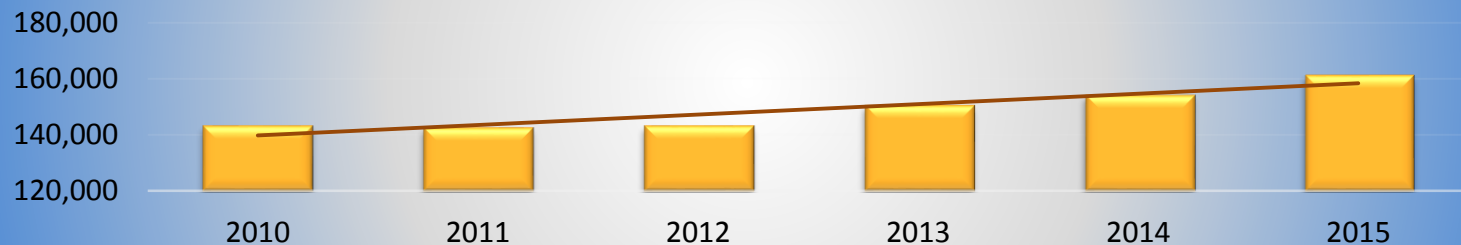
**Construction & Utilities  
combined make up 8.6% of  
our State's establishments**



**Construction & Utilities  
have a total 21,971 of  
establishments in N.J.**

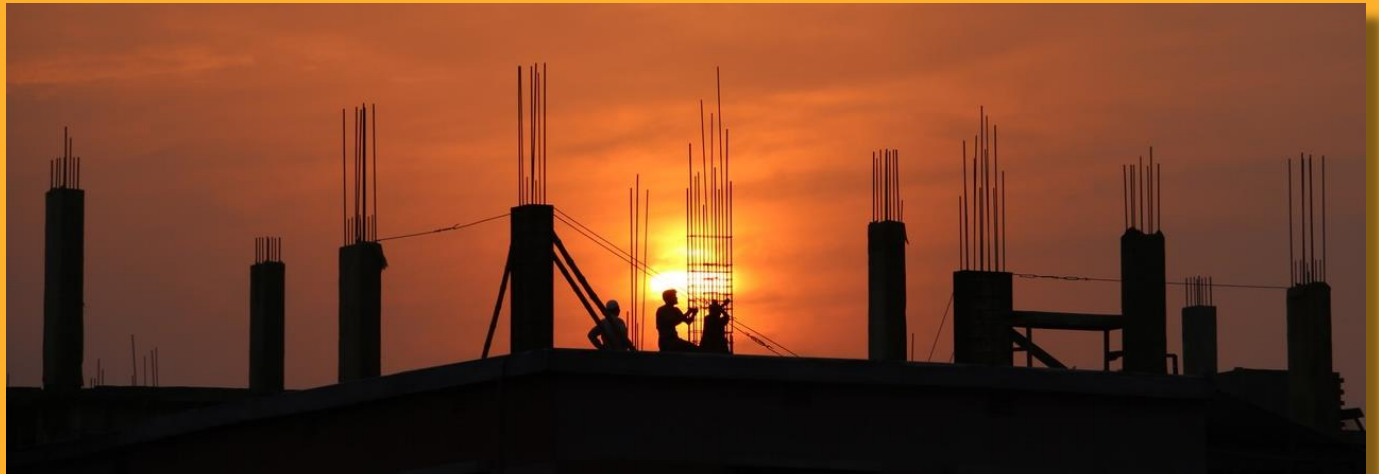


## Construction & Utilities Employment





# **CONSTRUCTION INDUSTRY CLUSTER: OVERVIEW**



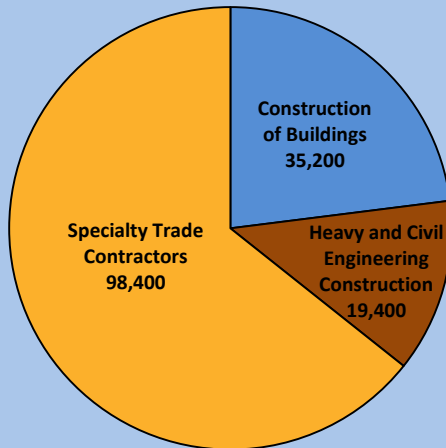
# NEW JERSEY CONSTRUCTION OVERVIEW

- The construction industry is divided into 3 components:
  - Specialty Trade Contractors
  - Construction of Buildings
  - Heavy and Civil Engineering
- In 2016 New Jersey's Construction industry averaged 153,000 jobs. An increase of 4,600 (+3.1%) jobs from 2015's average.
- More than 115,700 people were employed in occupations classified as construction and extraction across the state in 2015.
- In 2015, the construction industry averaged a \$67,675 salary.

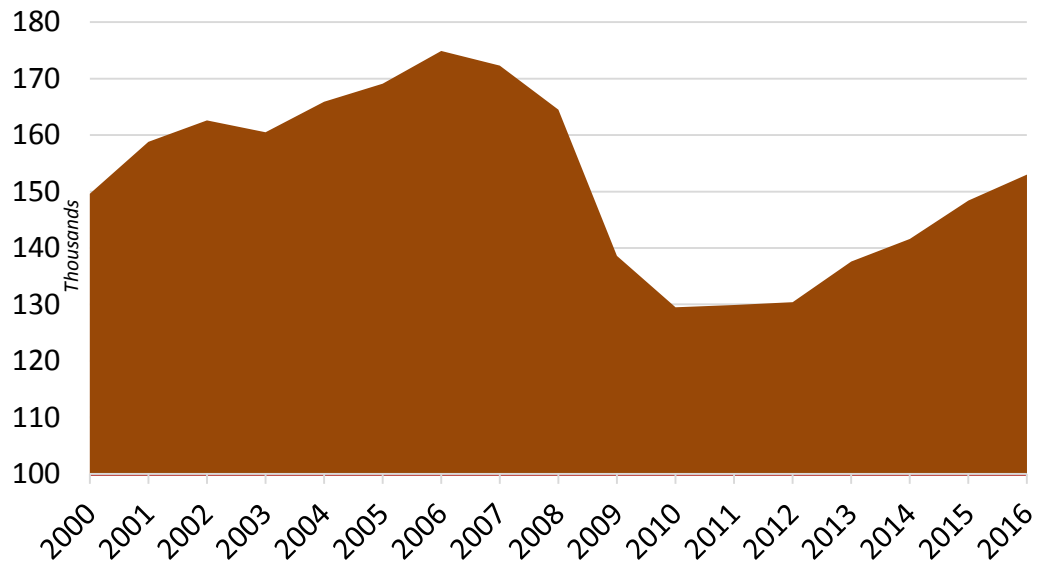


# 2016 CONSTRUCTION INDUSTRY EMPLOYMENT

- In 2016, specialty trade contractors made up nearly two-thirds of the construction industry employment; construction of buildings 23 percent; and heavy and civil engineering 12.7 percent.



- Over the past 10 years (2006-2016) the construction industry had an overall decline of 21,900 jobs, but hit its peak in 2006 with 174,900.



- However, from 2011 – 2016, construction saw an increase of 23,100 (3.3% per year).



# UTILITIES INDUSTRY CLUSTER: OVERVIEW



# NEW JERSEY UTILITIES OVERVIEW

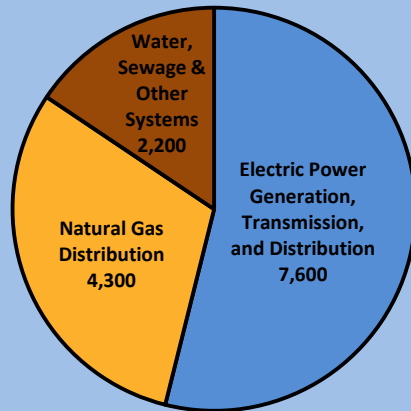
- Utilities encompasses a wide range of subcategories in regards to generation of our electricity. Utilities has multiple classifications of establishments that produce electricity such as fossil fuel, nuclear, solar, and wind. The NAICS excludes a focus in waste management from this sector's employment.
- The average utility industry's salary was \$116,259 in 2015 increasing \$3,250 (2.9%) since 2014.
- The utilities sector has very few establishments (349 units), which only account for .14 percent of the overall units in New Jersey.





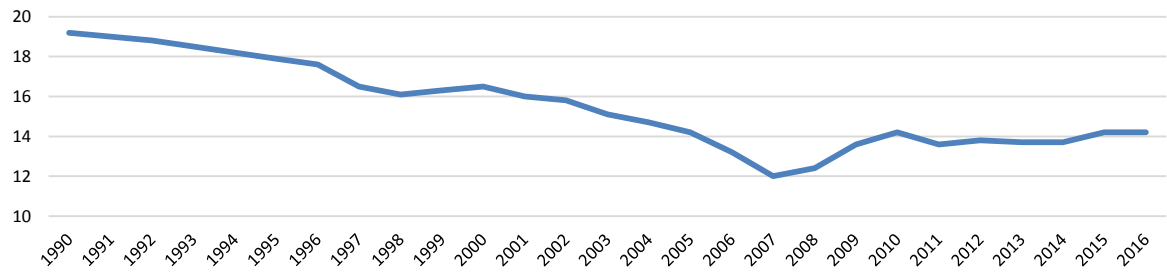
# 2016 UTILITIES INDUSTRY EMPLOYMENT

- Utilities is divided into three categories:
  - Electric power generation, transmission, and distribution.
  - Natural Gas Distribution.
  - Water, Sewage and Other Systems



- In 2016, electric power generation, transmission, and distribution made up more than half (53.5%) of the utilities industry.

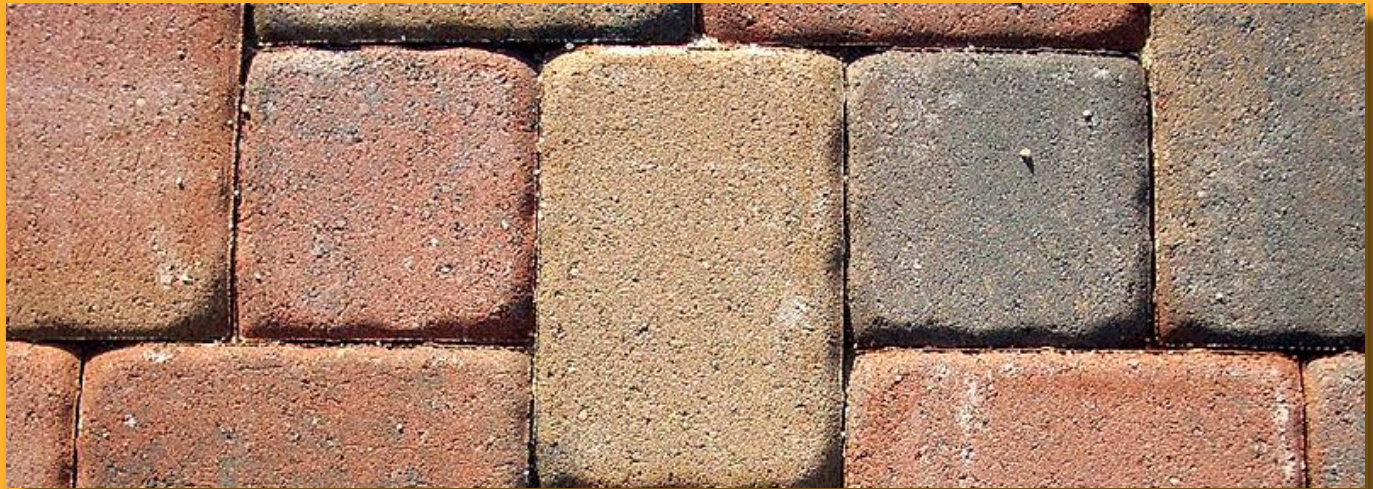
From 2006-2016, the utilities industry employment has gained 1,000 jobs. The industry has recorded 14,200 jobs every 5 years (2005, 2010, 2015) and has now maintained those numbers in 2016. The lowest employment over the ten year period occurred in 2007 (2,200).



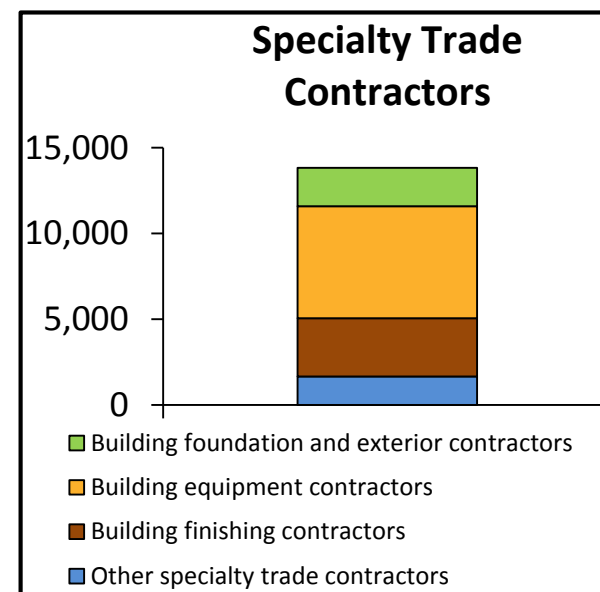
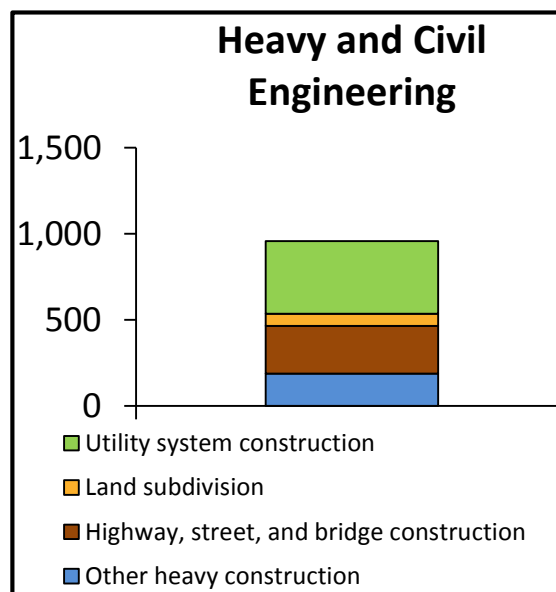
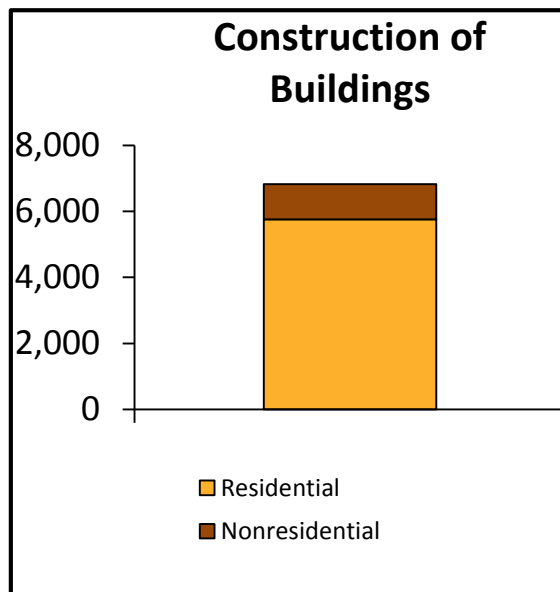
Prior to 2005 (1990-2004), utility employment numbers never dropped below 14,700 (2004), but reached their highest numbers (since the Current Employment Statistics' records) in 1990 (19,200).



# **CONSTRUCTION INDUSTRY CLUSTER: EMPLOYMENT ANALYSIS**



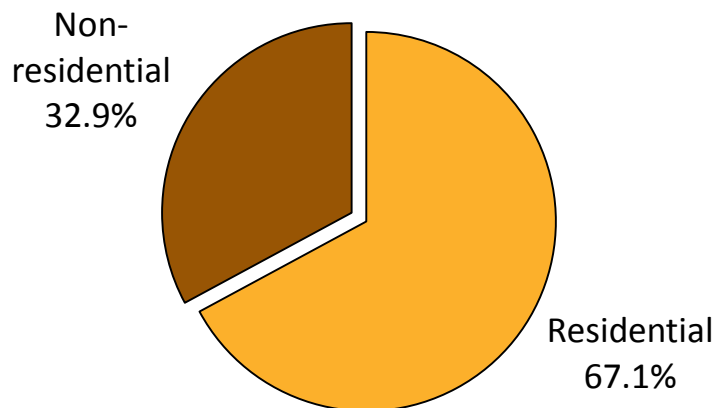
# CONSTRUCTION ESTABLISHMENTS BY INDUSTRY



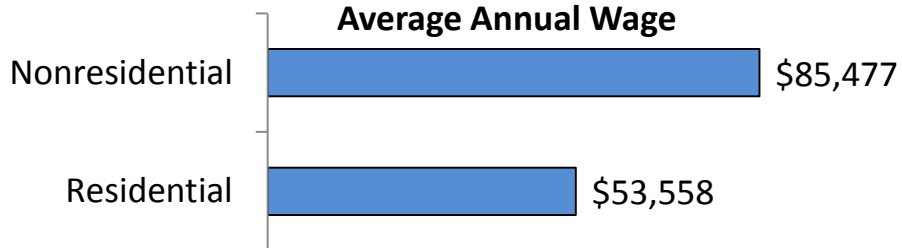
- In 2015, there were 21,622 establishments in the construction industry employing people in New Jersey.
- Nearly 85 percent of construction of building establishments perform work on residential buildings.
- Specialty trade contractors make up nearly two-thirds of all construction industry establishments.

# CONSTRUCTION OF BUILDINGS INDUSTRY

2015 Employment



Average Annual Wage

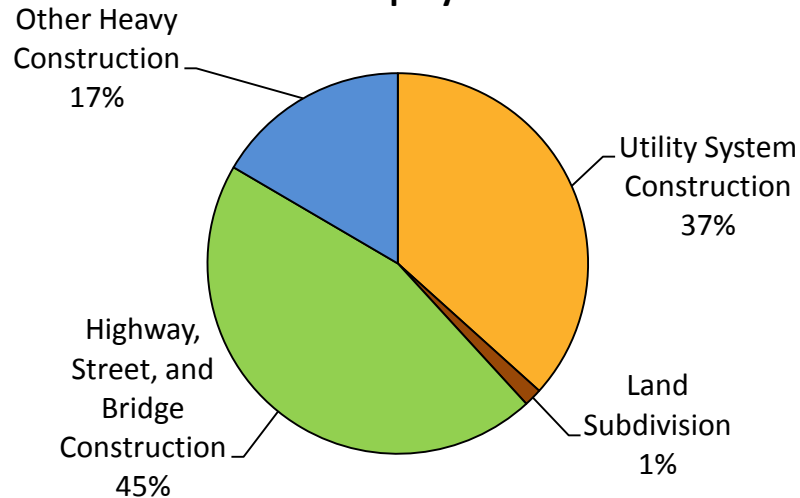


- Establishments in the construction of buildings industry decreased by more than 18 percent (-831 units) from 2005 to 2015.
- Construction of buildings has decreased in its annual average employment by 7,810 jobs (-19.0%) from 2005 to 2015, but since 2010 has increased employment 16.2 percent (4,656 jobs).
- Jobholding increased 16.2 percent while the average weekly wage went from \$1,135 to \$1,232 during the five-year period 2010-2015.
- Construction of buildings is made up of both non-residential and residential building. In 2015, residential building employed 22,411 while non-residential building employed only 10,979.

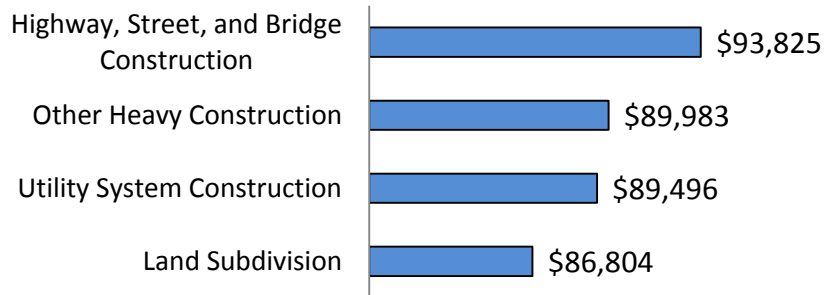


# HEAVY AND CIVIL ENGINEERING CONSTRUCTION EMPLOYMENT

## 2015 Employment



## 2015 Average Annual Wage



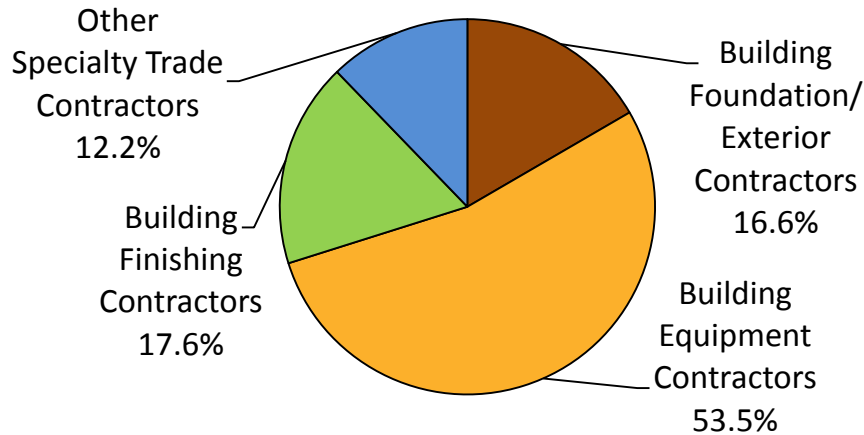
- From 2010 to 2015 heavy and civil engineering establishments decreased by -5.9 percent or 60.
- Annual average employment increased by approximately 21.3 percent (3,532 jobs) since 2010.
- Land subdivision lost almost 1/3 of its employment (-32.5%, or -149 jobs) from 2010.
- Payroll employment increased by 15.5 percent and the average weekly wage increased from \$1,524 to \$1,759 over the five-year period.
- 2015 employment: highway, street, and bridge construction (9,107), utility system (7,382), other heavy construction (3,336), and land subdivision (309).



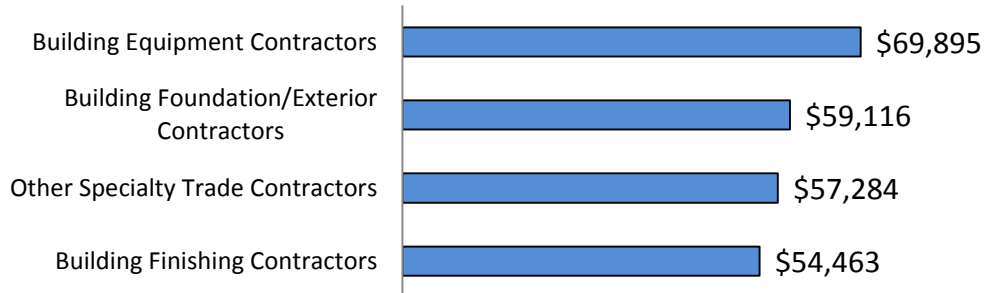


# SPECIALTY TRADE CONTRACTORS

**2015 Employment**



**2015 Average Annual Wage**

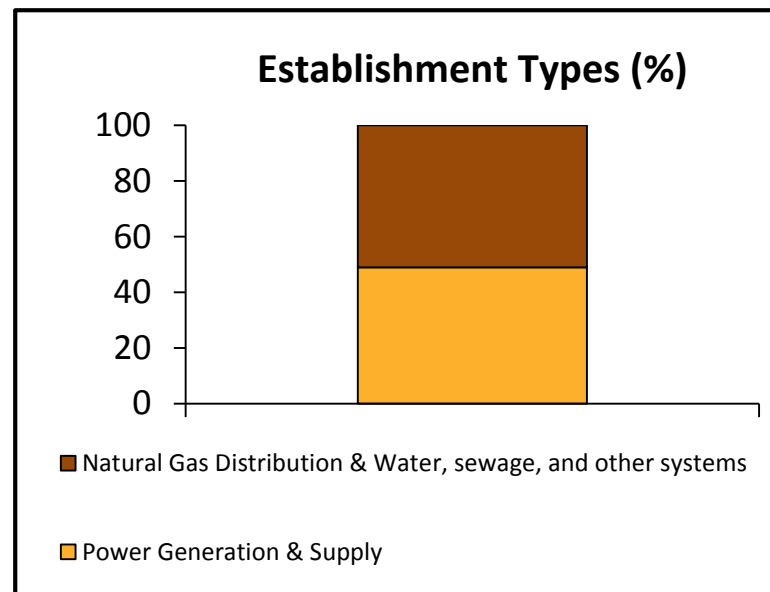
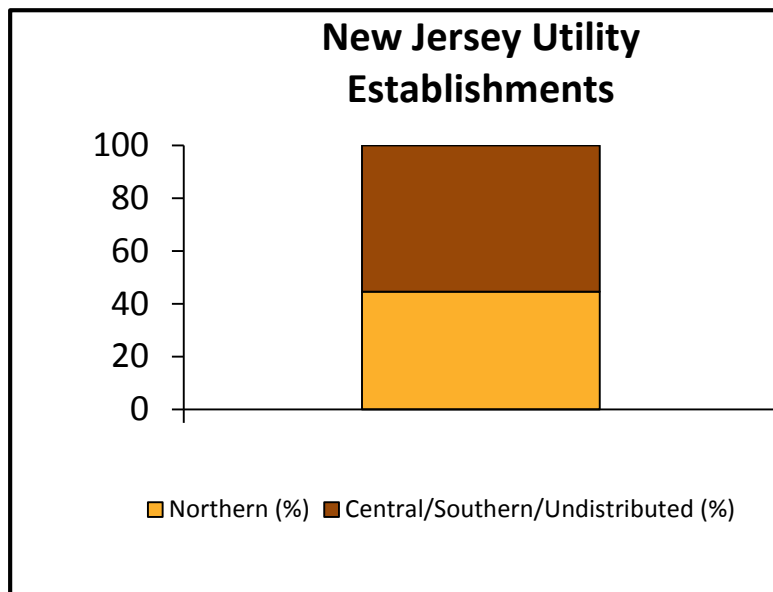


- From 2010 to 2015 specialty trade contractors gained in its annual average employment (11.7% or 9,790 jobs).
- Establishments decreased by 1,839 or -11.7 percent, but gained an equal percent of employment (11.7%).
- While establishments decreased and employment increased, the average yearly wages also increased from \$57,696 (2010) to \$63,840 (2015) during the five-year period.
- Specialty trade contractors employed 93,501 in 2015. Building equipment contractors employed the most (50,039), then building finishing contractors (16,493), building foundation/exterior contractors (15,538), and other specialty trade contractors (11,432).

# **UTILITIES INDUSTRY CLUSTER: EMPLOYMENT ANALYSIS**

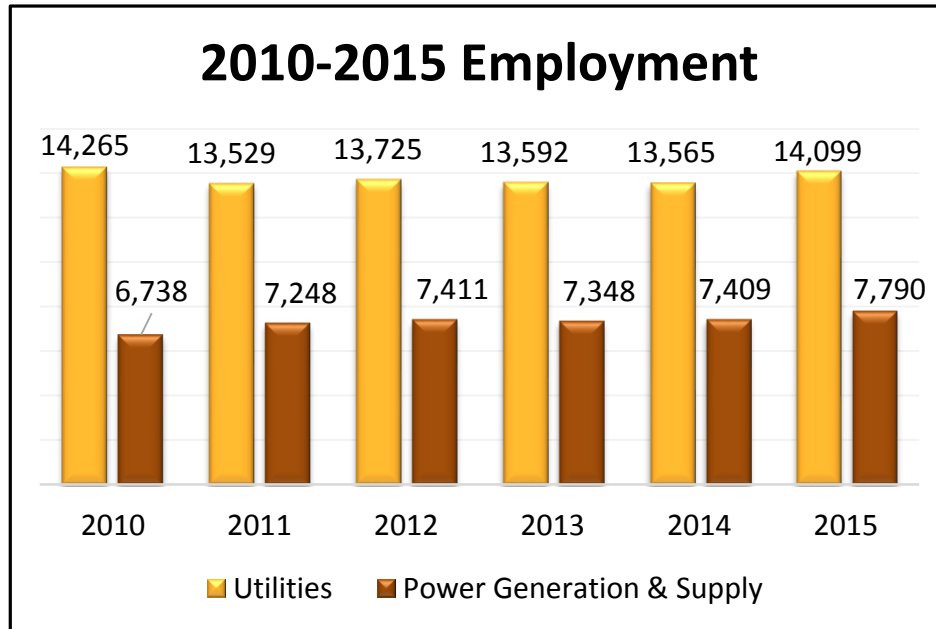


# UTILITY ESTABLISHMENTS BY INDUSTRY

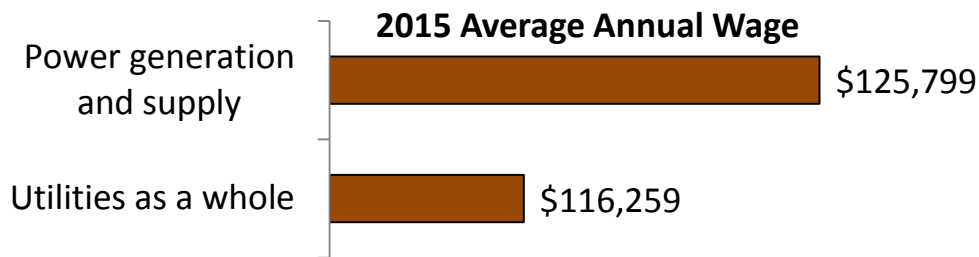


- In 2015, there were roughly 349 establishments in the utility industry employing people of all ages, genders, races, and educational backgrounds in New Jersey.
- Nearly half of utility establishments come from power generation and supply.
- Approximately 44.6 percent of establishments are located in the Northern New Jersey region.

# UTILITY INDUSTRY EMPLOYMENT 2010-2015



- Establishments in the utility industry increased by an estimated 7.1 percent from 2010 to 2015.
- Utility has seen a slight decrease in its annual average employment by -1.2 percent (166 jobs) despite the slight increase in establishments.
- During the five-year period of 2010-2015, the utility industry has seen an increase of 16.8 percent in average weekly earnings from \$1914 to \$2236 a week.
- Power generation and supply saw an employment increase of 15.6 percent (1,052 jobs) from 2010-2015. This sector accounted for more than half of 2015's utility industry employment.



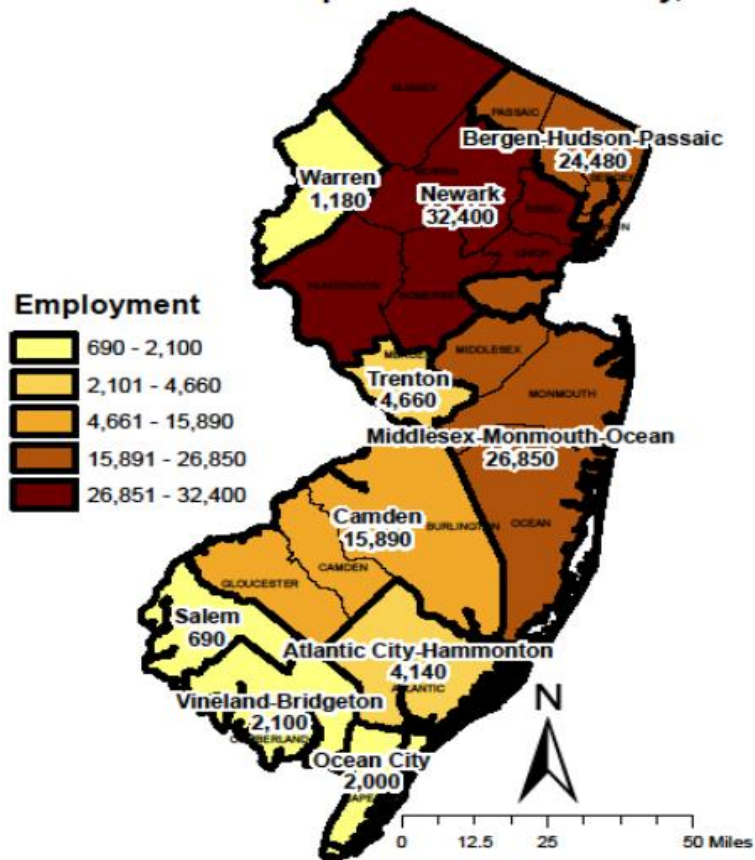
# **CONSTRUCTION INDUSTRY CLUSTER: OCCUPATIONAL ANALYSIS**





# EMPLOYMENT IN LABOR AREA CONSTRUCTION OCCUPATIONS IN NEW JERSEY, 2015

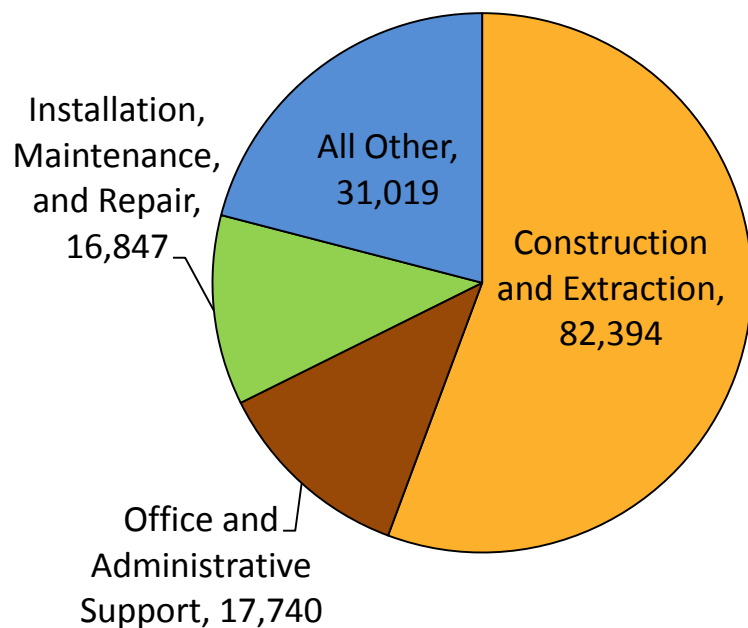
Employment by Labor Area  
Construction Occupations in New Jersey, 2015



2015 LABOR AREA	CONSTRUCTION EMPLOYMENT
Newark	32,400
Middlesex-Monmouth-Ocean	26,850
Bergen-Hudson-Passaic	24,480
Camden	15,890
Trenton	4,660
Atlantic City / Hammonton	4,140
Vineland / Bridgeton	2,100
Ocean City	2,000
Warren	1,180
Salem	690

# CONSTRUCTION AND EXTRACTION OCCUPATIONS MAKE UP MORE THAN HALF OF THE CONSTRUCTION INDUSTRY

## 2015 Employment by Major Occupational Group



Slightly over fifty-six percent of construction employees worked in construction and extraction occupations.

-----  
**Construction Laborers is the top occupation in this group.**

**17,300 Employment - \$50,743 Average Salary**

The second largest occupational group in construction is Office and Administrative Support Occupations (12%).

-----  
**General Office Clerks top this category for employment, but holds less employment than the third largest group.**

**5,210 Employment - \$32,099 Average Salary**

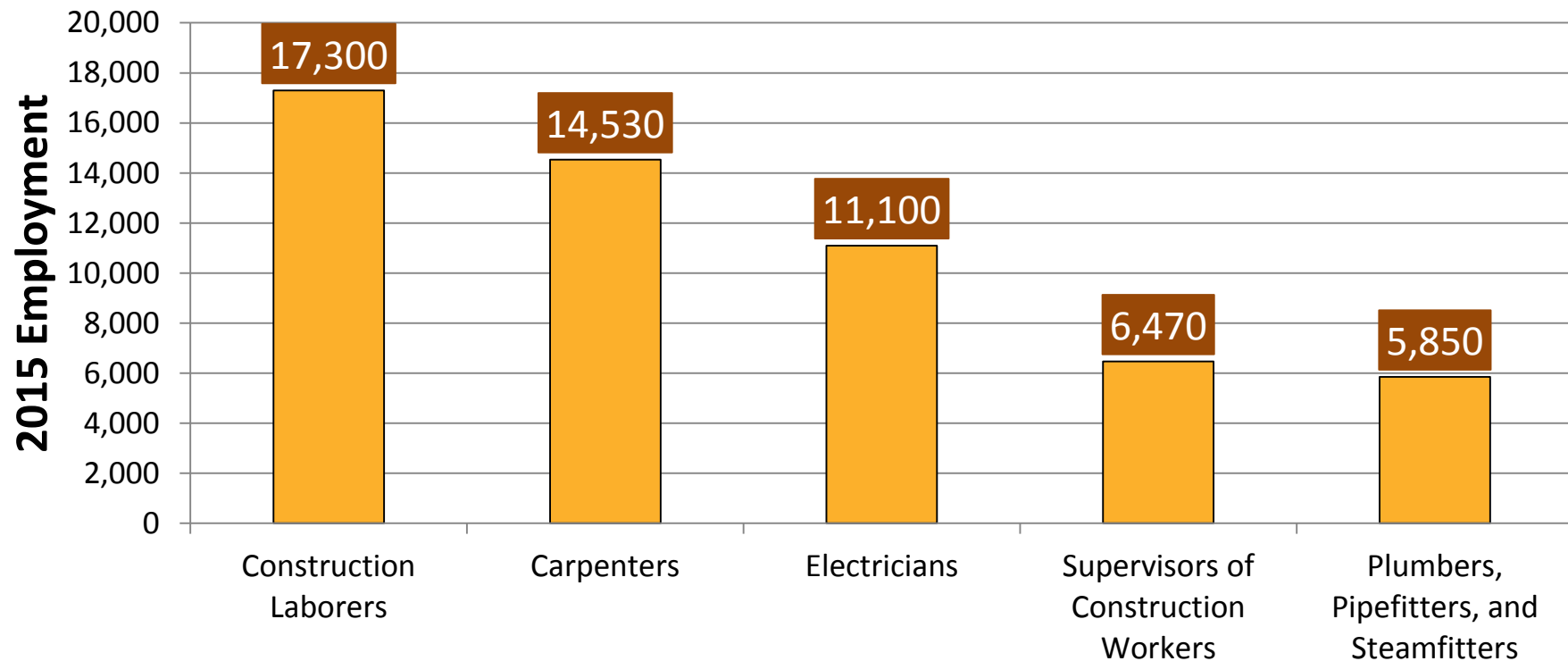
The third largest is installation, maintenance, and repair (11.4%).

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**Heating, Air Conditioning, and Refrigeration Mechanics and Installers have the largest employment in this group.**

**7,300 Employment - \$56,241 Average Salary**

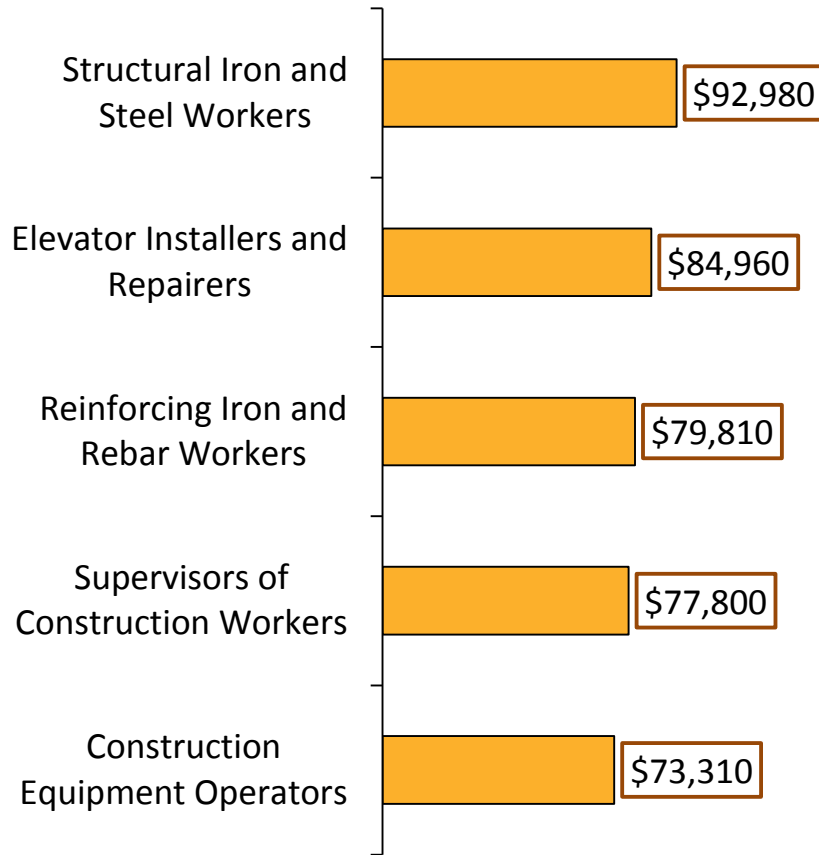
*The top three occupational groups make up nearly 80 percent of the occupational employment in the construction industry sector.*

# CONSTRUCTION AND EXTRACTION OCCUPATIONS WITH THE MOST EMPLOYMENT

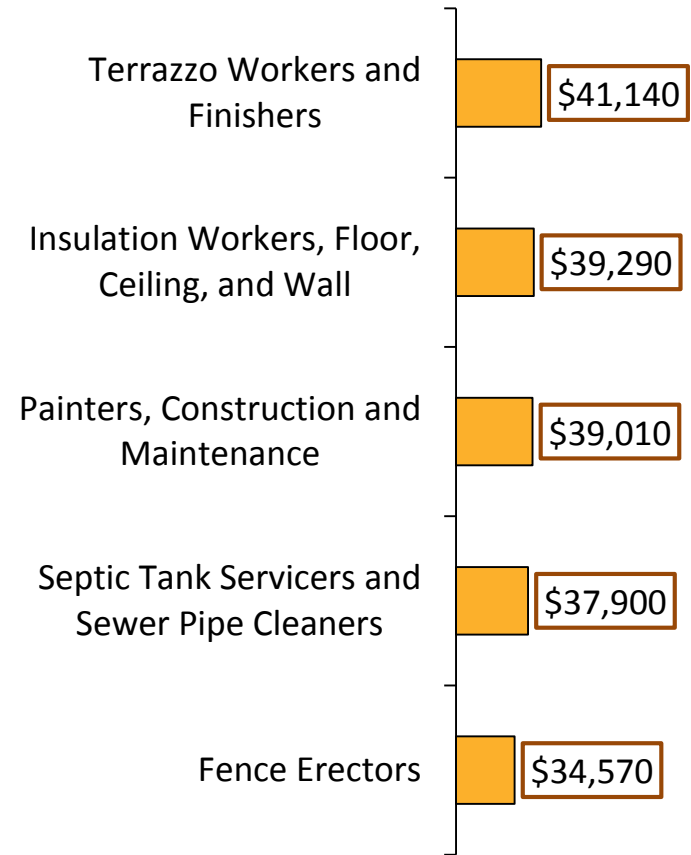


# AVERAGE ANNUAL SALARY FOR CONSTRUCTION AND EXTRACTION OCCUPATIONS, 2015

## Higher End Average Annual Salaries



## Lower End Average Annual Salary



# TOP 20 CONSTRUCTION OCCUPATIONS WITH THE MOST EMPLOYMENT IN NJ

SOC Code	Occupation	Employment	Average Wage	Education Requirement
47-2061	Construction Laborers	17,300	\$50,743	No formal educational credential
47-2031	Carpenters	14,530	\$59,446	High school diploma or equivalent
47-2111	Electricians	11,100	\$70,246	High school diploma or equivalent
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	7,300	\$56,241	Postsecondary nondegree award
47-1011	First-Line Supervisors of Construction Trades and Extraction Work	6,470	\$77,796	High school diploma or equivalent
47-2152	Plumbers, Pipefitters, and Steamfitters	5,850	\$68,530	High school diploma or equivalent
43-9061	Office Clerks, General	5,210	\$32,099	High school diploma or equivalent
11-9021	Construction Managers	3,990	\$142,871	Bachelor's degree
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical,	3,740	\$34,731	High school diploma or equivalent
43-3031	Bookkeeping, Accounting, and Auditing Clerks	3,550	\$46,992	Some college, no degree
47-2141	Painters, Construction and Maintenance	3,430	\$39,010	No formal educational credential
13-1051	Cost Estimators	3,120	\$75,884	Bachelor's degree
47-2073	Operating Engineers and Other Construction Equipment Operators	3,050	\$73,314	High school diploma or equivalent
47-2211	Sheet Metal Workers	2,290	\$70,215	High school diploma or equivalent
47-2051	Cement Masons and Concrete Finishers	2,210	\$57,012	No formal educational credential
53-3032	Heavy and Tractor-Trailer Truck Drivers	1,990	\$53,752	Postsecondary nondegree award
11-1021	General and Operations Managers	1,950	\$186,437	Bachelor's degree
47-2181	Roofers	1,910	\$56,009	No formal educational credential
49-9052	Telecommunications Line Installers and Repairers	1,490	\$50,440	High school diploma or equivalent
47-3013	Helpers -- Electricians	1,460	\$30,307	High school diploma or equivalent

70% of the Top 20 Construction Occupations in NJ Require a High School Diploma/Less



STATE OF NEW JERSEY  
DEPARTMENT OF LABOR AND  
WORKFORCE DEVELOPMENT



Source: NJ Department of Labor & Workforce  
Development, Occupational Employment Statistics  
Survey, May 2015

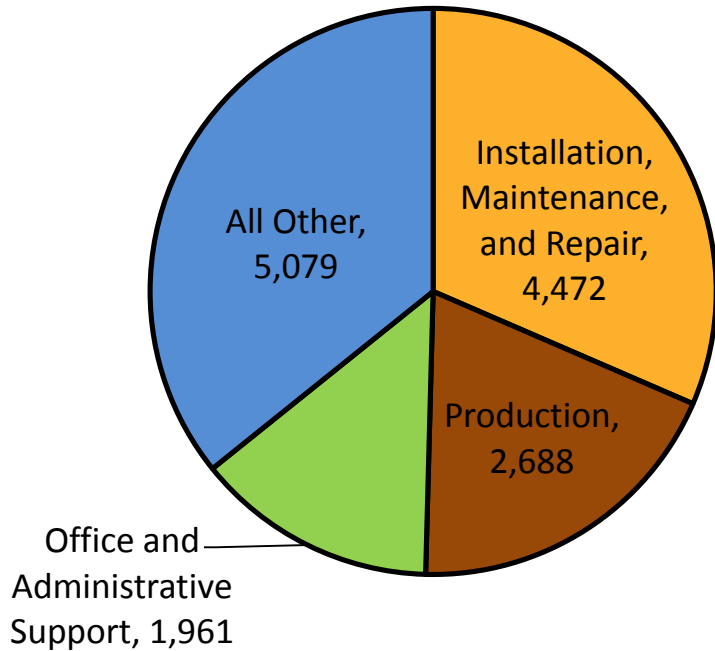


**UTILITIES INDUSTRY CLUSTER:  
OCCUPATIONAL ANALYSIS**



# INSTALLATION, MAINTENANCE AND REPAIR IS THE MAIN UTILITY OCCUPATIONAL GROUP HOLDING 31.5 PERCENT OF EMPLOYMENT

## 2015 Employment by Major Occupational Group



Slightly over thirty-one percent of utility employees worked in installation, maintenance, and repair occupations.

Electrical Power-Line Installers and Repairers is the top occupation in this group.

**900 Employment - \$92,589 Average Salary**

The second largest occupational group in utilities is production occupations (18.9%).

Nuclear Power Reactor Operators is the top employment under this category.

**600 Employment - \$86,356 Average Salary**

The third largest is office and administrative support occupations (13.8%).

Utility Meter Readers have the largest employment in this group.

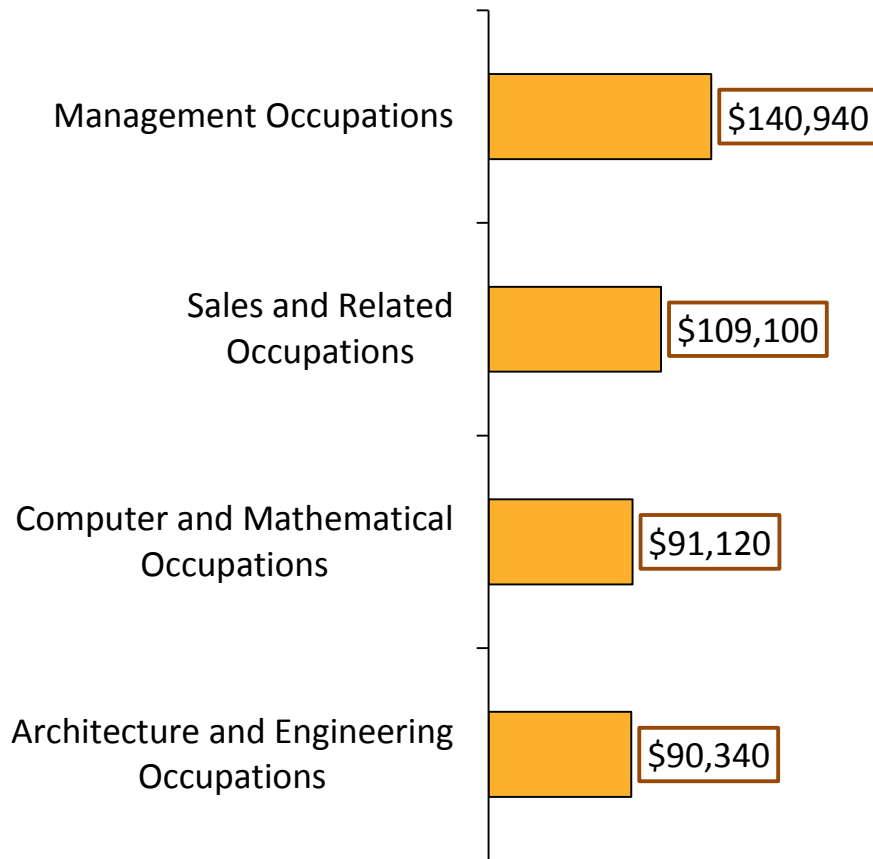
**590 Employment - \$48,843 Average Salary**

*The top three occupational groups make up around 64.2 percent of the occupational employment in the utilities industry sector.*

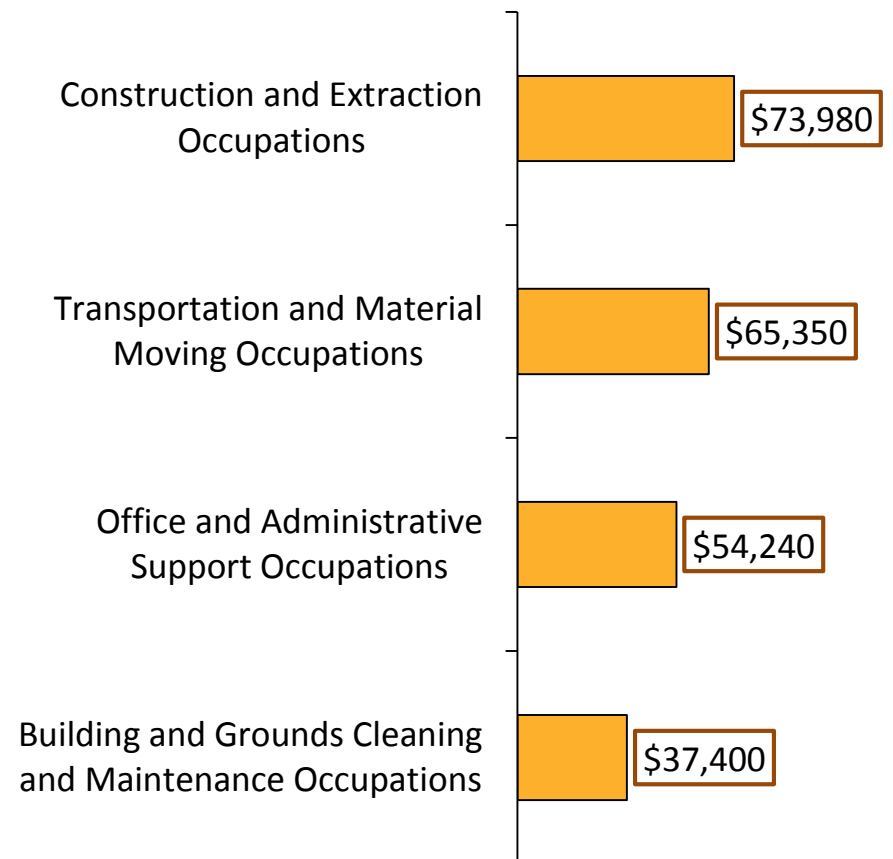


# AVERAGE ANNUAL SALARY FOR UTILITIES, 2015

## Higher End Average Annual Salaries

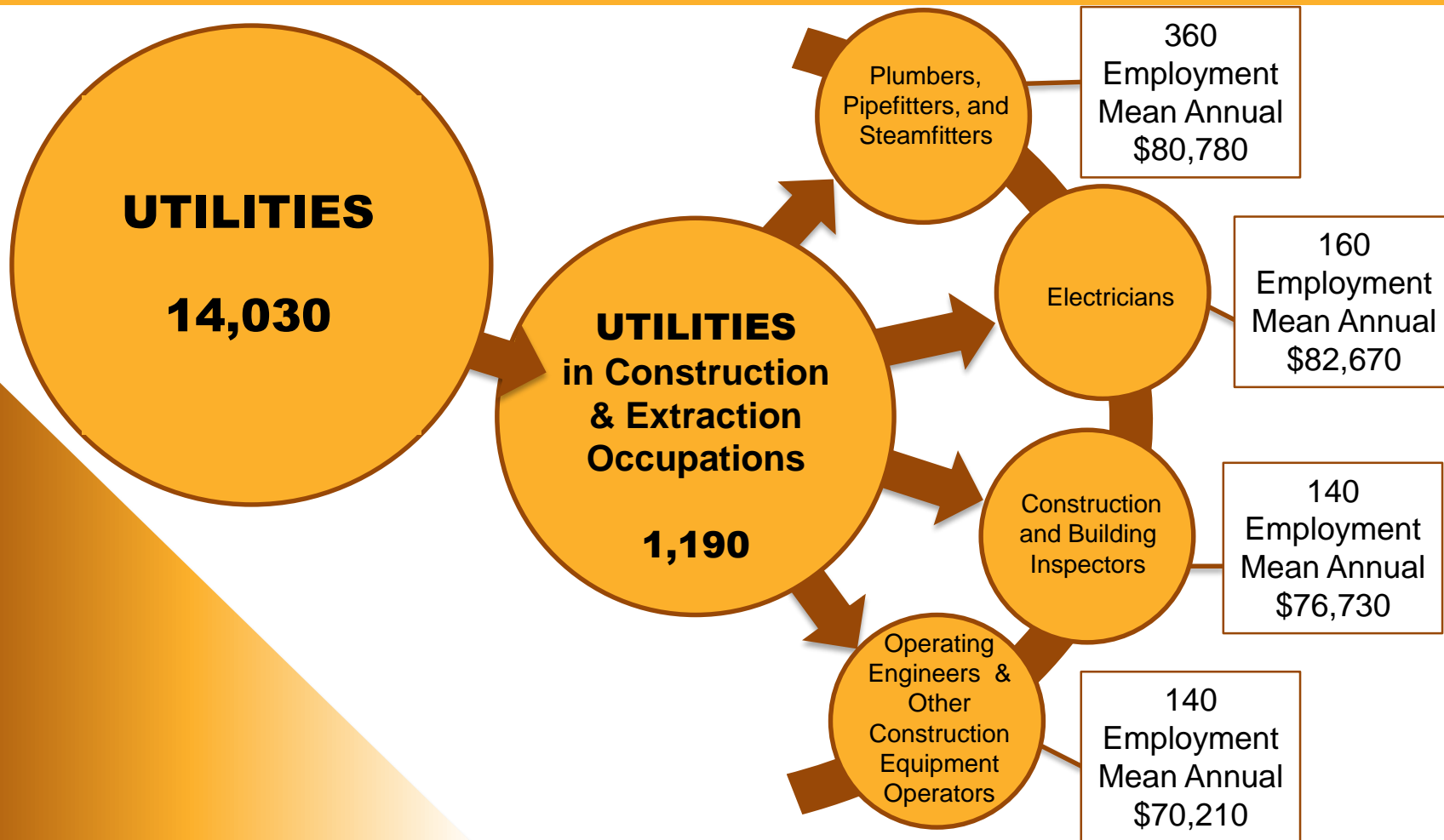


## Lower End Average Annual Salary



\*Occupational Codes does NOT have a separate coding aside from the NAICS. Information provided based off of Occupational Categories that hold Utility Occupations within.

# UTILITY JOBS IN CONSTRUCTION AND EXTRACTION OCCUPATIONS



# TOP 20 UTILITY OCCUPATIONS WITH THE MOST EMPLOYMENT IN NJ

SOC Code	Occupation	Employment	Average Wage	Education Requirement
49-9051	Electrical Power-Line Installers and Repairers	900	\$92,589	High school diploma or equivalent
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	600	\$94,474	High school diploma or equivalent
51-8011	Nuclear Power Reactor Operators	600	\$86,356	High school diploma or equivalent
43-5041	Meter Readers, Utilities	590	\$48,843	High school diploma or equivalent
49-9071	Maintenance and Repair Workers, General	550	\$53,488	High school diploma or equivalent
51-8013	Power Plant Operators	510	\$82,325	High school diploma or equivalent
49-9031	Home Appliance Repairers	480	\$61,654	High school diploma or equivalent
51-1011	First-Line Supervisors of Production and Operating Workers	440	\$93,634	High school diploma or equivalent
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	430	\$76,267	Postsecondary nondegree award
49-9041	Industrial Machinery Mechanics	430	\$69,157	High school diploma or equivalent
51-8031	Water and Wastewater Treatment Plant and System Operators	420	\$60,243	High school diploma or equivalent
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical	410	\$130,330	High school diploma or equivalent
47-2152	Plumbers, Pipefitters, and Steamfitters	360	\$80,783	High school diploma or equivalent
49-2095	Electrical and Electronics Repairers, Powerhouse, Substation, and Relay	260	\$84,023	Postsecondary nondegree award
43-9061	Office Clerks, General	250	\$49,681	High school diploma or equivalent
43-4051	Customer Service Representatives	230	\$51,044	High school diploma or equivalent
17-2071	Electrical Engineers	210	\$95,736	Bachelor's degree
11-1021	General and Operations Managers	170	\$170,719	Bachelor's degree
47-2111	Electricians	160	\$82,673	High school diploma or equivalent
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, Executive	150	\$48,091	High school diploma or equivalent

3/4 of the Top 20 Utility Occupations in NJ Require a High School Diploma/Less





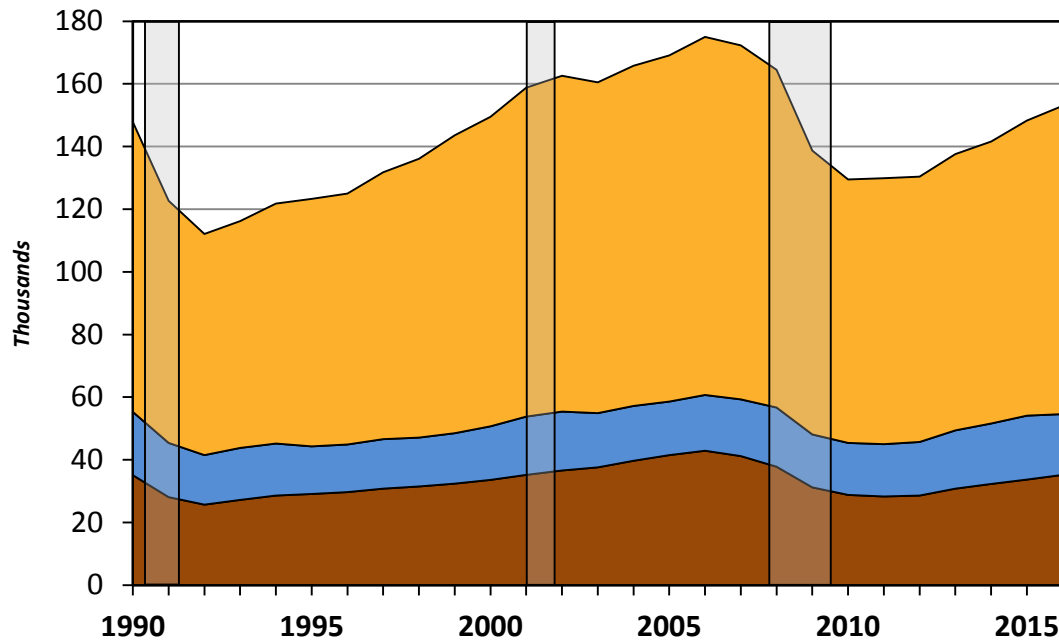
# **NJ CONSTRUCTION INDUSTRY EMPLOYMENT**





# NJ CONSTRUCTION EMPLOYMENT BY INDUSTRY

**1990-2016 Construction Industry  
Annual Employment Averages**



- Specialty Trade Contractors
- Heavy and Civil Engineering Construction
- Construction of Buildings

Shaded vertical bars indicate national recessionary periods as determined by the National Bureau of Economic Research (NBER)

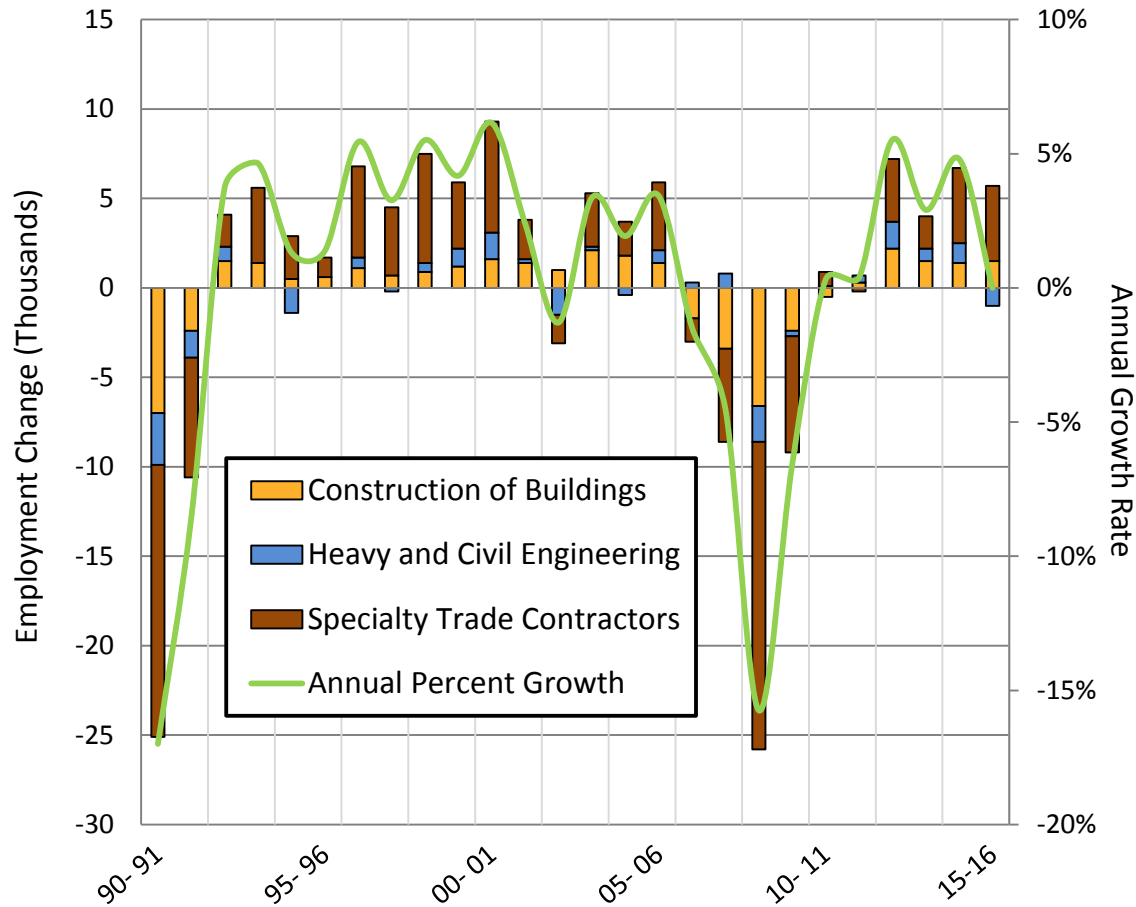
- The construction industry has seen a significant decline in the last 10 years (2006-2016). Construction has seen an overall drop of 21,900 (-12.5%).
- However, in the past 5 years (2011-2016), construction has gained 23,100 employment (17.8%). Since 2010, construction has added jobs yearly, but has yet to reach its' 2006 peak of 174,900 (-26,900).
- Over the last year (2015-2016), construction experienced a 3.1 percent increase, adding 4,600 jobs. Since 2010, construction has seen positive growth with the largest increase over this period in 2012-2013 (7,200; 5.2%).

- The three construction subsectors have all increased from 2011-2016. Construction of Buildings has seen an increase of 6,900 (24.4%), Heavy and Civil Engineering has seen a 2,700 (16.2%) increase and Specialty Trade Contractors has seen a 13,500 (15.9%) increase.



# NJ CONSTRUCTION EMPLOYMENT BY INDUSTRY

## ANNUAL AVERAGE EMPLOYMENT CHANGE 1990-2016

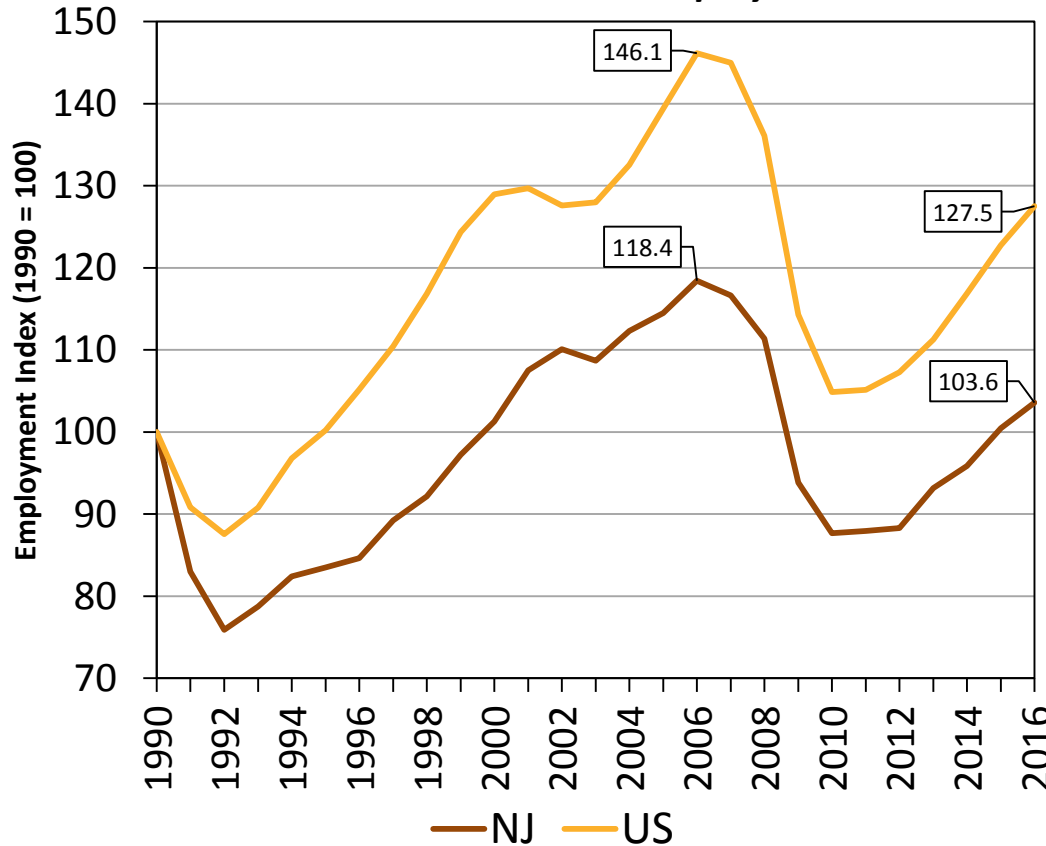


- From 2008-2009, construction experienced the largest total annual average employment decrease since 1990. A total of 25,800 jobs were lost, largely in part to steep declines in the specialty trade contractors industry (-17,200).
- For the fourth consecutive year, the construction industry experienced overall employment growth. However, one component of construction from 2015-2016 had a decrease in employment. Heavy civil engineering lost 1,000 jobs, specialty trade contractors added 4,200 jobs, and construction of buildings increased by 1,500 jobs.
- The recent recession caused a dip in employment over recent years, but the 22,600 jobs added over the last four years (2012 – 2016) is a sign of recovery.



# NJ VS. US CONSTRUCTION EMPLOYMENT TRENDS SINCE 1990

**NJ vs. US CONSTRUCTION**  
**1990 – 2016 Annual Employment**



- In 1992, the United States experienced the largest decline from the base year of 1990 (-12.4%). Since then, the United States has recovered to +27.5 percent above the base year.
- Following the same trend as the United States, New Jersey experienced its largest decline from the base year in 1992 (-24.1%), but eventually recovered and peaked in 2006 (+18.4%).
- In 2016, employment for New Jersey and the United States are both greater than the base year.

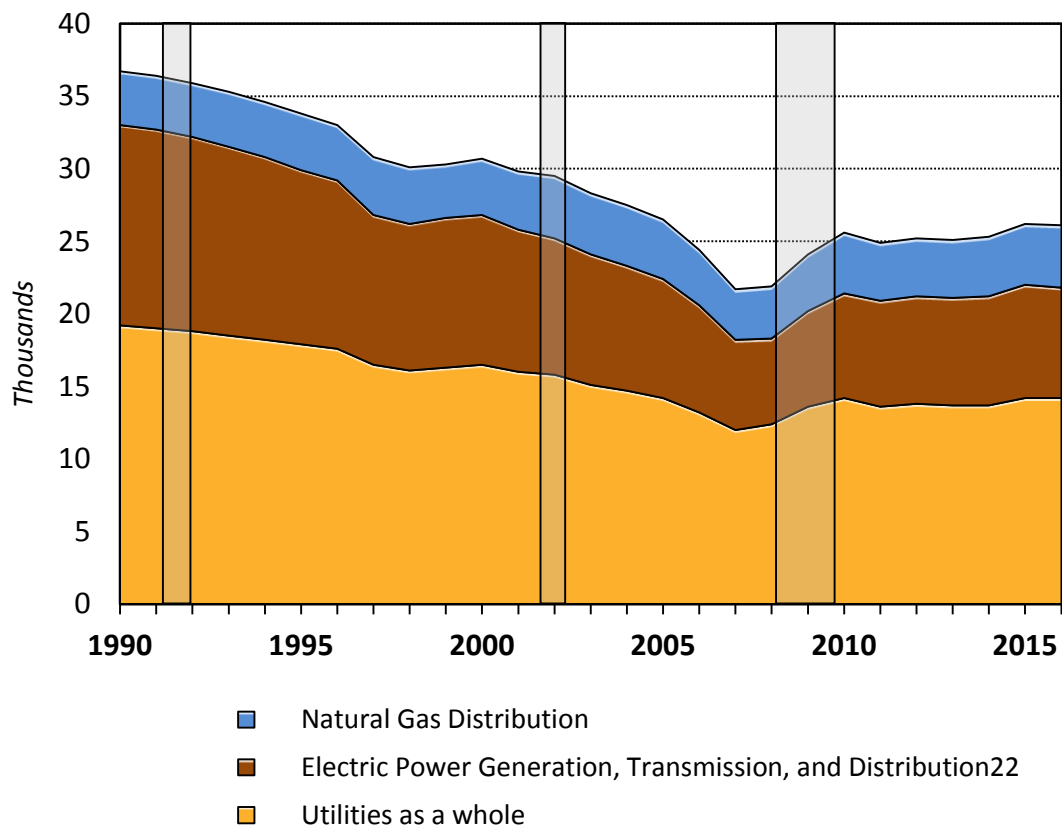


# NJ UTILITY INDUSTRY EMPLOYMENT



# NJ UTILITY EMPLOYMENT BY INDUSTRY

**1990-2016 Utility Industry  
Annual Employment Averages**



- From 1990 to 2016, annual average utility employment has dropped by 5,000 jobs or approximately -26.0 percent.

- Since 2010, utility employment leveled out at 14,200 with a drop between 2011-2014 and bouncing back in 2015. 2016 employment has remained steady.

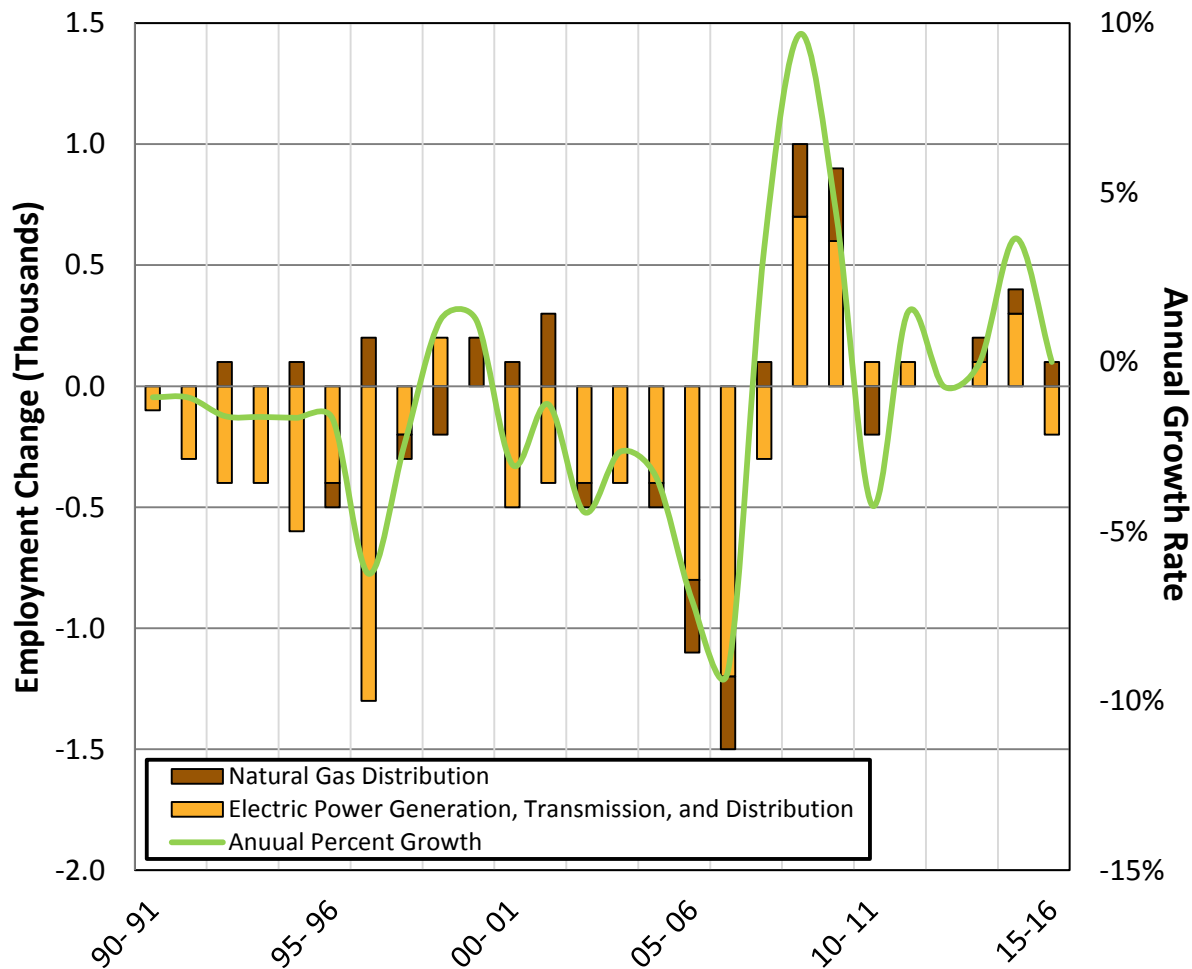
- Electric power generation, transmission, and distribution has seen an 4.1 percent increase between 2011-2016.

- From 2015-2016 utilities did not experience any change as a whole. However, natural gas distribution saw a 2.4 percent increase while electric power generation, transmission, and distribution saw a -2.5 percent decrease.

Shaded vertical bars indicate national recessionary periods as determined by the National Bureau of Economic Research (NBER)

# NJ UTILITY EMPLOYMENT BY INDUSTRY

## ANNUAL AVERAGE EMPLOYMENT CHANGE 1990-2016

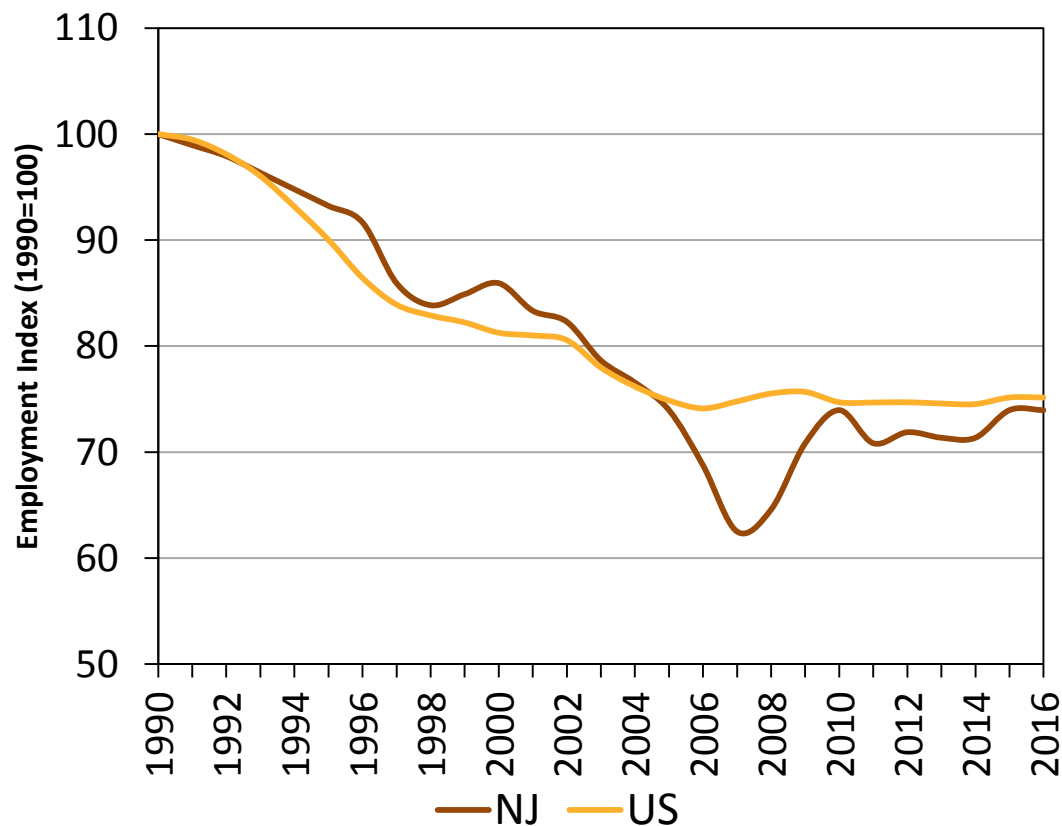


- From 2006-2007, utilities experienced the largest total annual average employment decrease since 1990. A total of 1,200 jobs were lost.
- From 2008-2009, utilities had their largest increase gaining the 1,200 jobs back.
- Utility employment peaked in 1990 with 19,200 then steadily declined through 1998 (16,100). A second decline took place from 2001-2007 (12,000).
- In the past 10 yrs. (2006-2016), utilities peak employment of 14,200 was hit in 2010, 2015 and 2016.
- The recent recession caused an increase in utility employment of 2,200 jobs between 2007-2010.



# NJ VS. US UTILITY EMPLOYMENT TRENDS SINCE 1990

**NJ vs. US UTILITY**  
*1990 – 2016 Annual Employment*




- During this period, both New Jersey and the United States showed peak employment in 1990.
- Since 1990, the US saw a significant drop of employment through 2005 at a greater rate than New Jersey until 2006, in which NJ's percentages dropped lower than the US.
- NJ saw a significant decline in employment going into 2006 (5.2%), but climbed back with 6.2 percent through 2009.
- In 2016, employment for New Jersey and the United States both showed steady employment with zero overall changes from 2015.



# RESIDENTIAL BUILDING PERMITS




# RESIDENTIAL HOUSING UNITS AUTHORIZED TO BE BUILT

 In 2015, there were 30,560 housing units authorized for construction in New Jersey, representing an increase of 8.5 percent over the 2014 year.

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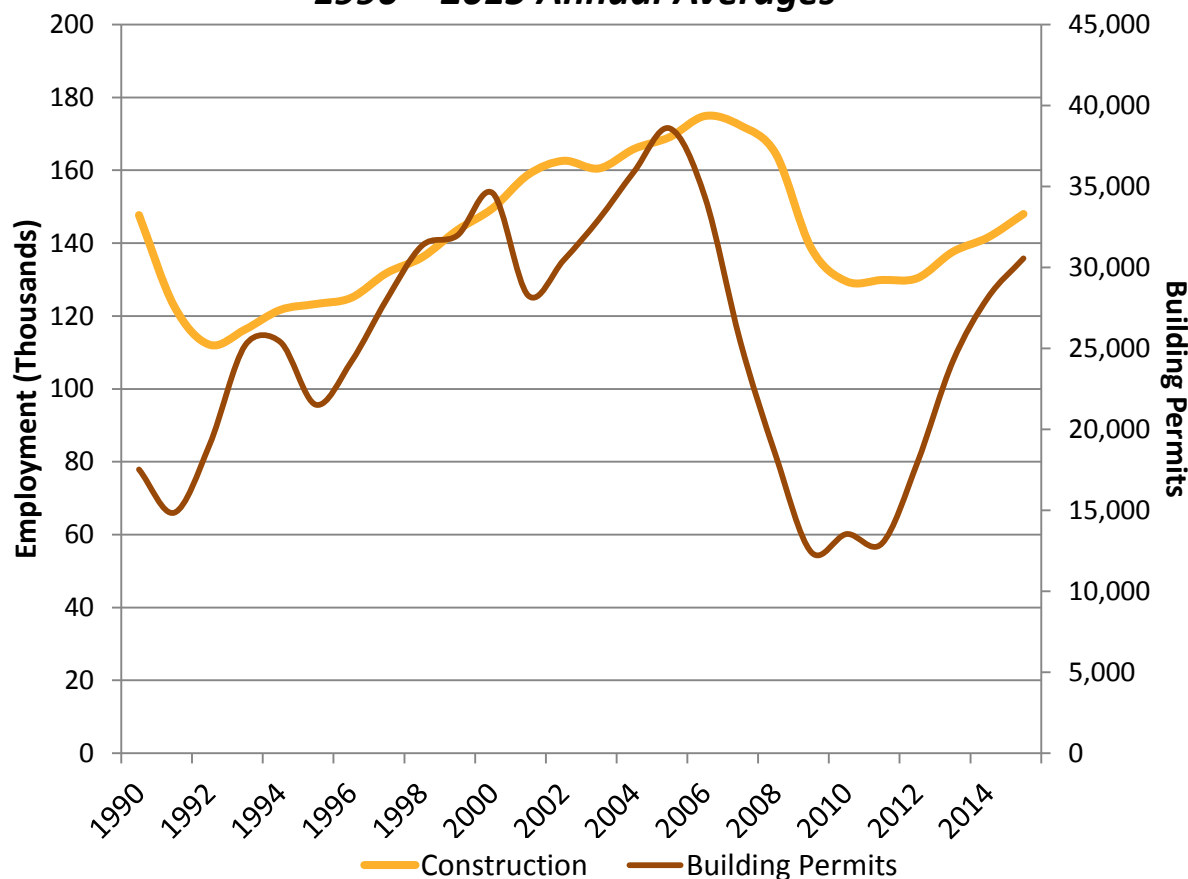
 In 2014 and 2015, these units represented a value of more than 4 billion dollars.

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 Hudson County was the dominant county in residential building permits in 2014 and 2015.

# CONSTRUCTION EMPLOYMENT AND BUILDING PERMITS 1990-2015

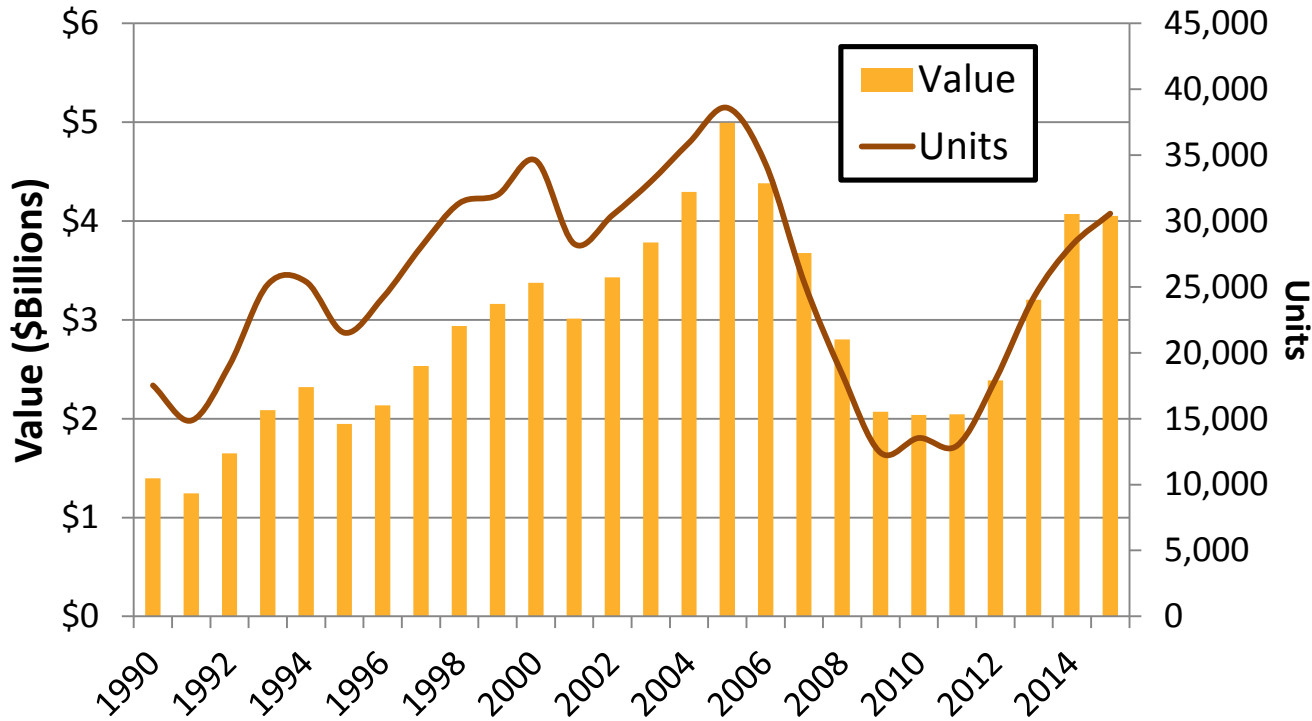
**Construction Employment Vs. Building Permits**  
*1990 – 2015 Annual Averages*



- Building permits in New Jersey peaked at nearly 40,000 units in 2005, before experiencing a steady decline over the next four years.
- During the most recent years (2011-2015) construction employment gained 18,100 (13.9%) new jobs while permits more than doubled to 30,560 (135.9%, 17,608).
- From 1990 to 2015, the number of annual building permits have increased 74.4 percent, while construction employment has only increased 0.2 percent.

# NEW JERSEY RESIDENTIAL BUILDING PERMITS 1990-2013

**New Jersey  
Residential Building Permits  
1990-2015**

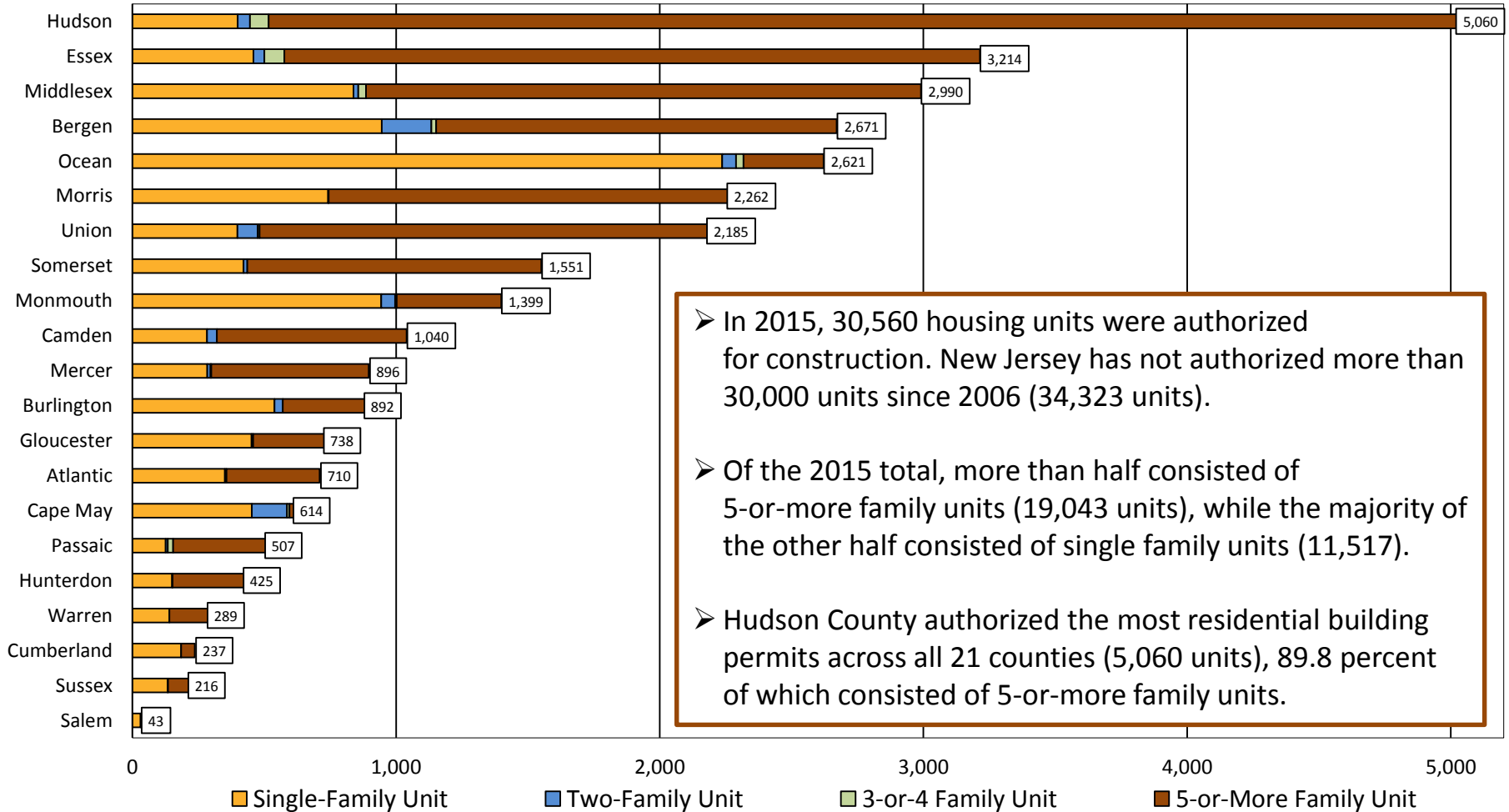


*Residential building permits have increased each year since 2012 after experiencing a 66.4 percent decline from 2005-2011.*





# 2015 NEW JERSEY ANNUAL RESIDENTIAL BUILDING PERMITS BY TYPE OF CONSTRUCTION



- In 2015, 30,560 housing units were authorized for construction. New Jersey has not authorized more than 30,000 units since 2006 (34,323 units).
- Of the 2015 total, more than half consisted of 5-or-more family units (19,043 units), while the majority of the other half consisted of single family units (11,517).
- Hudson County authorized the most residential building permits across all 21 counties (5,060 units), 89.8 percent of which consisted of 5-or-more family units.



# BUILDING PERMITS BY REGION, 2015

REGION	COUNTY	VALUE	UNITS	SINGLE-FAMILY UNITS	TWO-FAMILY UNITS	3-OR-4 FAMILY UNITS	5-OR-MORE FAMILY UNITS
NORTH	Hudson	\$656,156,398	5,060	400	46	71	4,543
	Essex	\$281,585,224	3,214	459	42	76	2,637
	Bergen	\$486,318,553	2,671	946	188	18	1,519
	Morris	\$243,863,613	2,262	743	2	0	1,517
	Union	\$187,006,422	2,185	399	76	7	1,703
	Somerset	\$155,205,072	1,551	422	14	0	1,115
	Passaic	\$60,776,110	507	126	8	21	352
	Hunterdon	\$51,511,247	425	151	2	0	272
	Warren	\$29,527,440	289	141	0	0	148
	Sussex	\$34,758,736	216	133	2	0	81
CENTRAL	Middlesex	\$387,679,312	2,990	839	18	29	2,104
	Ocean	\$483,403,697	2,621	2,237	52	29	303
	Monmouth	\$281,563,976	1,399	944	52	6	397
	Mercer	\$107,633,846	896	284	12	3	597
SOUTH	Camden	\$88,893,886	1,040	283	38	0	719
	Burlington	\$116,796,822	892	539	32	0	321
	Gloucester	\$74,916,066	738	452	6	0	280
	Atlantic	\$112,217,951	710	351	6	0	353
	Cape May	\$181,526,181	614	453	134	9	18
	Cumberland	\$26,226,075	237	185	0	0	52
	Salem	\$4,428,571	43	31	0	0	12
<b>TOTAL</b>	<b>New Jersey</b>	<b>\$4,051,995,198</b>	<b>30,560</b>	<b>10,518</b>	<b>730</b>	<b>269</b>	<b>19,043</b>

- The types of residential housing permits issued varies across the three regions. The Northern Region issued the most residential permits (18,380 units). Over 75 percent (13,887 units) were for 5-or-more family unit construction.
- The Central Region had the second most residential authorizations (7,906). Single-family units accounted for 54.4 percent (4,304 units) of the planned homebuilding.
- The Southern Region issued the least building permits (4,274). Forty-one percent (1,755 units) were for 5- or-more family units.

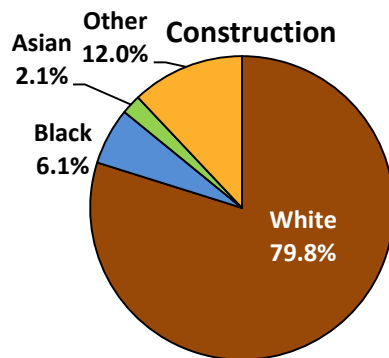
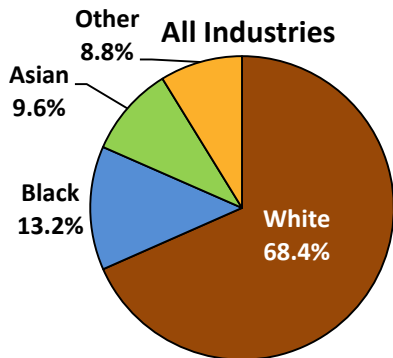


# **CONSTRUCTION INDUSTRY CLUSTER: 2015 DEMOGRAPHIC OVERVIEW**

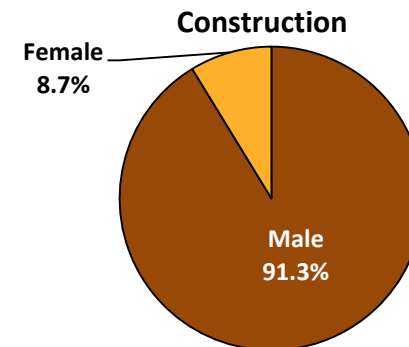
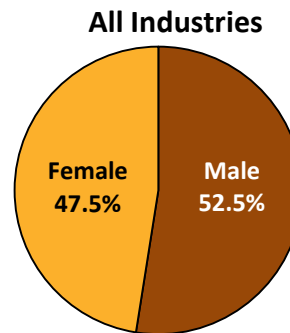


# GENDER, RACIAL, AND ETHNIC PROFILE OF NEW JERSEY RESIDENTS WITHIN CONSTRUCTION

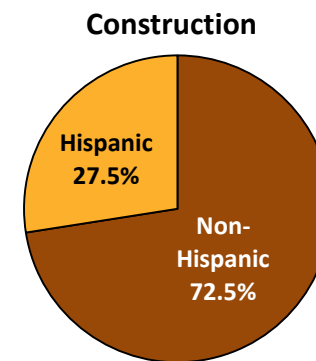
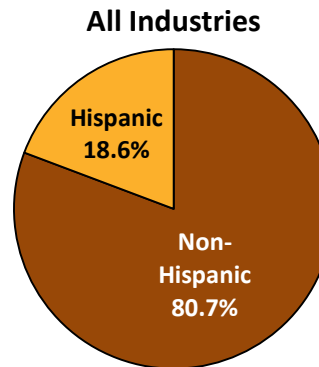
» The construction industry is male driven. There are approximately nine males for every female.



» The workforce has almost 9% more Hispanics than average.



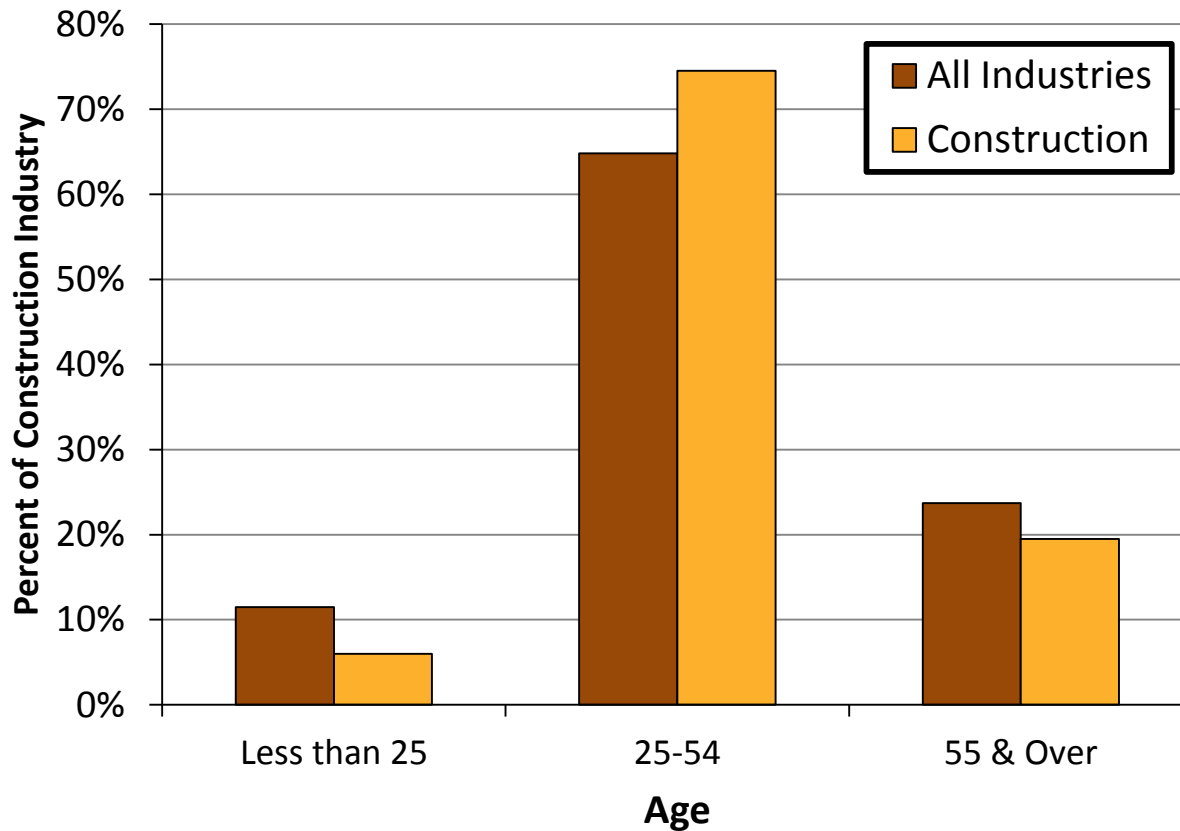
« The workforce is much less diverse than all industries.



\*About 410,000 "unemployed" or "employed but not at work" workers were excluded.

# CONSTRUCTION WORKFORCE AGE DEMOGRAPHICS (2015)

## Age Demographics of 2015's Construction Workforce



- Almost three quarters of Construction Resident Workforce are 25-54 Years Old.
- The construction industry is made up of 9.7 percentage more 25-54 year olds than all industries, but has 5.5 percentage fewer less than 25 years than average.
- More than half of the construction workforce is between the ages of 35-54 (55.2%).

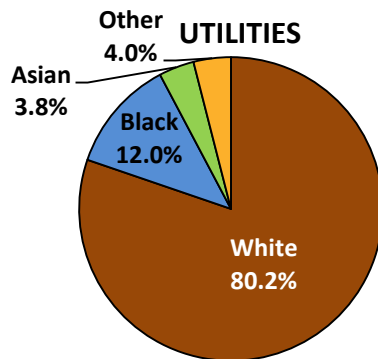
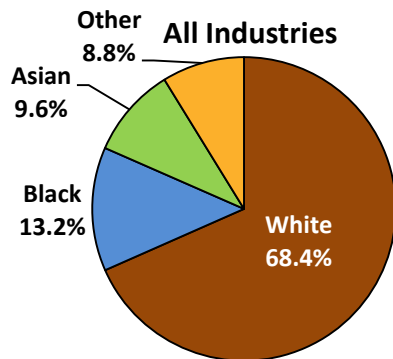


# **UTILITIES INDUSTRY CLUSTER: 2015 DEMOGRAPHIC OVERVIEW**

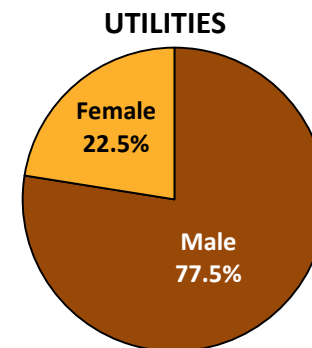
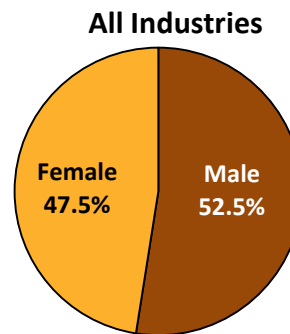


# GENDER, RACIAL, AND ETHNIC PROFILE OF NEW JERSEY RESIDENTS WITHIN UTILITIES

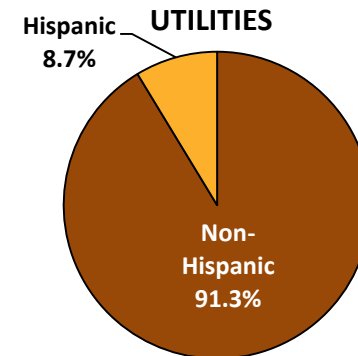
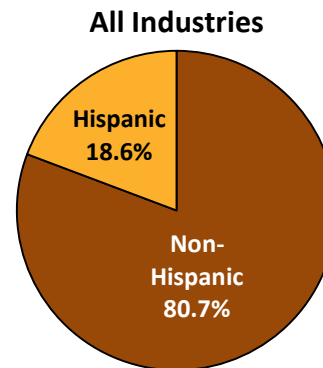
» The utilities industry is also male driven. However, females make up almost one quarter of the industry.



» The workforce has almost 10% less Hispanics than average.



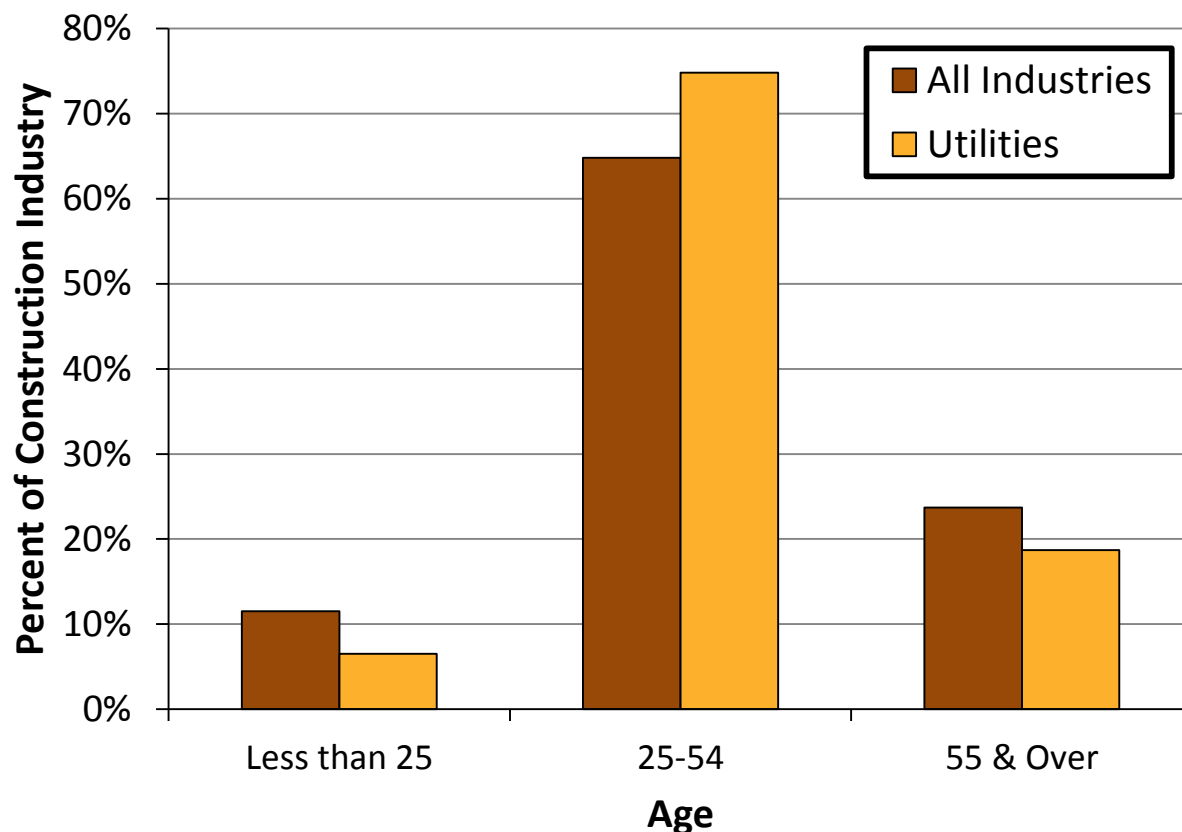
« The workforce is much less diverse than all industries.



\*About 410,000 "unemployed" or "employed but not at work" workers were excluded.



# UTILITIES WORKFORCE AGE DEMOGRAPHICS (2015)



- Almost  $\frac{3}{4}$  of the utility resident workforce are 25-54 years old, similar to construction.
- The utility industry has a higher percentage of 25-54 year olds compared to all industries, and a lower percentage of those less than 25 years old.
- More than half of the utility workforce is between the ages of 35-54 (55.2%), which is the same exact percentage as construction.



# **CURRENT CONSTRUCTION DEVELOPMENTS BY REGION**



# NORTHERN REGION DEVELOPMENTS

- **American Dream Meadowlands** - More than 400 retailers, restaurants, and services; 638,000-square-foot indoor amusement park and water park complex; Indoor ski and snowboard park; Observation wheel; 200-foot “drop ride”; Performing arts center that seats 2,400 to 3,000; National Hockey League-sized ice rink; 180,000-square-foot movie complex with more than 5,000 seats; Aquarium; 18-hole miniature golf course (Northjersey.com).  
*Update: The project is now expected to be completed around the middle of 2018 and will also have DreamWorks involved with the waterpark and a Nickelodeon-themed amusement park. (Northjersey.com)*
- **Pulaski Skyway Project**- A replacement of the entire roadway deck of the 82-year-old, 3.5-mile causeway and bridge system, paid for by the Port Authority of New York and New Jersey at an estimated cost of \$1.2 to \$1.5 billion (Star-Ledger).  
*Update: Additional steel work will be necessary to complete the project. The increase in steel work required increased the bid of contract three by \$1-\$2 million and increased contract four by an estimated \$15-\$20 million. The project is still expected to be completed by 2020. (njtvonline.org)*
- **Woodmont Properties and Roseland Residential Trust – Morristown, NJ** In December, they have started the Metropolitan Lofts luxury apartment building which was home to the Epstein Department Store. The apartment building will have 59 one and two bedroom units as well as 1,100 square feet for retail space. It is the “final component in a project that includes luxury residential buildings, 53,000 square feet of retail space called the Shops on the Green and a 795-car public parking facility.” (njbiz.com)
- **700 Jackson Street development project – Hoboken, NJ** is breaking ground on a new 2-acre “resiliency park,” plaza and gymnasium. One acre will be for play with an open plan and seating. The 2<sup>nd</sup> acre will hold a plaza area for vendors and seasonal markets as well as step seating. In addition, 6,835 square feet public gymnasium, approximately 30,000 square feet for retail, parking garage and 424 residential units (42 affordable housing) are all part of the project. (hobokennj.gov)





# CENTRAL REGION DEVELOPMENTS

- **Ocean County Walkway – Toms River, NJ** Ocean County has approved a \$3.7 million project to complete a new walkway utilizing an existing underground tunnel. It will be used as a secure transport of inmates from its jail to the courthouse. A small parking area may be affected for up to a year and will need to have those that park there relocated. J.H Williams Enterprises, Inc. will be heading up the project. Ocean County is also seeking a \$40 million renovation on the County's government area. ([app.com](http://app.com))
- **South Beach at Long Beach condos – Long Branch, NJ** In 2016, FEM South Beach Urban Renewal started a \$40 million beachfront condominium project. There will be 47 luxury units that will cost about \$1.2 million each on 17-acres in the Beachfront South Redevelopment Zone. There are many new projects in this zone that are expected as well with Mark Built Homes Development's 7-story building with residential units, Bluffs Development Urban Renewal's covering three lots to make their 33 condo units and Blackridge Realty's 40-unit apartment building. South Beach is expected to be completed in two years or less. ([app.com](http://app.com))
- **Trenton Central High School – Trenton, NJ** December 2016, Governor Chris Christie broke ground on a new high school for grades 10 through 12. The new transformation of the high school is currently estimated to cost \$155 million and be ready for the fall 2019 school year. The design of the new facility was awarded to another New Jersey company, Terminal Construction Corporation for \$116 of the proposed budget. "The school will include five Small Learning Communities (SLC) and provide Career Technical Education programs." Additional extracurricular amenities will be added as well, such as a swimming pool and dance studio. ([nj.gov](http://nj.gov))
- **The College of New Jersey -** \$40 million from the Building our Future Bond Act and \$1 million from the Higher Education Technology Infrastructure Fund will be used to develop a new STEM (Science, Technology, Engineering and Mathematics) facility ([NJBIZ](http://NJBIZ)). *Update: The \$75 million STEM Complex Project's Phase 1 of the complex is expected to be completed by August 2017. "Later phases will include renovations of our existing science and engineering buildings."* ([science.tcnj.edu](http://science.tcnj.edu))



# SOUTHERN REGION DEVELOPMENTS

- **Atlantic City Gateway Project** – *Atlantic City, NJ* Stockton University is partnering with Atlantic City Development Corp. to open a new residential campus in the old Atlantic City High School. They will also include additional housing and a student center for about 520 students right on the boardwalk. The academic building will be able to hold 1,800 students. In addition, there will be 879 parking spaces as well as new offices for South Jersey Gas. This project is scheduled for completion in 2018. ([www.stockton.edu](http://www.stockton.edu))
- **Rutgers University** – *Camden, NJ* Rutgers University is also expanding and constructing a 101,000-SF, four-story, steel-framed new School of Nursing and Science strategically near public transportation. This will be the main facility for the “areas of biology, chemistry, computational and integrative biology, nursing, and physics at the undergraduate, graduate, and doctoral levels.” This triangular shaped building is scheduled to be utilized Spring 2017. ([www.hrcg.com](http://www.hrcg.com))
- **Cape May County project** – *Ocean City, NJ* This project’s focus is on the 34th Street bridge and West 17th Street bridge. The 34th Street bridge (an \$8 million project) construction has begun to replace some of the 1964 decking with high performance concrete as well as steel and railing repairs. It is scheduled to be completed June 2018. The West 17th Street bridge is to be replaced with a precast concrete structure and have 6ft wide shoulders and sidewalks. This estimated \$2 million project is scheduled to start January 2017. ([www.ocnj.us](http://www.ocnj.us))
- **The Lidl Company** - *Millville, Vineland and Upper Deerfield Township* Lidl is the owner of a German “no-frills” supermarket chain called Save-A-Lot. Currently they are setting up shop in three Cumberland County locations to meet their goals of 150 36,000SF stores on the East Coast by the end of this year (2017). Here “you’ll find anything from groceries to clothing” and you bring your own bags. They are seeking out the money conscious shoppers and are aiming to hit their 2017 goals and have already started their construction in Vineland. ([www.pressofatlanticcity](http://www.pressofatlanticcity))

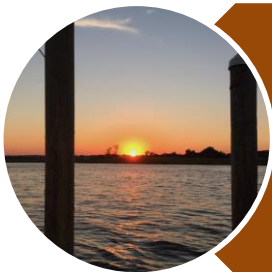


# CURRENT UTILITY PROJECTS





# UTILITIES IN THE NEWS



Monmouth County - Jersey Central Power & Light has proposed what is called the Monmouth County Reliability Project (MCRP). This will be “10-mile, 230-kV transmission line on an existing right-of-way between the energy substations in Aberdeen and Red Bank.” This project will also add “substation enhancements and modern technology upgrades” including getting rid of the old style poles and utilizing more appealing monopoles. Cost for this project is expected to be around \$111 million and has been deemed necessary by *PJM Interconnection* for dependable power and reducing the “length and frequency of service disruptions.” This project is expected to create approximately 245 jobs and is scheduled for August 2017 thru June 2019. ([monmouthreliability.com](http://monmouthreliability.com))



Camden County - Camden County Municipal Utilities Authority is implementing a new plan in 2017 for their Camden waterfronts. This will be part of a \$50 million plan to eliminate flooding (CSO Long Term Control Plan) which will include “green infrastructure program, a new stormwater pumping station and upgrades to the existing combined sewer system and the wastewater treatment plant.” In addition, *Camden SMART Partners* utilized technology to their residents creating a platform for their cell phones or computers in which they can upload photos of flooding with a description. These photos are then “sent directly to Camden SMART Partners and to *American Water*, the city’s water utility company, which then identifies a best solution.” ([patch.com](http://patch.com))



Morris, Somerset and Union Counties - American Water will begin their \$5.8 million pipe replacement plan in 2017. There is approximately 20,800 feet of aging piping from the 1920s that will be replaced with ductile iron pipes. They expect that their customers “should experience increased water flows for residences and fire protection, and continued improvement in reliability.” “These water main improvements are part of New Jersey American Water’s multimillion dollar program to accelerate the renewal of water infrastructure that is reaching the end of its useful life.” ([waterworld.com](http://waterworld.com))

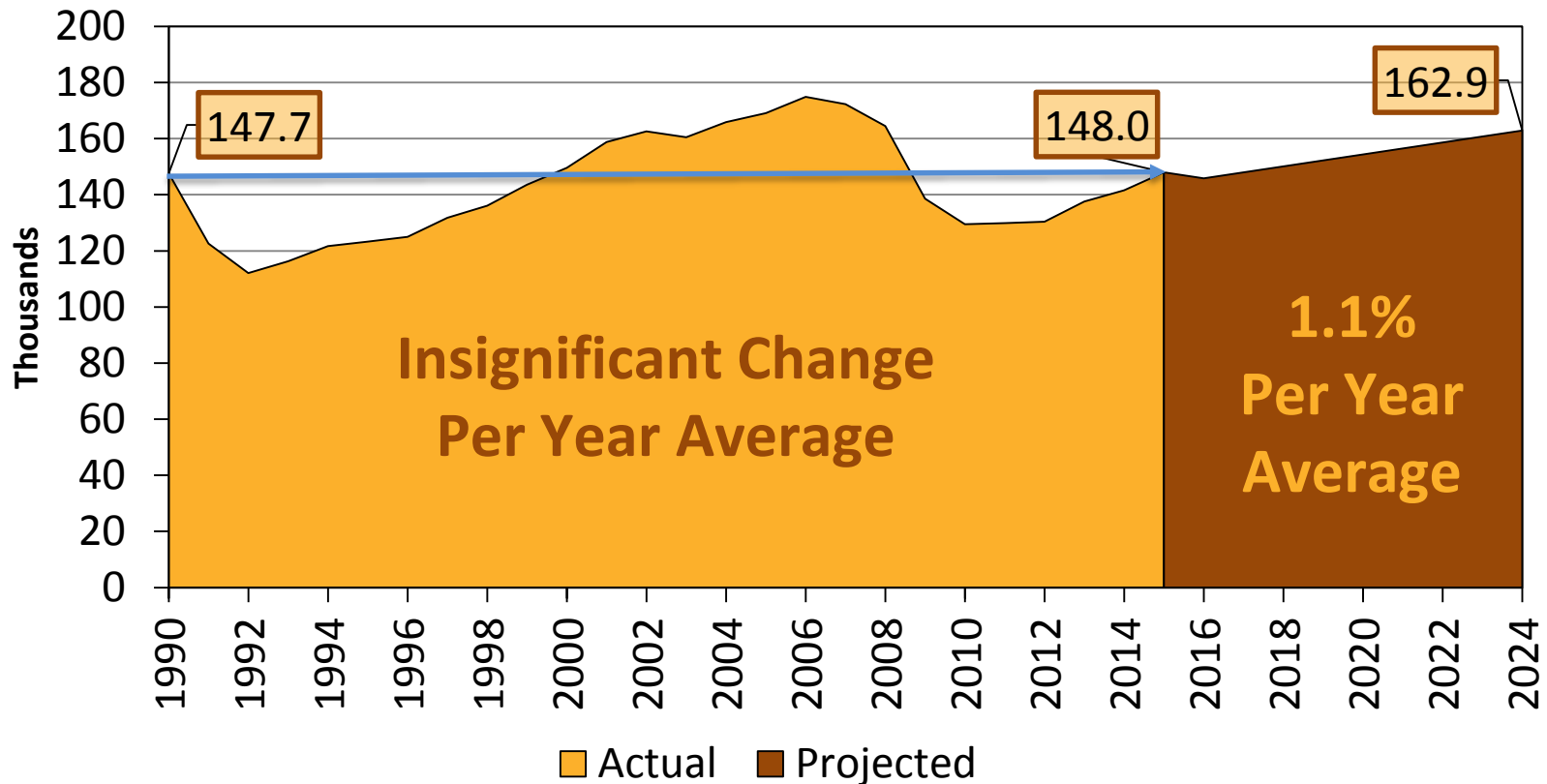


**CONSTRUCTION INDUSTRY CLUSTER:  
OCCUPATIONAL PROJECTIONS &  
OUTLOOK**

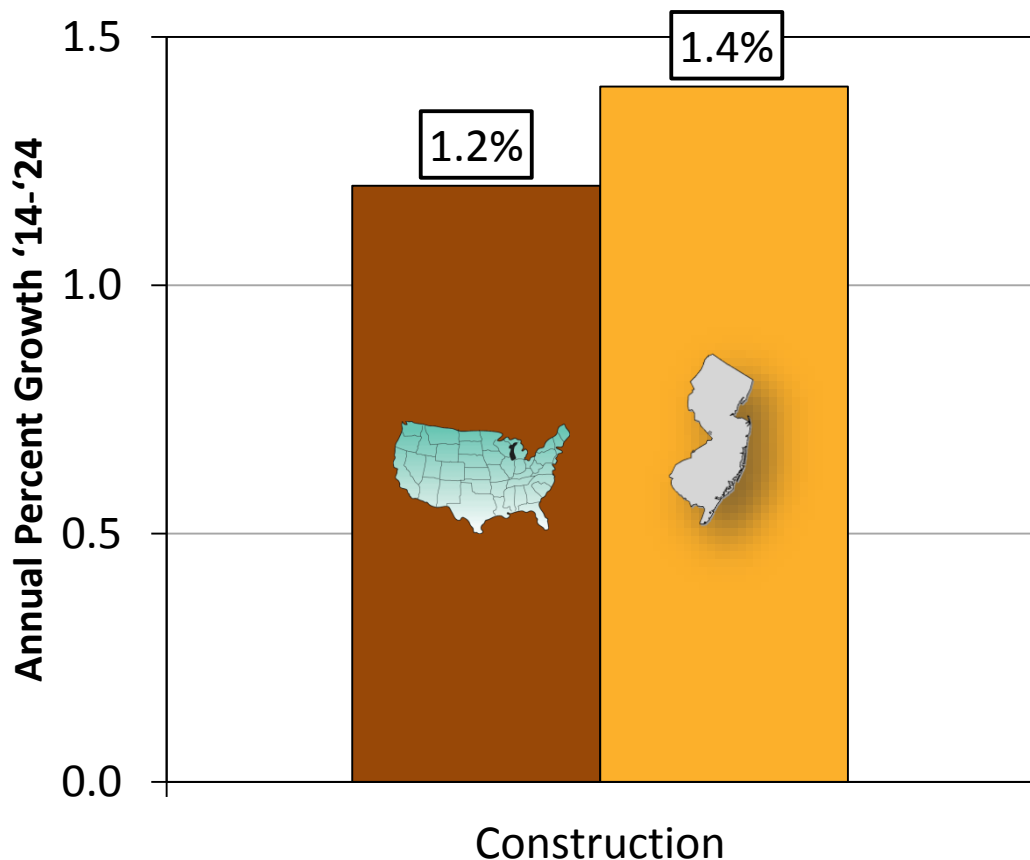


# NJ CONSTRUCTION INDUSTRY EMPLOYMENT PROJECTIONS

Construction employment is projected to grow through 2024, but at a slower rate (1.1%) than the 2022 Projections had shown.



# GREATER PROJECTED GROWTH FOR THE NATION THAN NEW JERSEY



- From 2014 to 2024, the construction industry in the United States is projected to grow at an annual rate of 1.2 percent. New Jersey construction is projected to grow at a slightly higher rate of 1.4 percent.

- Over the ten year period, construction in the United States is projected to see a total percent increase in employment of 12.9 percent while New Jersey construction is projected to grow 15.0 percent.

- Construction employment in the United States is projected to grow by 790,400 by 2024.

- New Jersey construction employment is projected to increase by 21,300 by 2024.

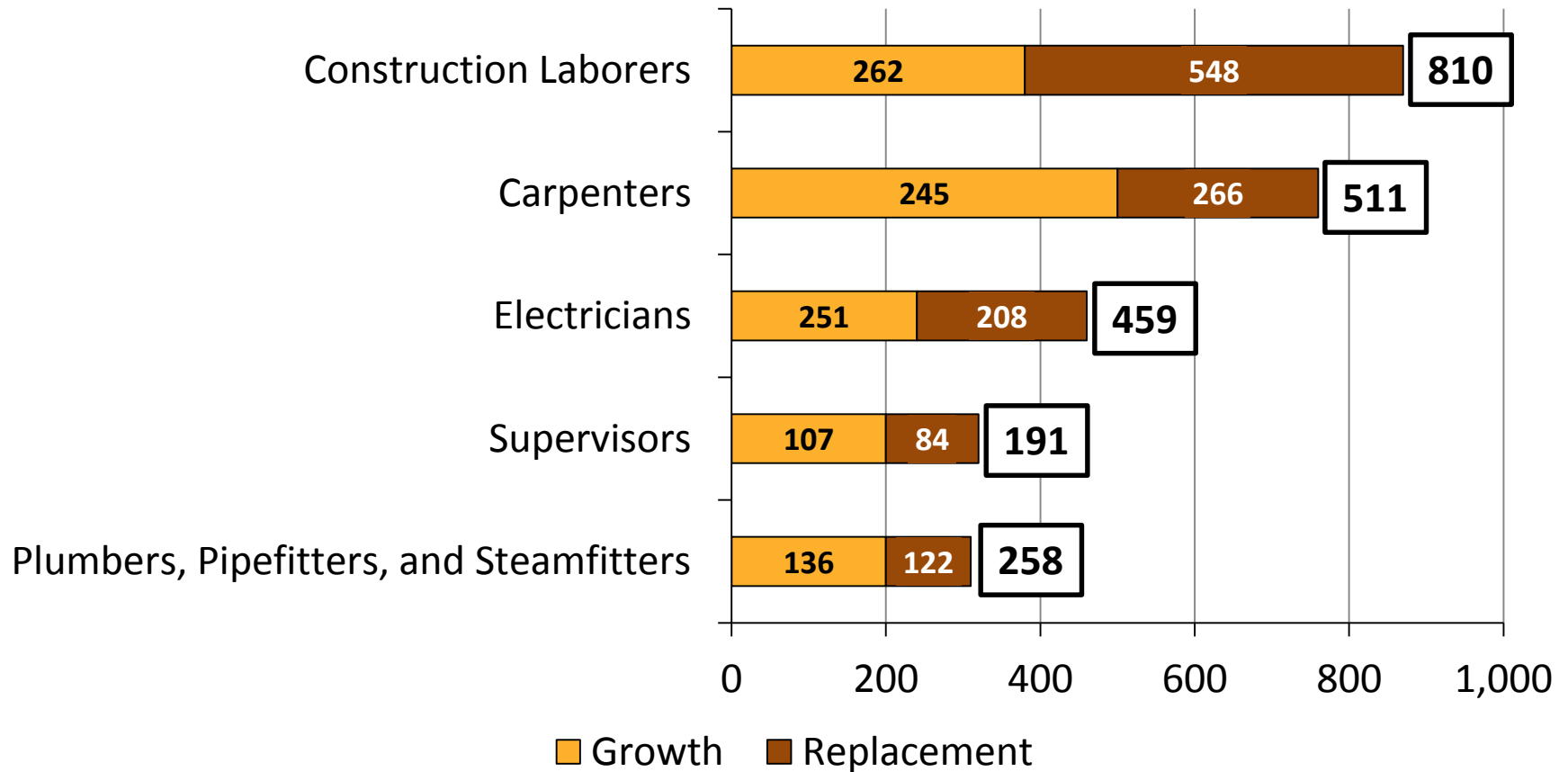


# CONSTRUCTION AND EXTRACTION PROJECTED OCCUPATIONAL HIGHLIGHTS

- **11.0 percent employment growth, 2014-2024**
- **14,807 additional employment**
- **3,600 average annual job openings**
- **58.7 percent of these openings are due to replacement demand.**



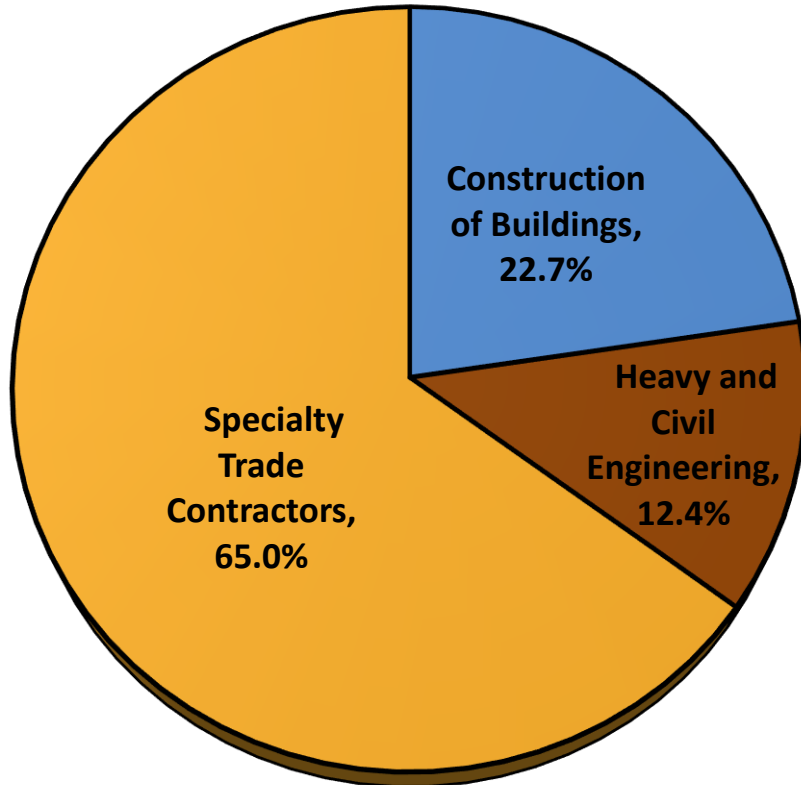
# CONSTRUCTION LABORERS PROJECTED TO EXPERIENCE MOST ANNUAL AVERAGE OPENINGS BY 2024





# NEARLY 2/3 OF THE PROJECTED CONSTRUCTION EMPLOYMENT GROWTH WILL BE IN SPECIALTY TRADE CONTRACTORS

## 2024 Projected Employment Growth



• From 2014 to 2024, employment in the construction industry is projected to increase by 21,300 with an annual growth rate of 1.4 percent.

• Specialty trade contractors is projected to see the largest annual percentage growth by 2024 (1.6%), followed by construction of buildings (1.3%), and heavy and civil engineering (0.4%).

• Employment Growth:

- ❖ Specialty trade contractors + 15,850
- ❖ Construction of buildings + 4,600
- ❖ Heavy and civil engineering + 850

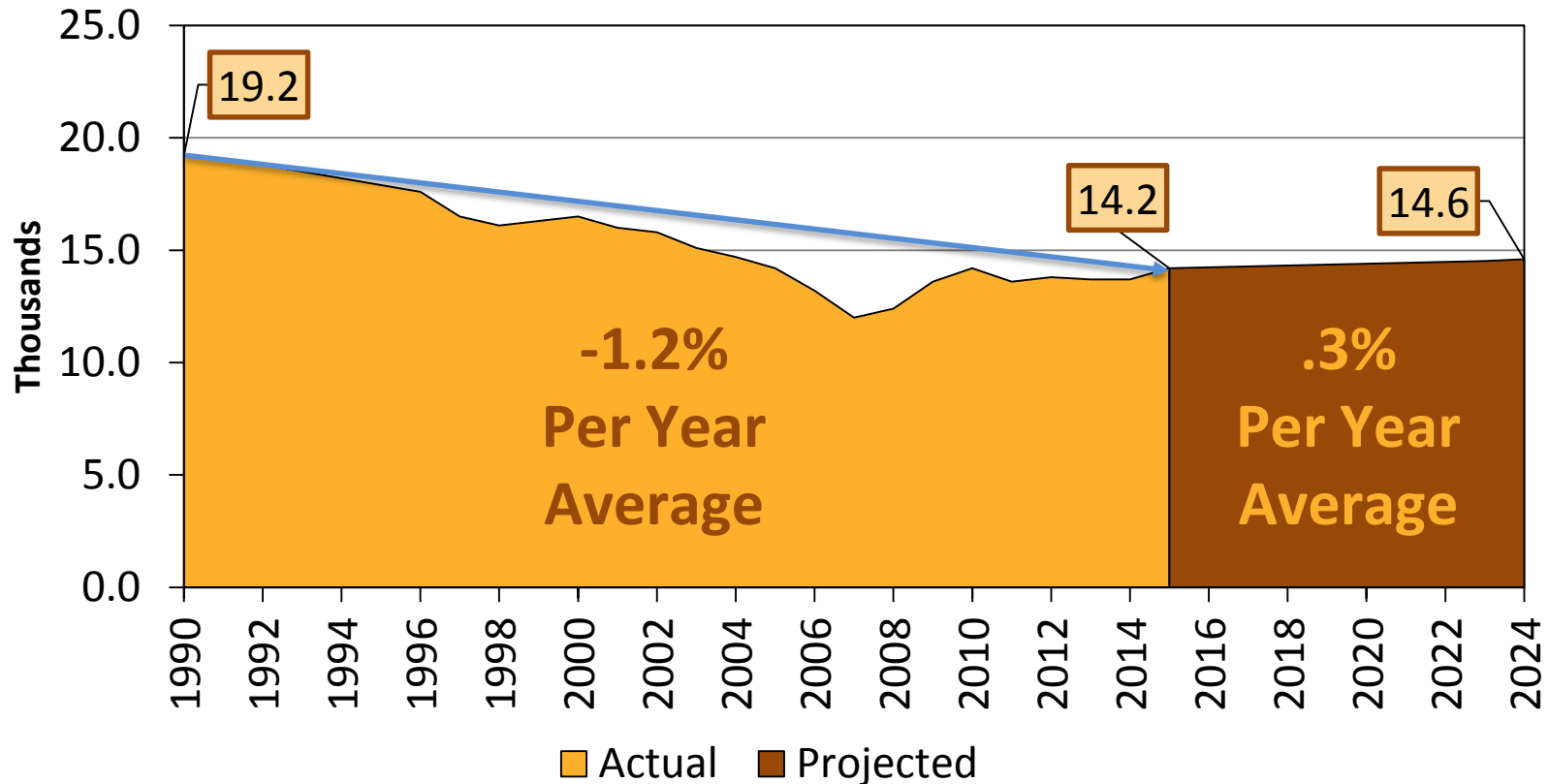


**UTILITIES INDUSTRY CLUSTER:  
OCCUPATIONAL PROJECTIONS &  
OUTLOOK**

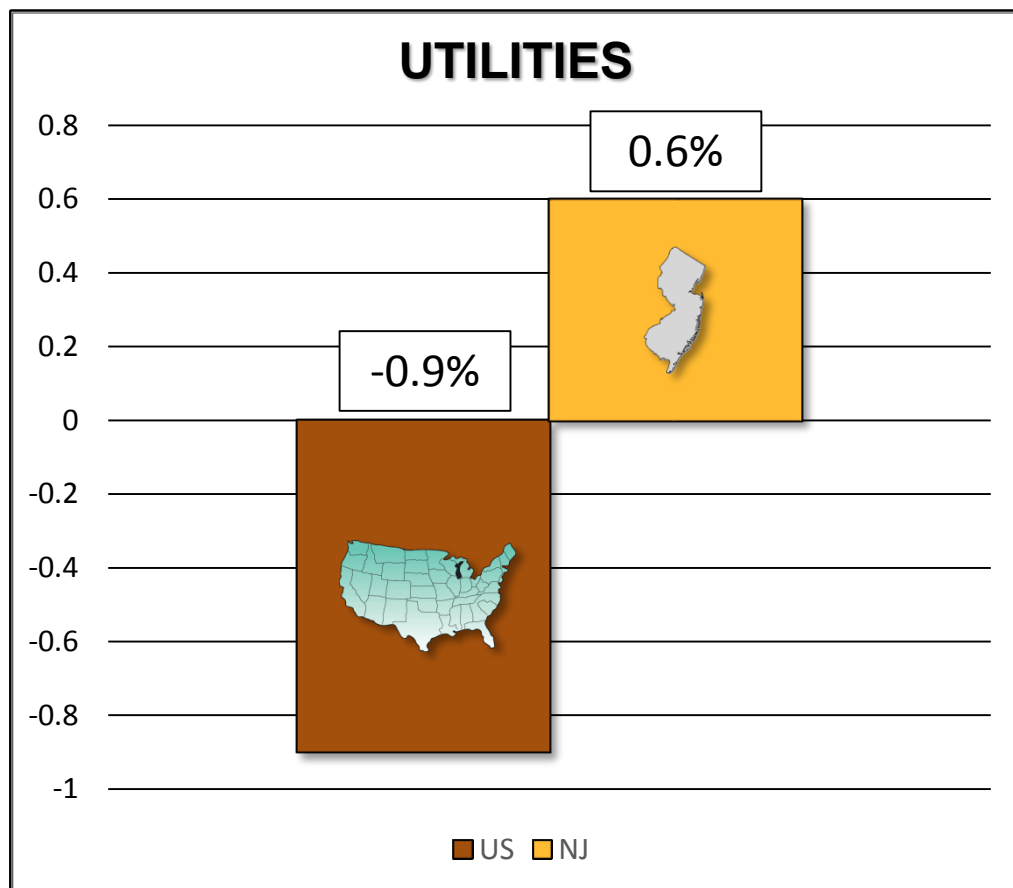


# NJ UTILITIES INDUSTRY EMPLOYMENT PROJECTIONS

Utilities employment projections into 2024 are estimated to maintain consistency compared to the slight decline it has seen in earlier years.



# GREATER PROJECTED GROWTH FOR THE NATION THAN NEW JERSEY



- From 2014 to 2024, the utilities industry in the United States is projected to decline at an annual rate of -0.9 percent. New Jersey utilities is projected to grow at a rate of .6 percent.

- Over the ten year period, utilities in the United States is projected to see a total percent decrease in employment of -8.7 percent while New Jersey utilities is projected to grow 6.2 percent.

- Utility employment in the United States is projected to decrease by -47,000 by 2024 while New Jersey utility employment is projected to increase 850. Four hundred of those gains come from Electric Power Generation.



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STATE OF NEW JERSEY  
DEPARTMENT OF LABOR AND  
WORKFORCE DEVELOPMENT



NEW JERSEY DEPARTMENT OF  
**LWD**  
LABOR AND WORKFORCE DEVELOPMENT  
nj.gov/labor



# NEW JERSEY CONSTRUCTION & UTILITIES INDUSTRY CLUSTER CONTACT INFORMATION

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<http://lwd.dol.state.nj.us/>

P.O. Box 057

Trenton, NJ 08625-0057

### *Office of Research and Information*

[http://lwd.dol.state.nj.us/labor/lpa/LMI\\_index.html](http://lwd.dol.state.nj.us/labor/lpa/LMI_index.html)

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STATE OF NEW JERSEY  
DEPARTMENT OF LABOR AND  
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