

Construction & Materials Outlook

AGC of Connecticut/MDC

Hartford, July 24, 2012

Ken Simonson, Chief Economist

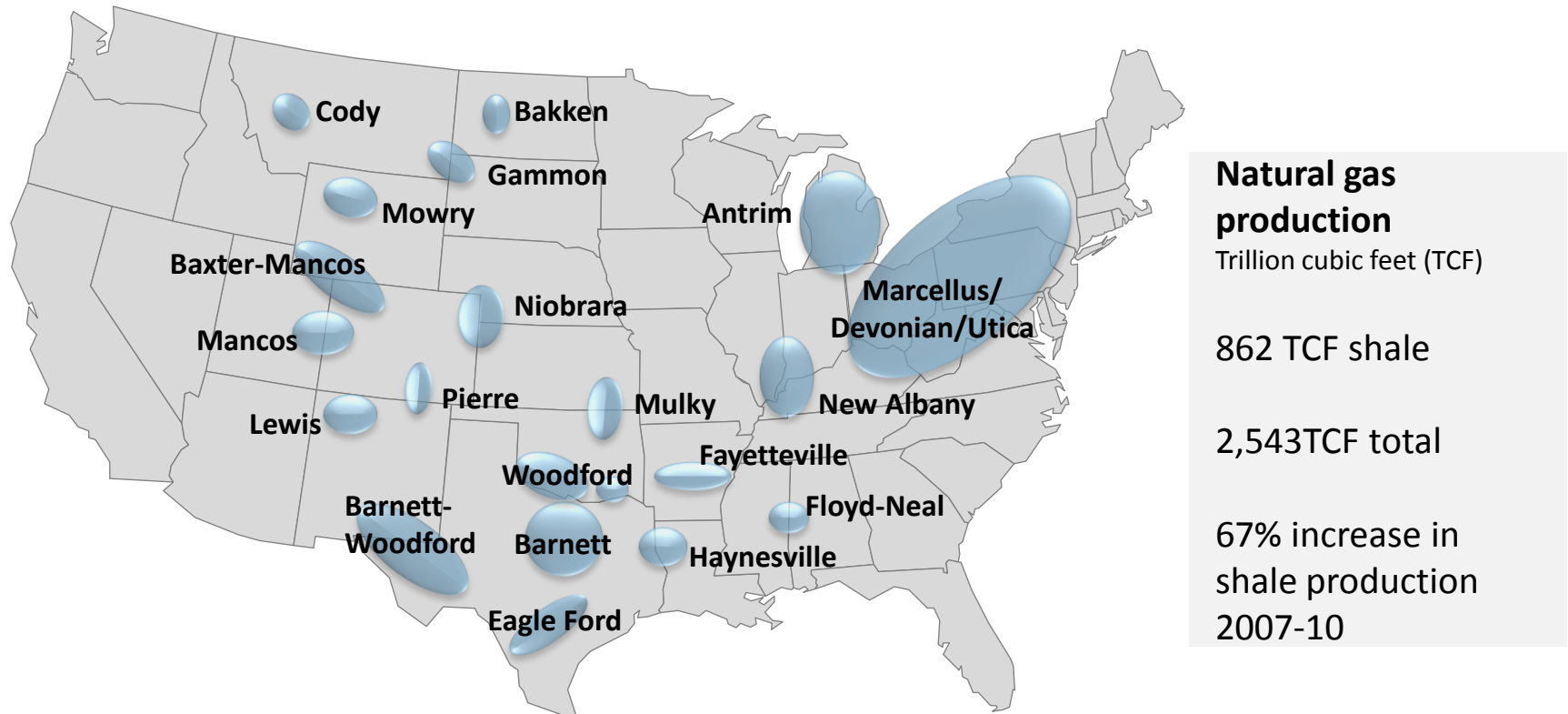
AGC of America

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Current economy; construction outlook

- GDP, personal income, jobs: growing, but slowly
- Office, retail, lodging up due to remodeling, not starts
- Power, mfg., warehouse/distribution, hospitals will grow
- 'Shale gale,' Panama Canal expansion driving new activity
- Apartments should boom; single-family still a mystery
- Federal, state, local construction cuts will continue
- Unemployment dropping but only because workers leave
- Materials costs not extreme but will outpace CPI

One (or many) bright spot(s): the shale 'gale'

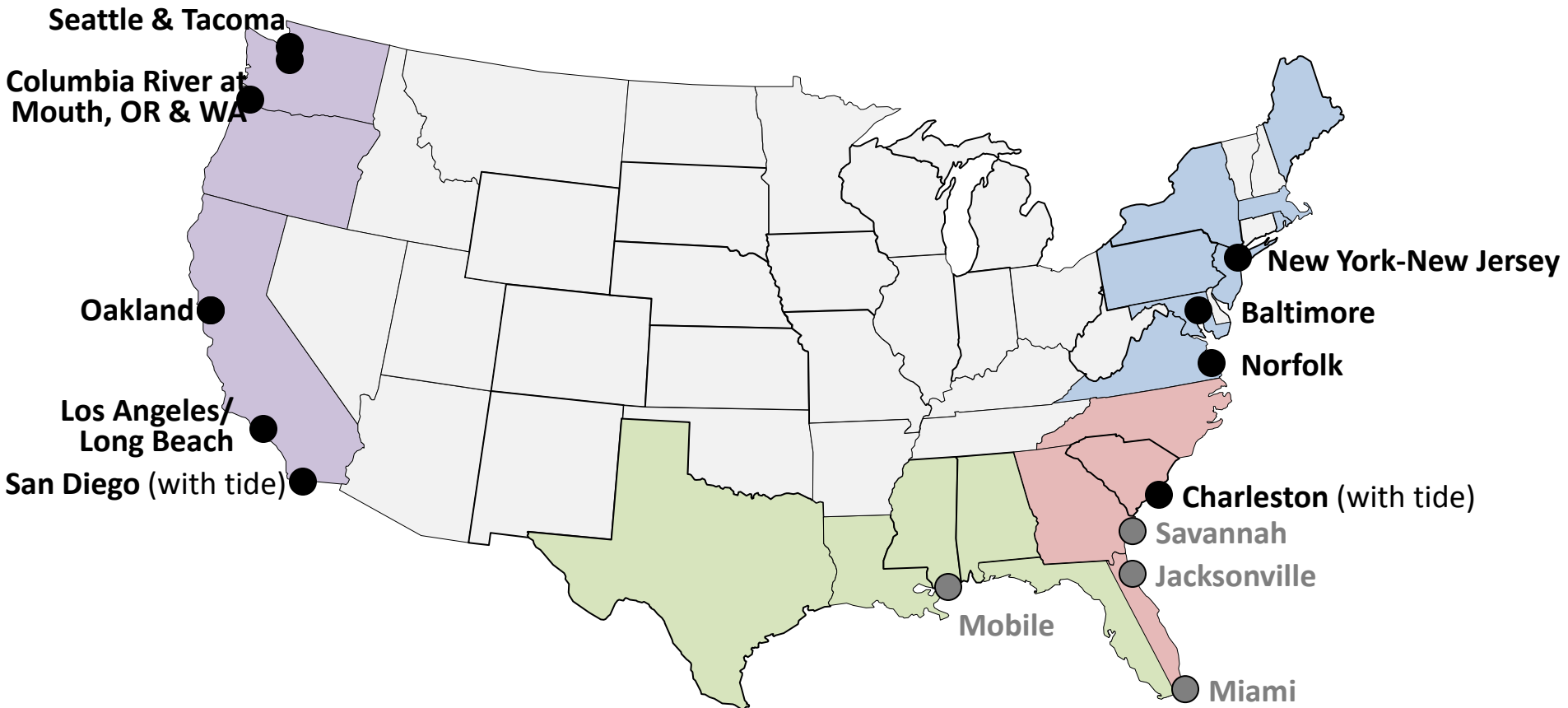


Shale's direct and indirect impacts on construction

- Onsite: Each well requires access road, site prep, pad, storage pond, support structures, pipes
- Nearby: Products, water require trucking, rail, pipeline, processing
- Local spending by drilling firms, workers, royalty holders
- Orders for fracking sand, drills, compressors, pumps, pipe, tanks, trucks, rail equipment, processing facilities
- Downstream: Petrochemical, power, steel plants; LNG export terminals, fueling stations; LNG-powered vehicles
- Losers: coal; maybe wind, solar, nuclear & suppliers



U.S. Post-Panamax Ready Ports

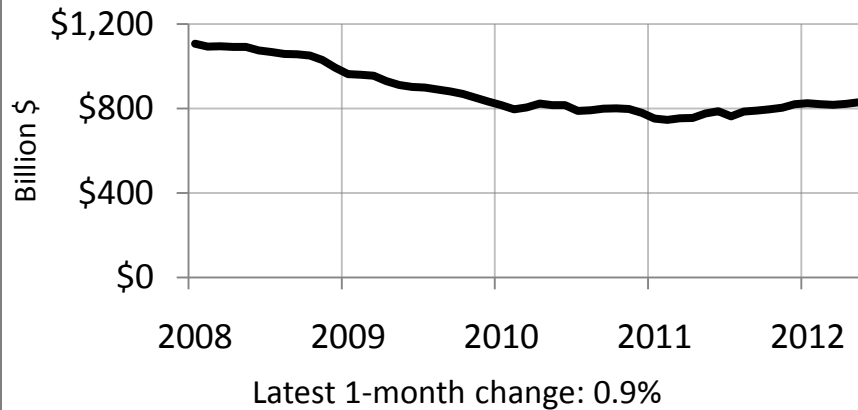


Panama Canal expansion's impacts on construction

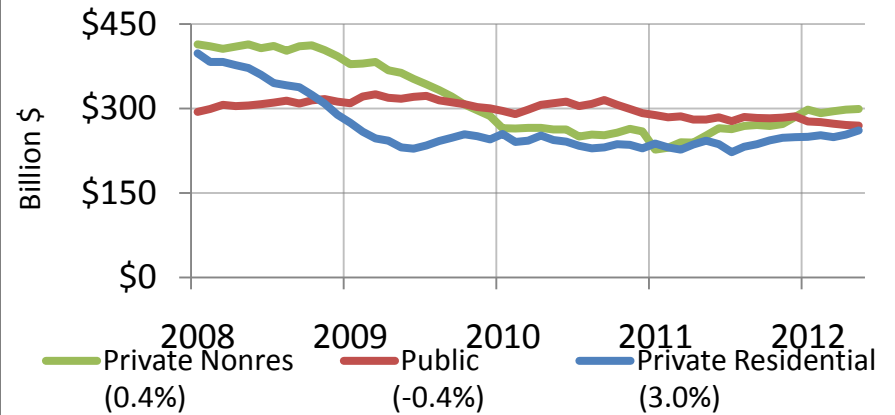
- Ports: investing in dredging, piers, cranes, land access
- Nearby: Storage, warehouse, trucking, rail facilities
- Possible bridge, tunnel, highway improvements
- Possible changes in inland distribution, manufacturing

Construction spending (seasonally adjusted annual rate—SAAR)

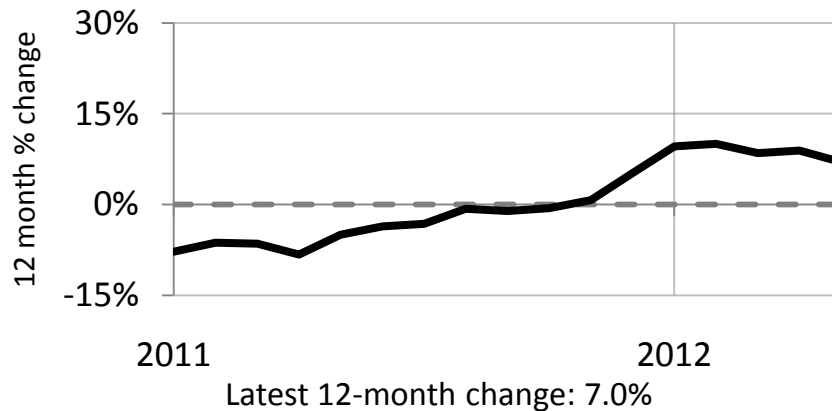
Total construction, 1/08-5/12 (billion \$)



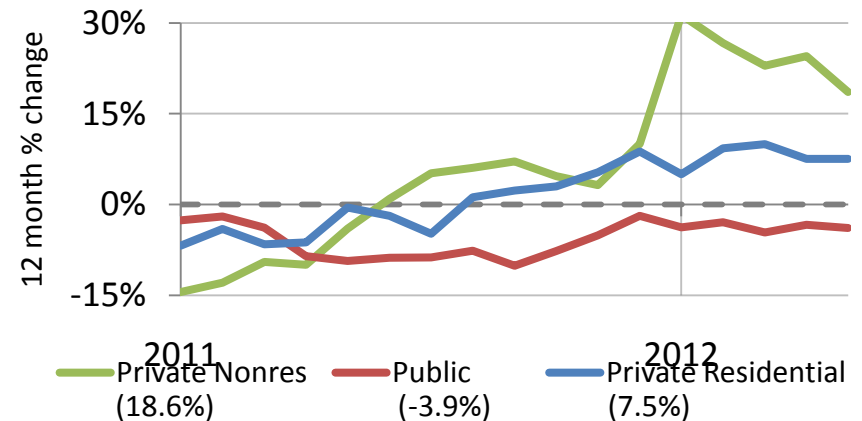
Public, private nonres & private res, 1/08-5/12



12-month % change, 1/11-5/12



12-month % change, 1/11-5/12

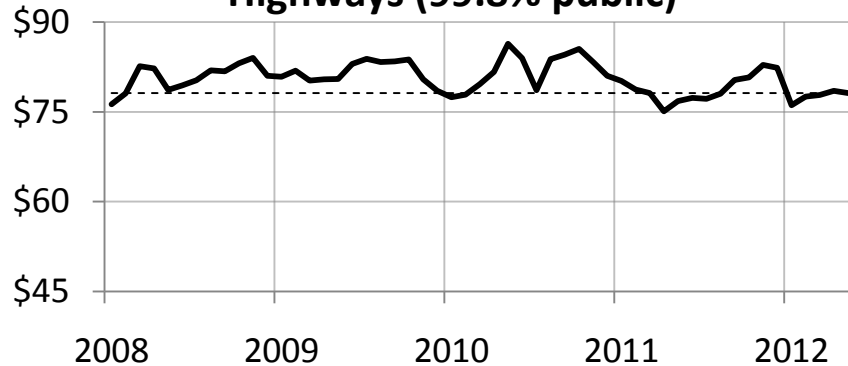


Nonres totals (billion \$, SAAR), share & 12-month change

	<u>5/12 Total</u>	<u>Share</u>	<u>5/11-5/12</u>
Nonresidential (priv.+federal+state/local)	\$562 billion	100%	7%
Power (incl. oil & gas struc., pipelines)	94	17	31
Educational	82	15	-2
Highway and street	78	14	2
Manufacturing	50	9	27
Commercial (retail, warehouse, farm)	48	8	9
Health care	41	7	6
Office	35	6	0
Transportation	35	6	0
Sewage and waste disposal	22	4	0
Communication	17	3	-4
Amusement and recreation	16	3	-7
Other (water, lodging; public safety; conservation; religious): 8% of total			3

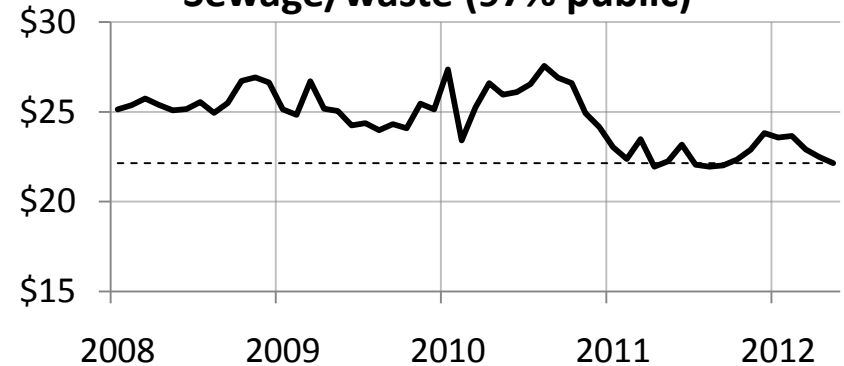
Construction spending: public works (billion \$, SAAR)

Highways (99.8% public)



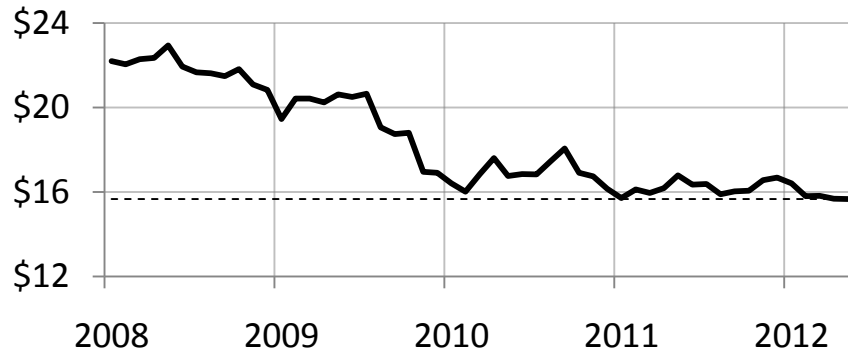
Latest 1-mo. change: -0.5%, 12-mo.: 2%

Sewage/waste (97% public)



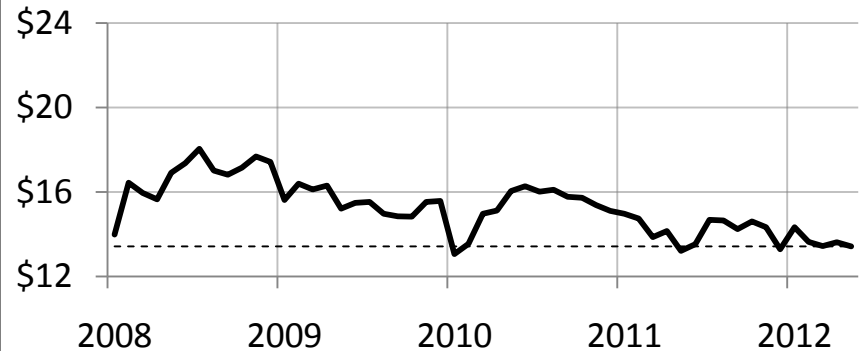
Latest 1-mo. change: -1.5%, 12-mo.: 0%

Amusement & recreation (58% public)



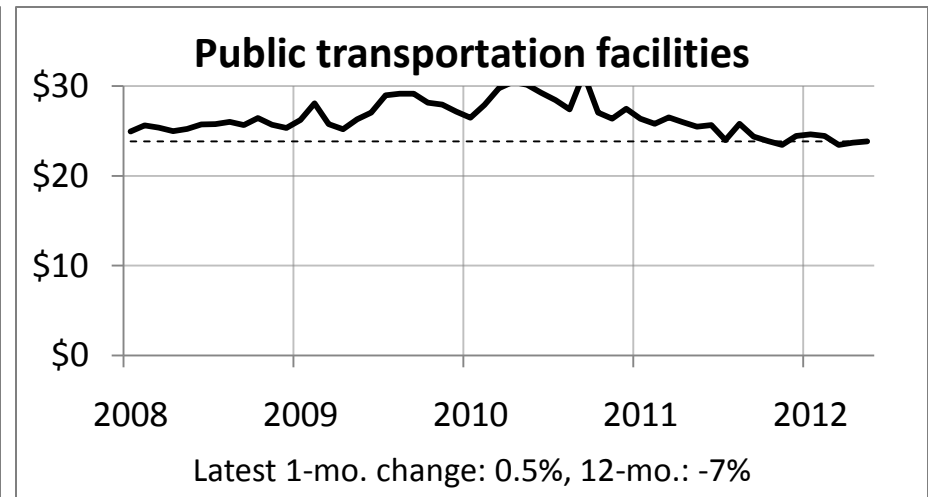
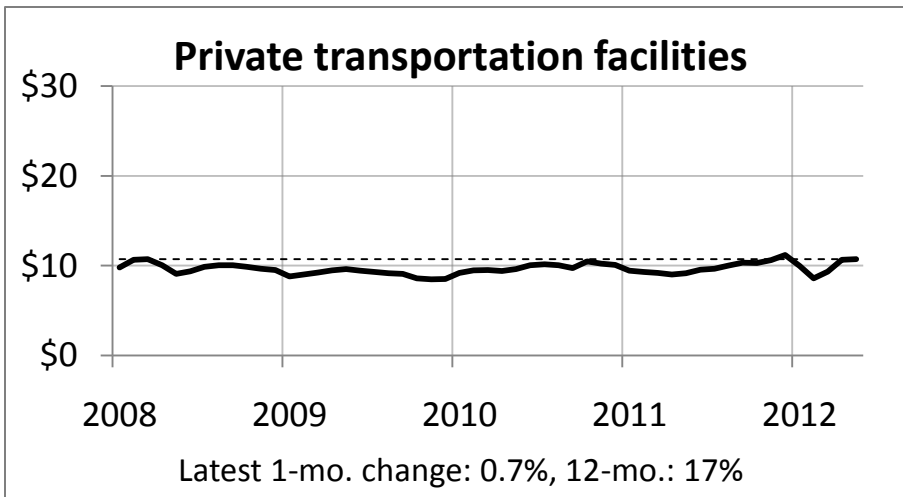
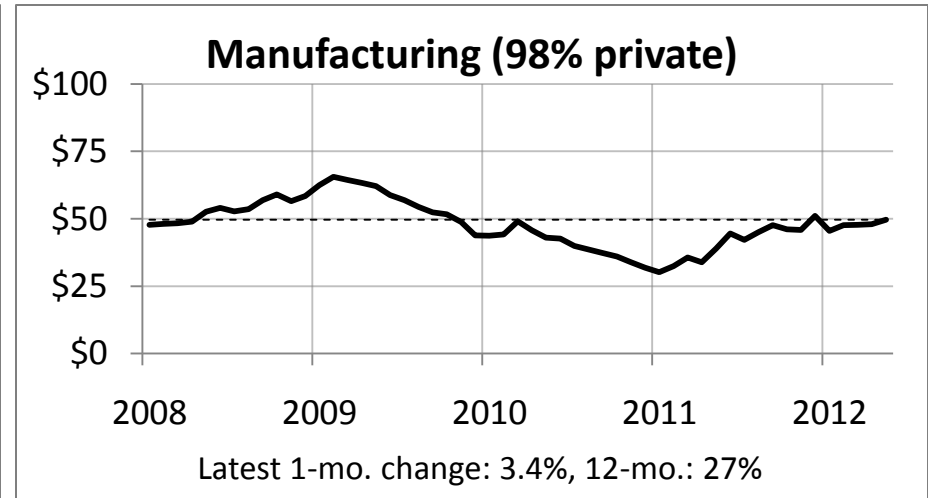
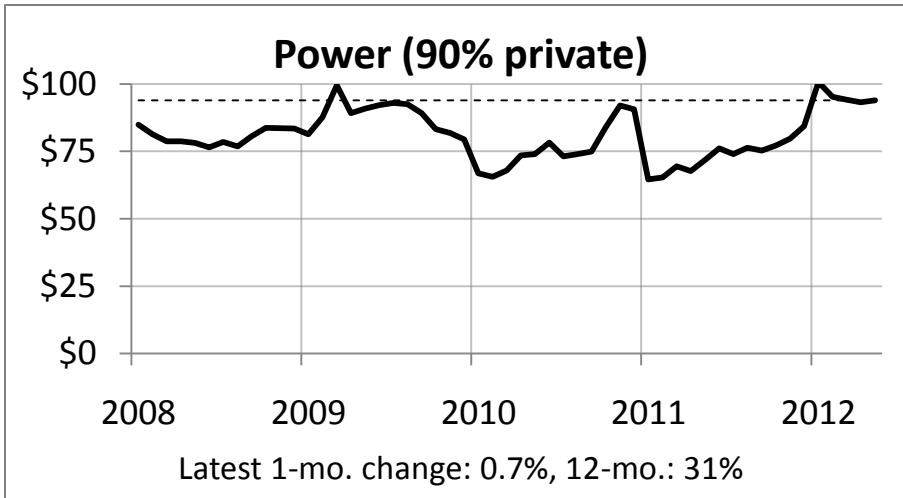
Latest 1-mo. change: -0.1%, 12-mo.: -7%

Water supply (96% public)



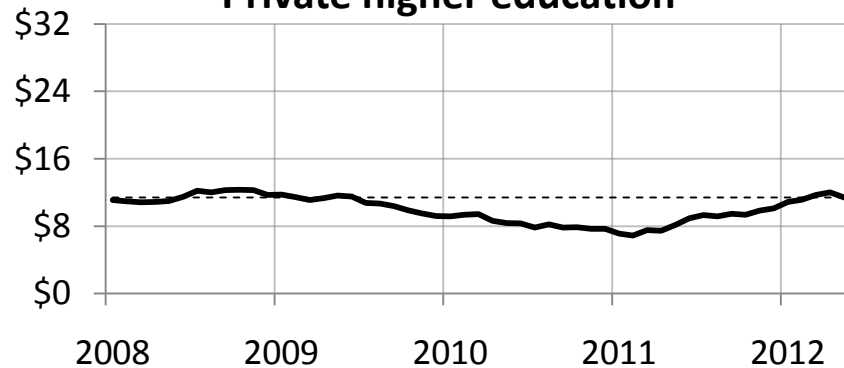
Latest 1-mo. change: -1.4%, 12-mo.: 2%

Construction spending: industrial, heavy (billion \$, SAAR)



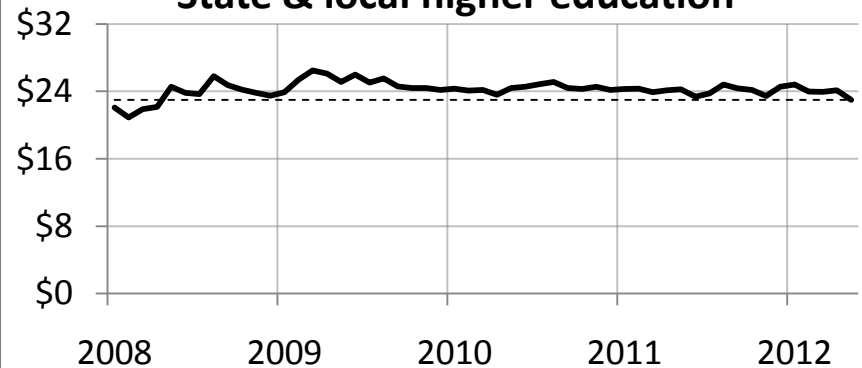
Construction spending: institutional (private + state/local)

Private higher education



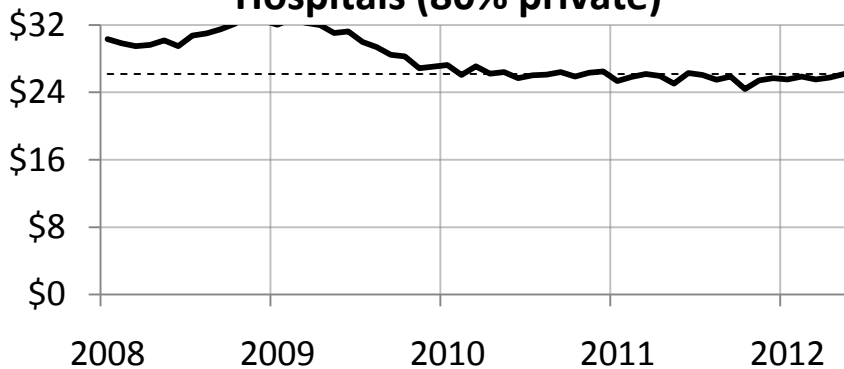
Latest 1-mo. change: -5.1%, 12-mo.: 40%

State & local higher education



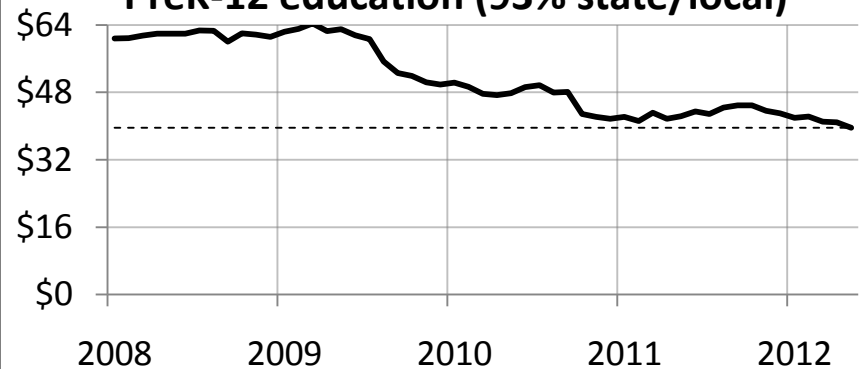
Latest 1-mo. change: -4.8%, 12-mo.: -5%

Hospitals (80% private)



Latest 1-mo. change: 1.7%, 12-mo.: 5%

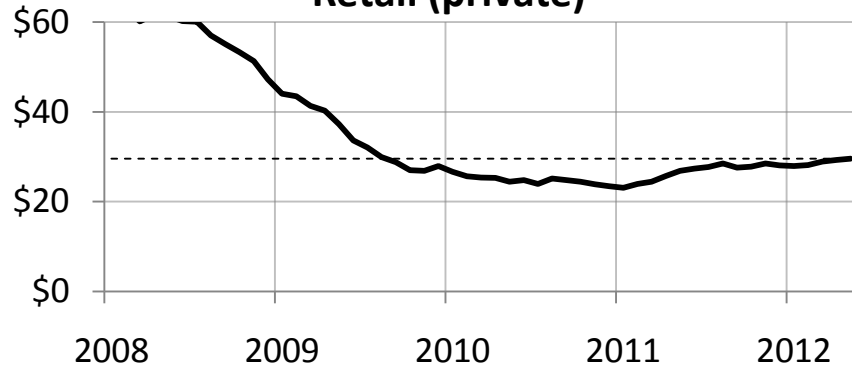
PreK-12 education (93% state/local)



Latest 1-mo. change: -3.0%, 12-mo.: -6%

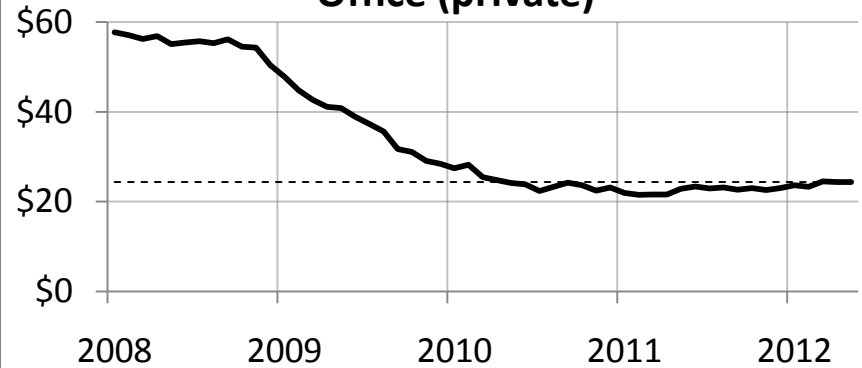
Construction spending: developer-financed (billion \$, SAAR)

Retail (private)



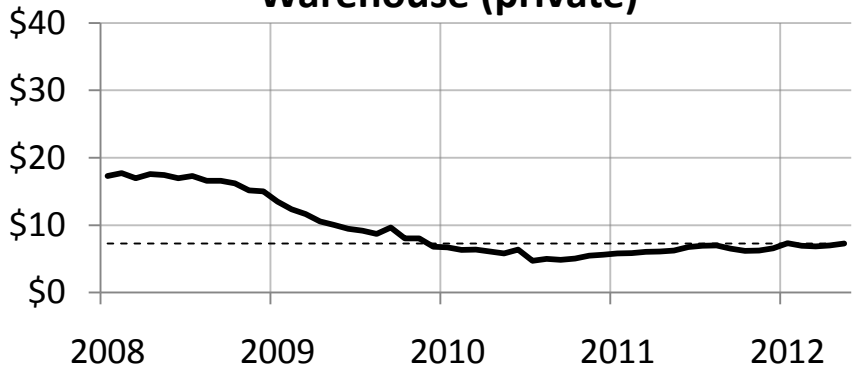
Latest 1-mo. change: 0.9%, 12-mo.: 10%

Office (private)



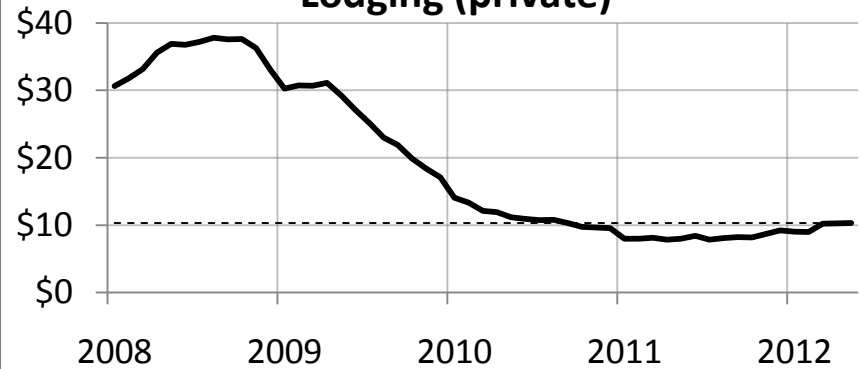
Latest 1-mo. change: 0.1%, 12-mo.: 7%

Warehouse (private)



Latest 1-mo. change: 4.1%, 12-mo.: 16%

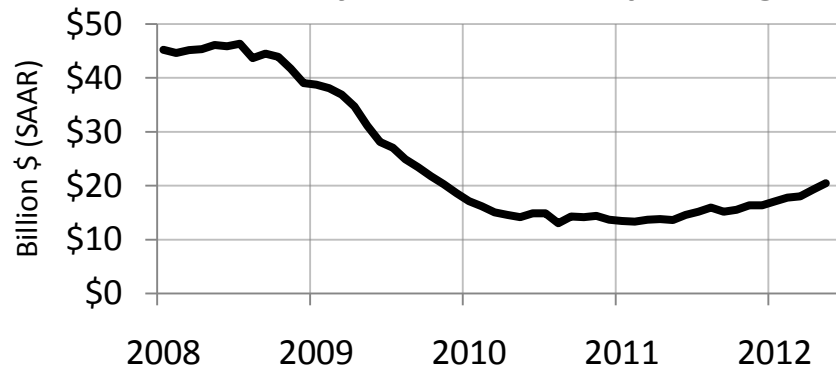
Lodging (private)



Latest 1-mo. change: 0.3%, 12-mo.: 29%

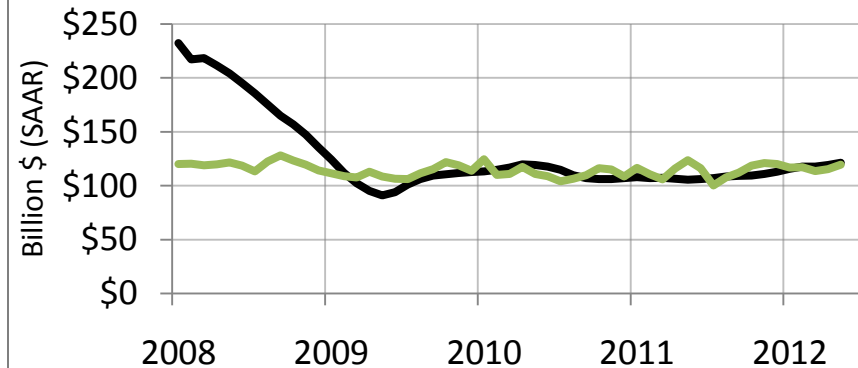
Priv. residential spending, permits, starts: single- & multi-family, 2008-12

Multi-family construction spending



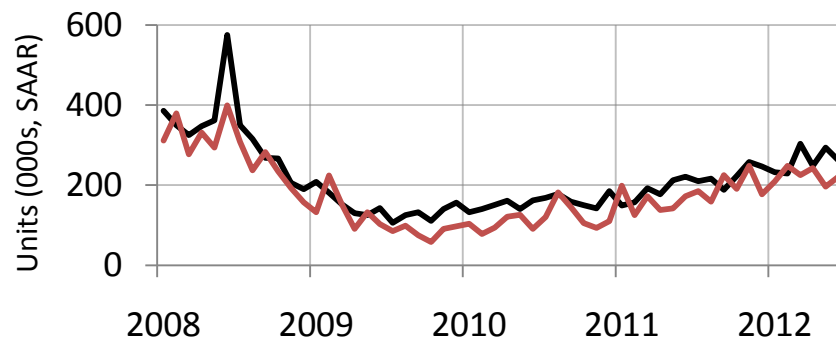
Latest 1-mo. change: 6.3%, 12-mo.: 50%

Single-family & improvements spending



SF: 1-mo 1.8%, 12-mo 15% Imp: 1-mo 3.6%, 12-mo -3%

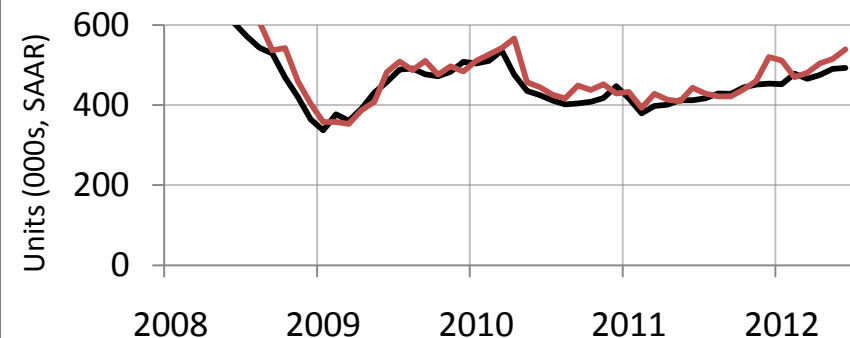
Multi-family permits & starts



Permits (1-mo -10.9%, 12-mo 19%)

Starts (1-mo 12.8%, 12-mo 28%)

Single-family permits & starts



Permits (1-mo 0.6%, 12-mo 20%)

Starts (1-mo 4.7%, 12-mo 22%)

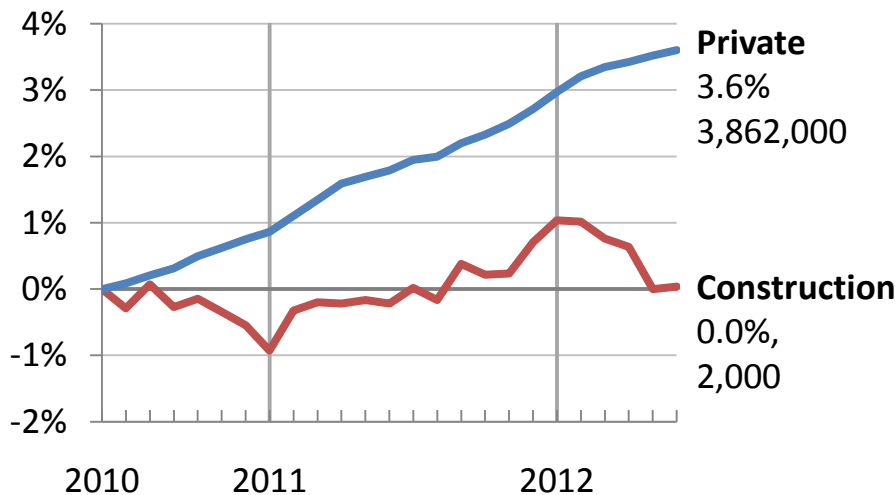
Housing outlook

- SF: improvement so far but distressed and 'shadow' inventory will depress prices, limit new construction
- MF: Upturn should last throughout 2012 and 2013
 - Vacancy rate is now at 10-year low; rents are up
 - Rental demand should rise as more people get jobs
 - But condo market continues to have large overhang
 - And government-subsidized market likely to worsen
- The big mystery: Have preferences changed to favor renting, close-in locations (=> more MF, less SF)?

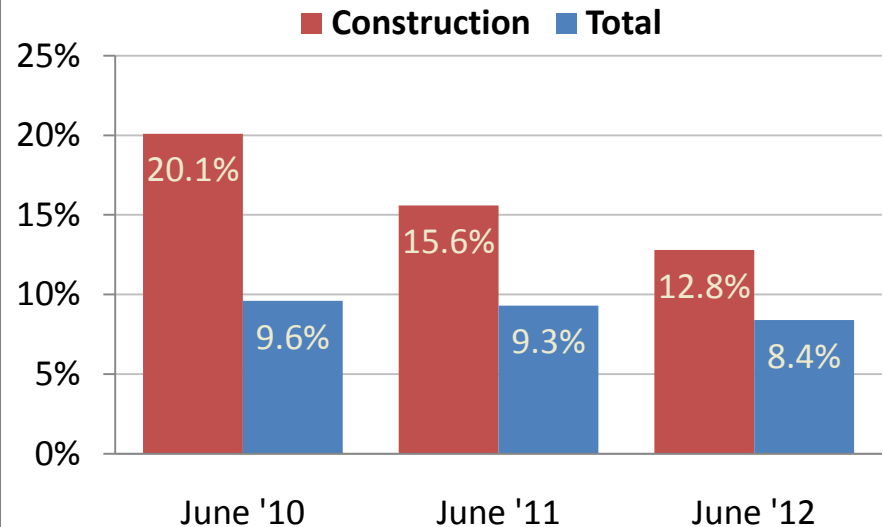
Construction vs. overall (un)employment, 6/10-6/12

- Private sector has added jobs since 1/10, construction since 1/11
- Construction added 0 jobs in 2 years but unemployment is down
- Thus, workers are leaving for other sectors, school, retiring

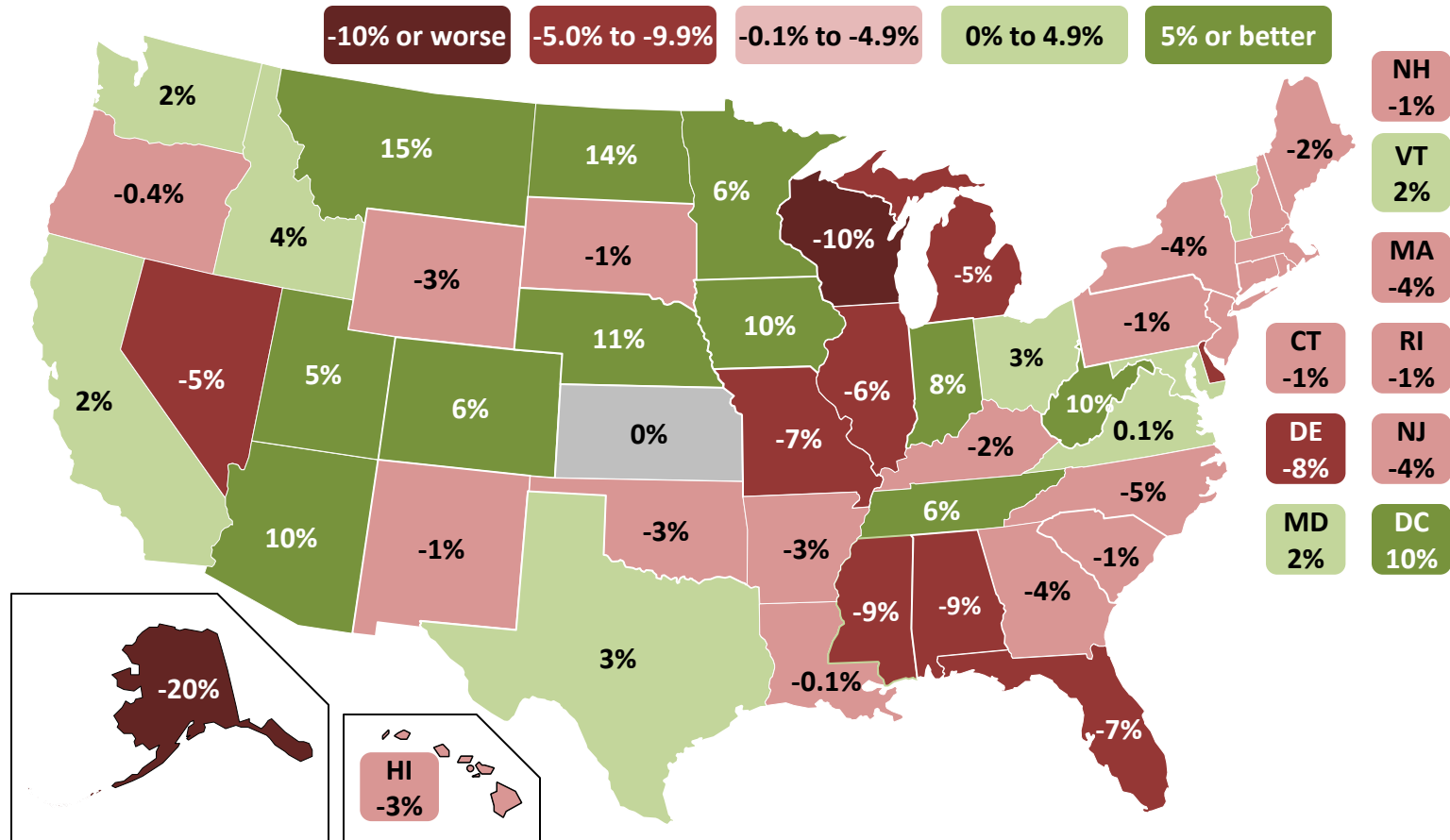
Construction vs. private employment, 6/10-6/12
(seasonally adjusted, cumulative % change since 5/10)



Unemployment rates
(June 2010-June 2012)



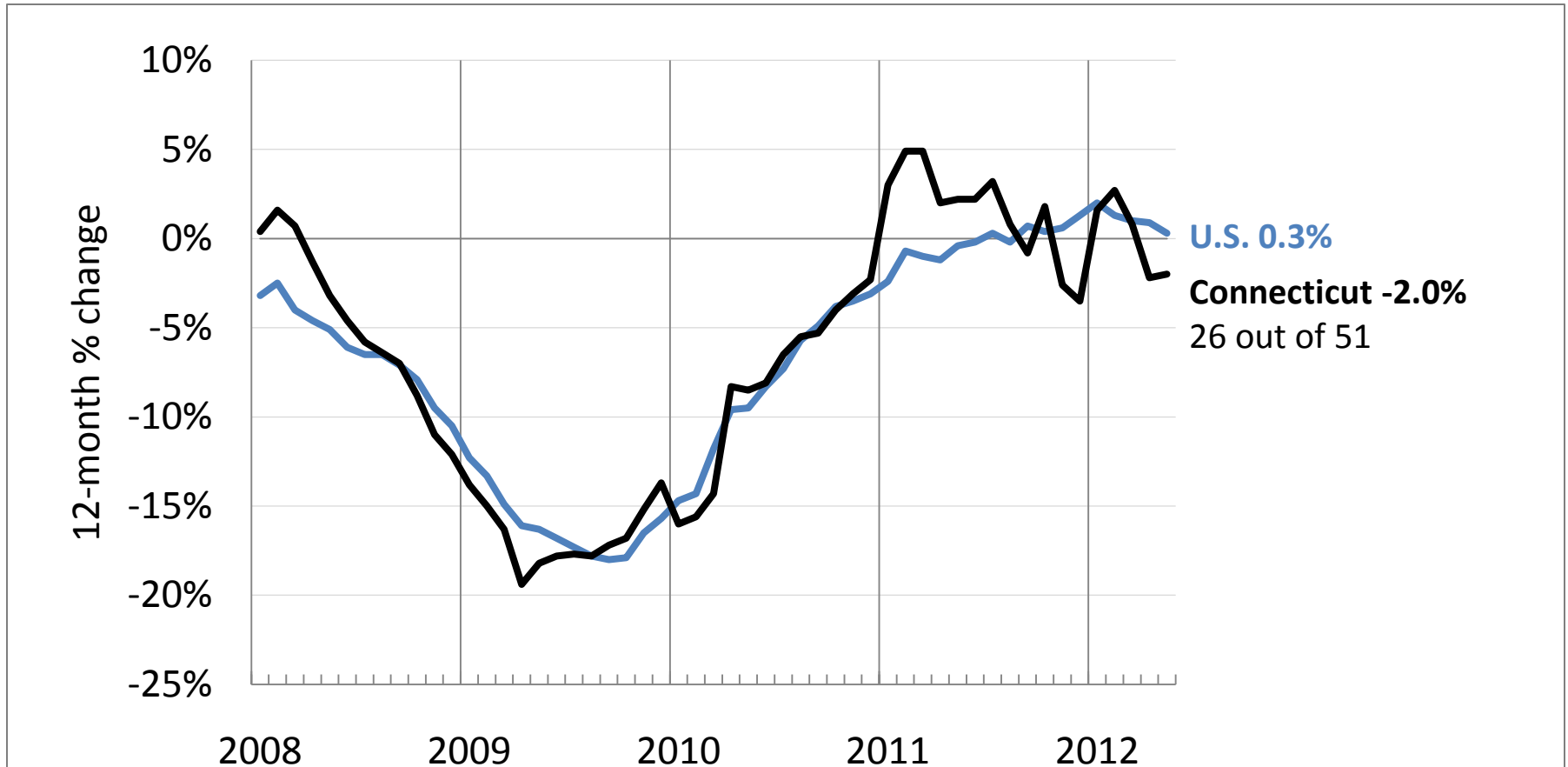
State construction employment change (U.S.: 0.4%) 5/11 to 5/12 (seasonally adjusted): 19 + DC up, 30 down



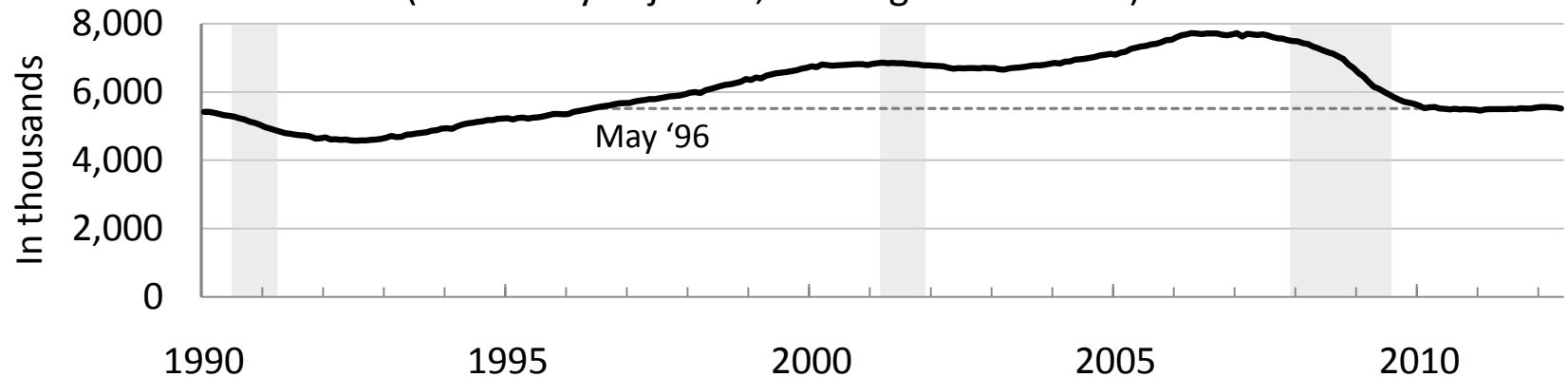


Construction Employment Change from Year Ago

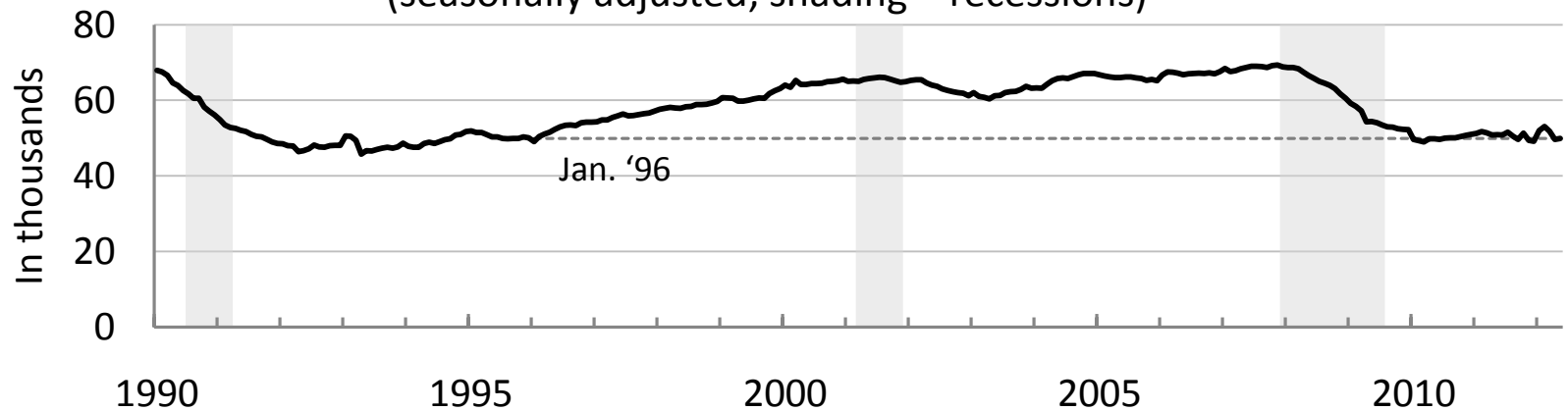
1/08-5/12 (not seasonally adjusted)



U.S. Construction Employment, 1/90-5/12 (seasonally adjusted; shading = recessions)



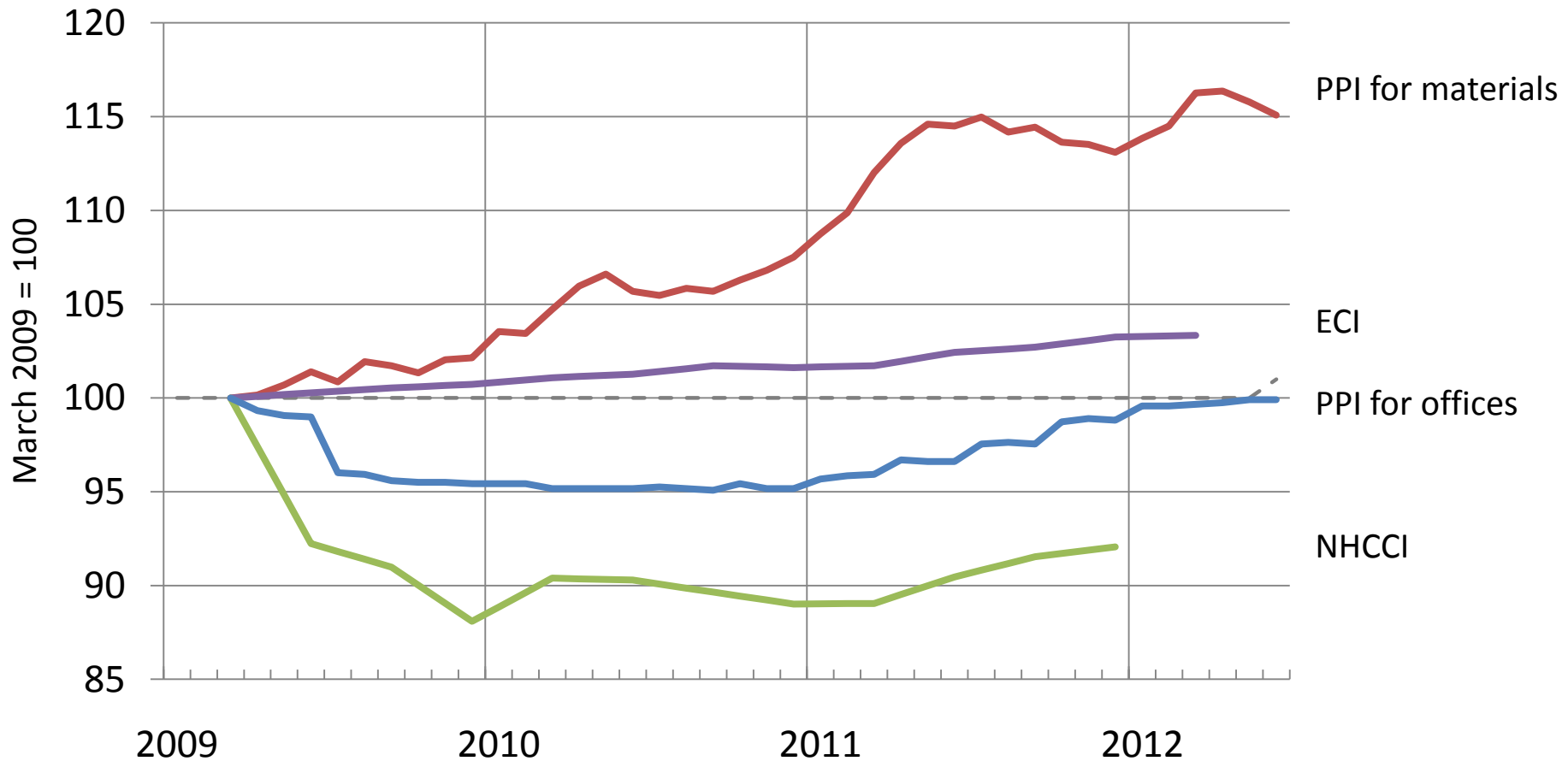
Connecticut Construction Employment, 1/90-5/12 (seasonally adjusted; shading = recessions)



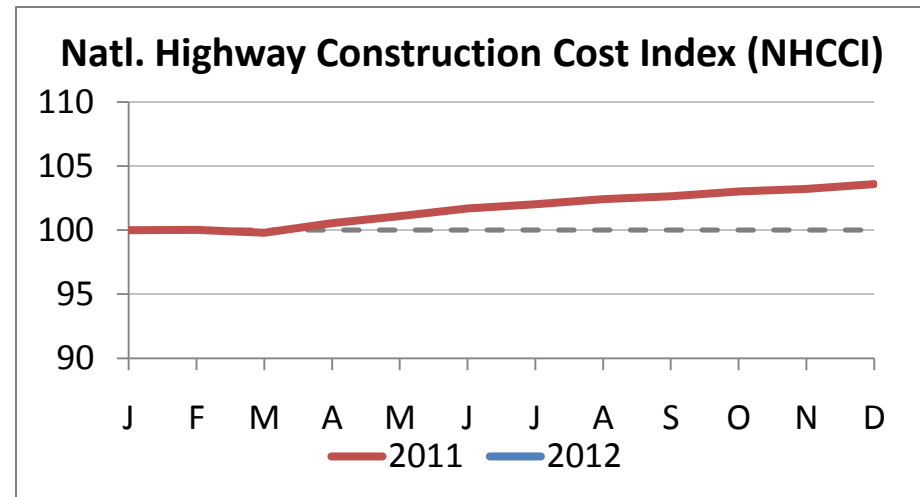
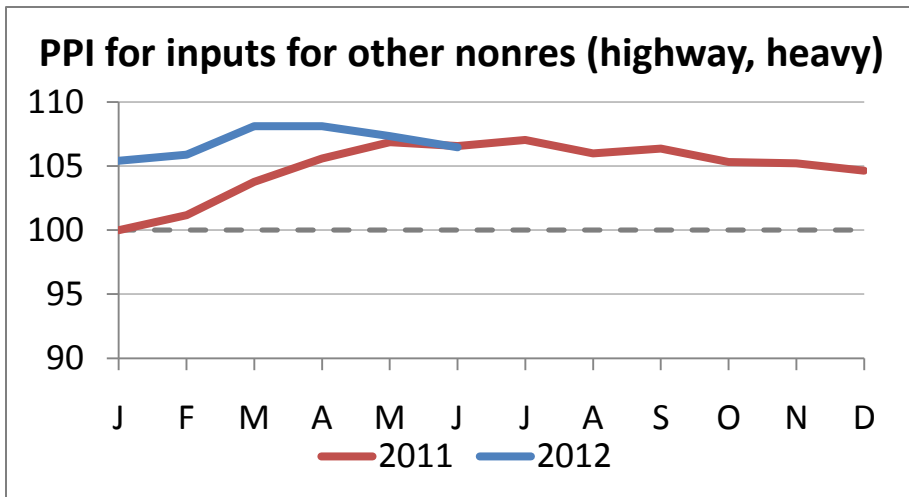
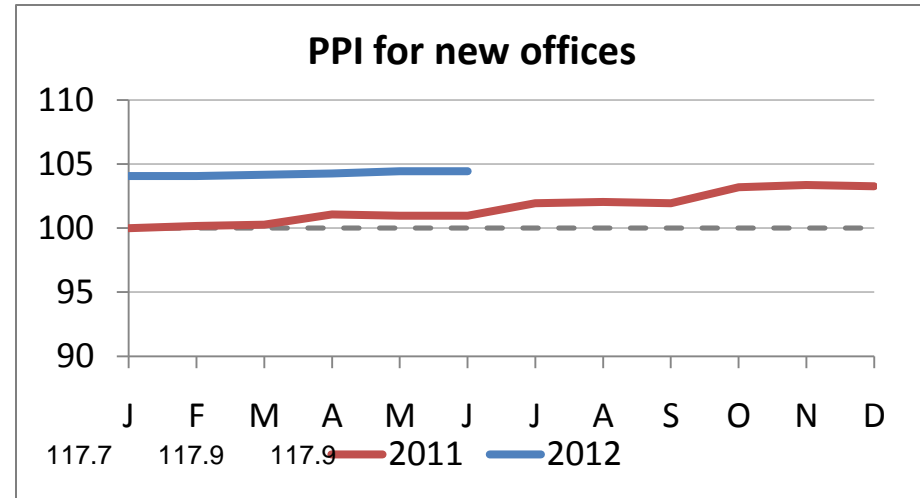
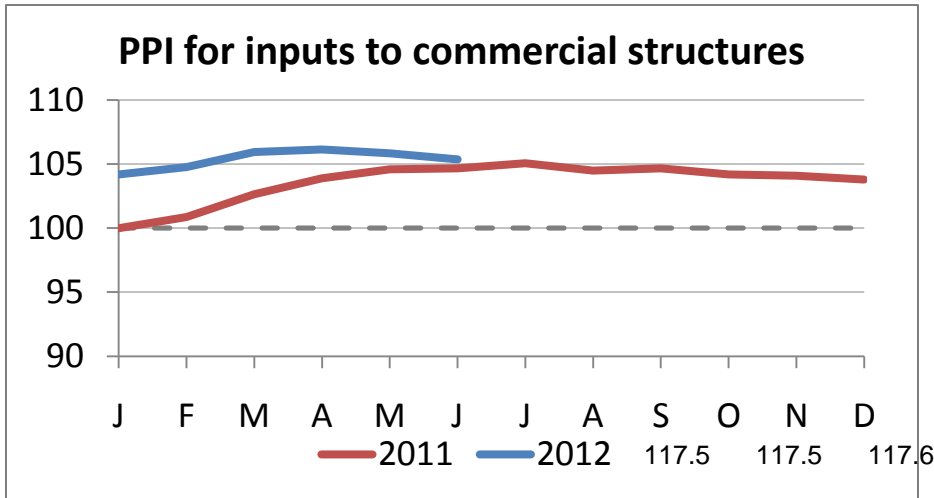
Employment Change by Metro (Not Seasonally Adjusted)

Metro area or division	5/11-5/12	Rank (out of 337)
Statewide* (Const/mining/logging)	-3%	
Bridgeport-Stamford-Norwalk NECTA*	3%	85
Hartford-West Hartford-East Hartford NECTA*	-10%	304
New Haven NECTA*	-1%	177
Norwich-New London, CT-RI NECTA*	-3%	196
Waterbury NECTA*	-5%	242
Springfield, MA-CT NECTA*	-19%	335
Worcester, MA-CT NECTA*	-9%	296
<p><i>*The Bureau of Labor Statistics reports employment for construction, mining and logging combined for metro areas in which mining and logging have few employers. To allow comparisons between states and their metros, the table shows combined employment change for these metros. Not seasonally adjusted statewide data is shown for both construction-only and combined employment change.</i></p>		

Material & labor costs vs. office & highway bid prices, 3/09-6/12

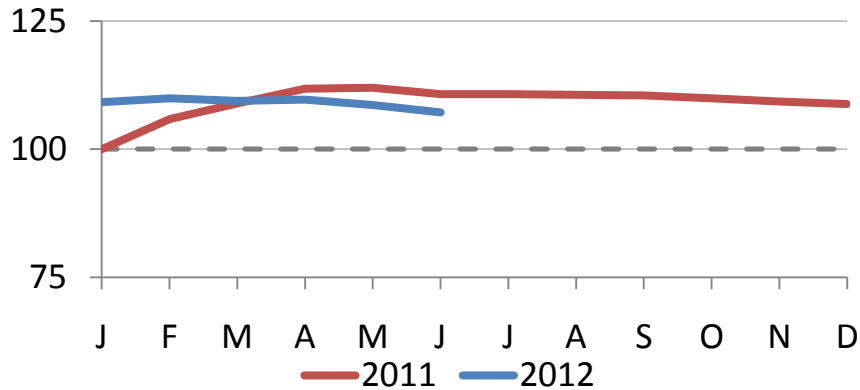


PPIs for inputs vs. bid prices, 1/11-6/12 (January 2011=100)

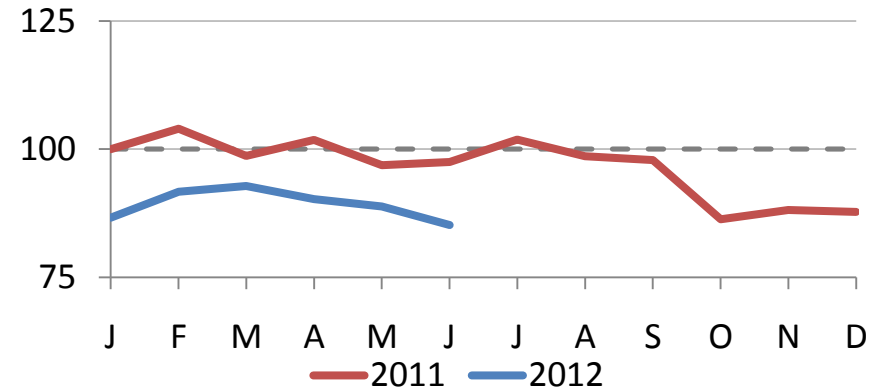


Producer price indexes for key inputs, 1/11-6/12 (January 2011=100)

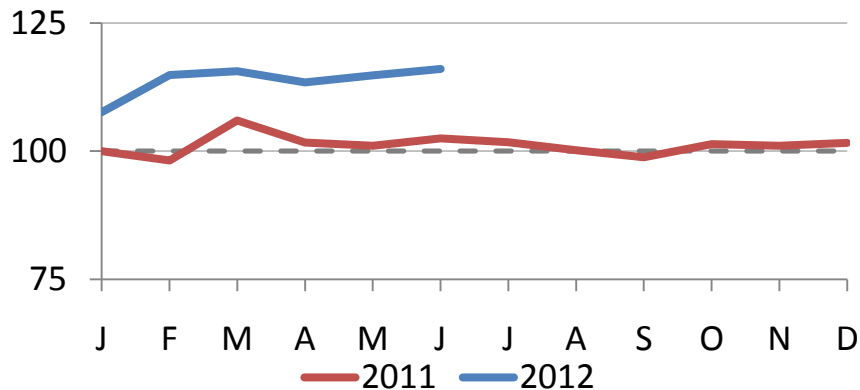
Steel mill products



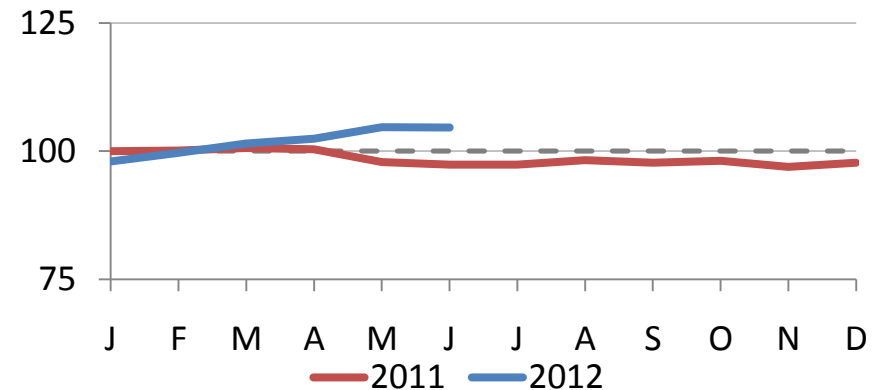
Copper & brass mill shapes



Gypsum products

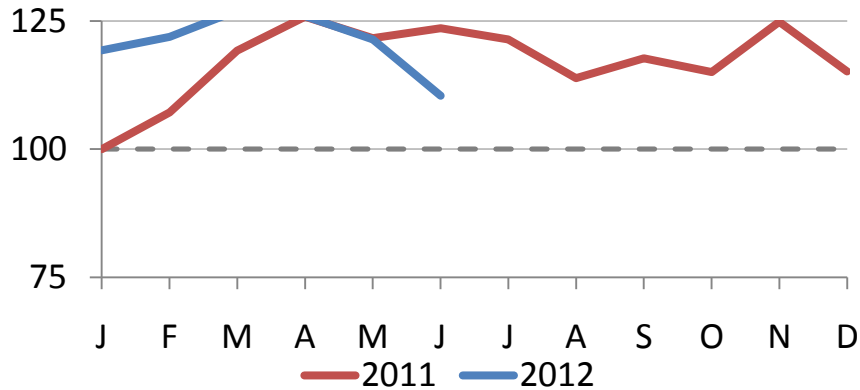


Lumber & plywood

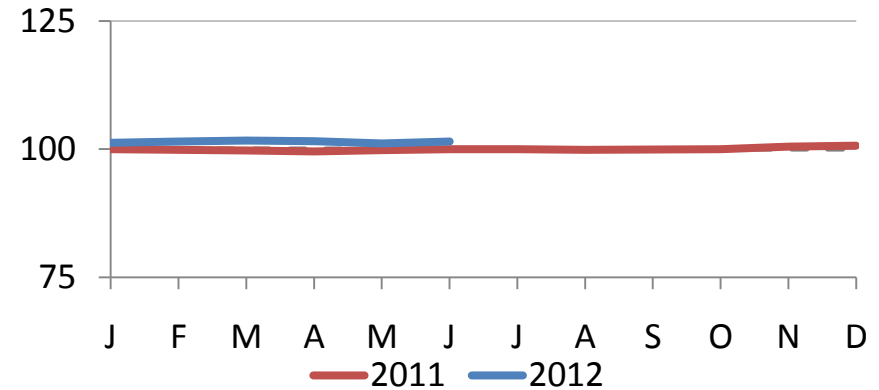


Producer price indexes for key inputs, 1/11-6/12 (January 2011=100)

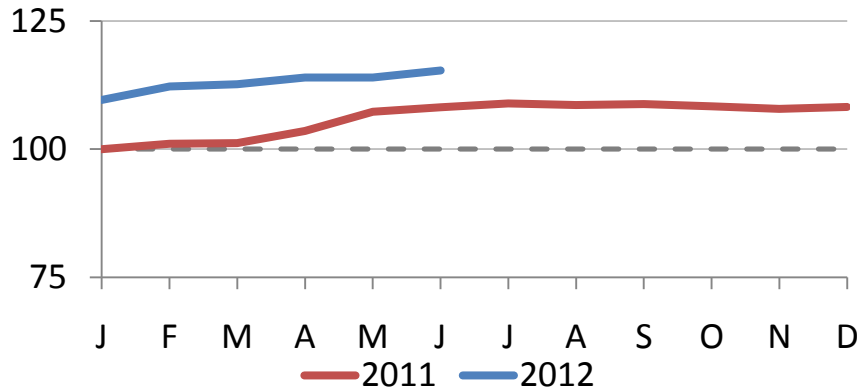
No. 2 diesel fuel



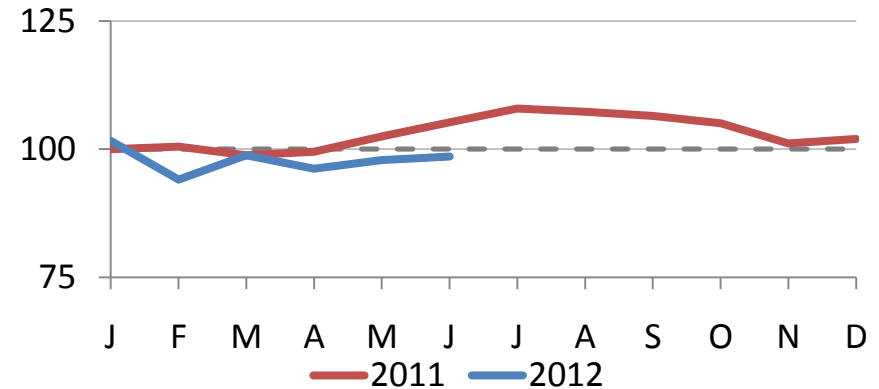
Concrete products



Asphalt paving mixtures & blocks



Prepared asphalt & tar roofing & siding materials



Outlook for materials

- Industry depends on specific materials that:
 - are in demand worldwide
 - have erratic supply growth
 - are heavy, bulky or hard to transport
- Construction requires physical delivery
- Thus, industry is subject to price spurts, transport bottlenecks, fuel price swings
- Expect 3-5% Dec-Dec PPI increase but volatility still a risk

Summary for 2012

- Private nonres spending: +10 to +15% (more power, pipelines, mfg., warehouse, hospitals, maybe higher ed)
- Public: 0 to -5% (highways, educational 0%, other transp. -5%; continued weak state-local spending)
- Res: +5% to +15% (SF and imp. up a bit, MF very strong)
- Total construction spending: +3 to +9%
- Materials costs: +4% to +9%; +3 to +5% Dec.-Dec.
- Labor costs: +1.5% to +2.5%

Trends: 2013-2017

- Total construction spending: +6% to +10% per year
 - less housing, retail; declining public spending
 - new drivers: shale-based gas & oil; Panama Canal widening; more elderly & kids, fewer young adults
- Materials costs: +3% to +8% (vs. 2% to 3% for CPI)
- Labor costs: +2% to + 4%
- Bid prices: +2% to +5%



AGC economic resources

(email simonsonk@agc.org)

- *The Data DIGest*: weekly 1-page email (subscribe at: www.agc.org/datadigest)
- 5 monthly press releases: national, state, metro employment; spending; PPI
- State and metro data, fact sheets
- Webinars
- Website: <http://www.agc.org/Economics>

Data DIGest

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Sept. 24-Oct. 2, 2009
Vol. 9, No. 33

Construction job losses remain heavy, widespread; homebuilding rises, nonres sinks

Download the one-page Data DIGest

City-by-City Construction Employment, August 2009 and 2008

Seasonally adjusted nonfarm payroll job losses in September totaled 263,000, barely half the average of the last 12 months, the Bureau of Labor Statistics (BLS) reported on Friday. (Seasonal adjustment takes into account normal monthly variations in weather and numbers of work days.) *But construction, particularly nonresidential, continued to hemorrhage jobs. Construction lost 15% of its September 2008 jobs in the last 12 months, compared to 4% for the entire nonfarm economy. September losses totaled 51,000 in nonresidential building, specialty trade, and heavy and civil engineering construction combined, nearly the monthly average loss of 54,000 over the past 12 months. Residential building and specialty trade contractors shed a combined 13,000 jobs in September, barely a third as many as the monthly average over the 12-month span. One faintly positive sign was that architectural and engineering services employment, a harbinger of future demand for construction, rose for the first time in 15 months, albeit by only 500 jobs (0.04%). Average hourly earnings in construction tumbled 16 cents to \$22.45 in September, bringing the 12-month change to 36 cents or 1.6%, compared to 2.5% for all private-sector production or nonsupervisory employees. The overall unemployment rate climbed to 9.5% in September, not seasonally adjusted (9.8%, seasonally adjusted) from 6.0% a year earlier. The unemployment rate in construction, 17.1%, not seasonally adjusted, again topped every other industry and was up from 9.9% a year earlier.*

For the eighth month in a row, all 372 metro areas had higher unemployment rates in August than a year earlier, BLS reported on Wednesday. (Seasonally adjusted industry and metro unemployment rates are not available.) Of the 369 areas reporting nonfarm payroll employment, 356 had year-to-year losses, 11 had gains and two were unchanged. The largest percentage gains were in Sandusky, Ohio, 2.7%; Hot Springs, Arkansas, 2.6%; Kennewick-Pasco-Richland, Washington, 2.5%; Jonesboro, Ark., 1.9%; and McAllen-Edinburg-Mission, Texas, 1.5%. *If sustained, these gains can lead to more demand for construction. AGC compiled a list of 337 areas, including divisions and subdivisions of the 34 largest metros, for which BLS provided construction employment figures (combined with mining and logging in metros where employment in these industries is small). Construction employment fell over the past 12 months in 324 of these locations, rose in eight and was unchanged in five. The largest 12-month percentage construction employment gains were in Columbus, Indiana, 14% (combined data); Anderson, Ind., 6% (combined); Tulsa (construction only); Longview, Wash. (combined) and Baton Rouge (construction only), 3% each. The worst construction job losses were in Reno-Sparks, Nevada, -35% (construction only); Duluth, Minnesota-Wisconsin, -33% (combined); Tucson, -31% (construction only); Wenatchee-East Wenatchee, Wash., -30% (combined); and Redding, California, -28% (combined).*

Construction in Chicago will not get a boost from the Olympics. The International Olympic Committee today awarded the 2016 Games to Rio.

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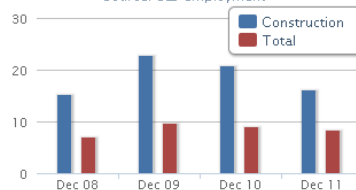
Additional Industry Topics

Workforce Development

Construction Economics

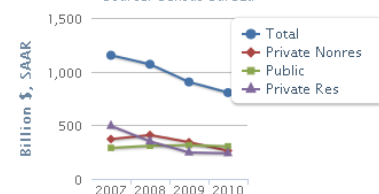
Unemployment rates

Source: BLS employment

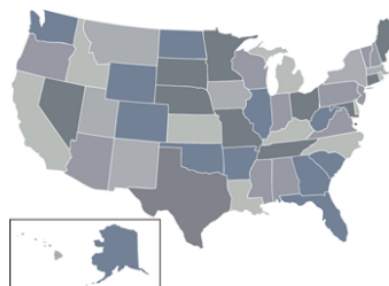


Construction Spending

Source: Census Bureau



State and Local Information



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**JAN 6
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[Construction Employment Increases by 17,000 in December](#)

Construction employment increased in December by 17,000 driven by gains in nonresidential construction employment, according to an analysis of new federal employment data released today by AGC.

Contact Us

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AGC's Chief Economist



Kenneth D. Simonson has been Chief Economist for the Associated General Contractors of America, the leading national construction trade association, since 2001. He provides insight into the economy and what it implies for construction and related industries through frequent media interviews, presentations and The Data DIGest, his weekly one-page e-newsletter.

