

Construction Industry Snapshot

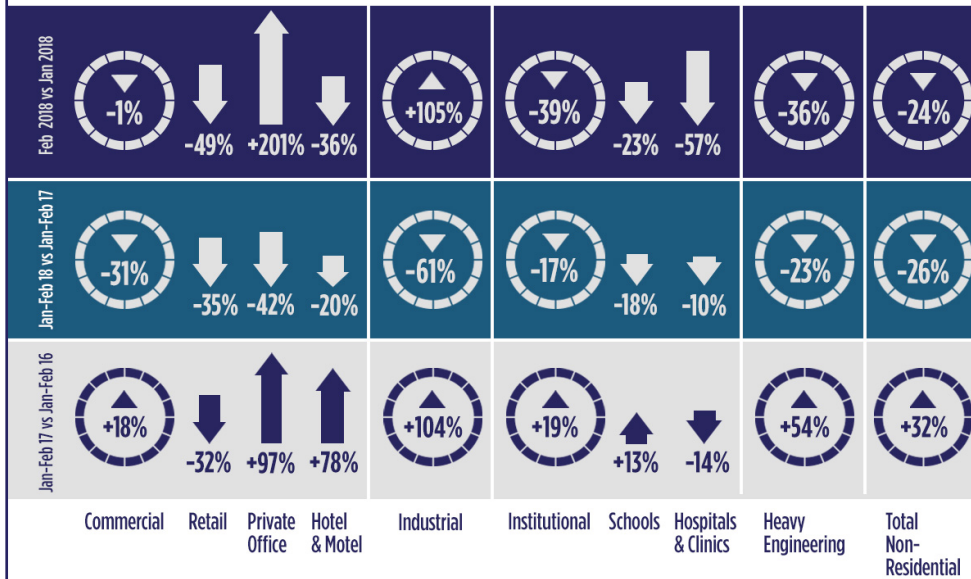
Issued: March 2018
(based on February Starts Stats)



Marketing Analytics Team

ConstructConnect's February 2018 Starts -8.4% versus Prior Five-year Average

ConstructConnect announced today that February's volume of construction starts, excluding residential activity, was \$23.6 billion. February of this year relative to February of last year was -35.5%. The level of starts in February 2017, however, was unusually high, \$36.6 billion. Comparing February of this year with the average for February in the preceding five years (2013 to 2017), the change was -8.4%.



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February's Notable Points

- The nearly one-quarter (-24.3%) decline in total non-residential starts month to month (m/m) in the latest February was due to almost equally substantial declines in the institutional (-39.1%) and heavy engineering/civil (-35.6%) type-of-structure categories. Commercial (-1.3%) was almost flat and industrial took a nice step forward, more than doubling (+104.6%).
- As for February 2018's greater than one-third (-35.5%) fallback in total non-residential starts versus February 2017, there were year-over-year (y/y) declines in commercial (-40.6%), heavy engineering (-38.1%) and institutional (-33.1%). Only industrial (+46.6%) managed a gain.

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ConstructConnect's February 2018 Starts -8.4% versus Prior Five-year Average

ConstructConnect announced today that February's volume of construction starts, excluding residential activity, was \$23.6 billion. The latest month-to-month change in the volume of starts, at -24.3%, was more than the usual mild drop from January to February due to seasonality.

February of this year relative to February of last year was -35.5%. The level of starts in February 2017, however, was unusually high, \$36.6 billion. Comparing February of this year with the average for February in the preceding five years (2013 to 2017), the change was -8.4%. February of this year versus the average for the four years 2013 to 2016 (i.e., omitting 2017) was +2.4%.

Year-to-date non-residential starts in 2018 have been -26.4% versus January-February of 2017. The first-two-months of this year versus the comparable period in 2016 was a less severe slide of -3.2%.

The starts figures throughout this report are not seasonally adjusted (NSA). Nor are they altered for inflation. They are expressed in what are termed 'current' as opposed to 'constant' dollars.

'Non-residential building' plus 'engineering/civil' work accounts for a larger share of total construction than residential activity. The former's combined proportion of total put-in-place construction in the Census Bureau's January report was 60%; the latter's share was 40%.

ConstructConnect's construction starts are leading indicators for the Census Bureau's capital investment or put-in-place series. Also, the reporting period for starts (i.e., February 2018) is one month ahead of the reporting period for the investment series (i.e., January 2018.)

Over the past four months, jobs growth in construction has been surging. From November 2017 through January 2018, the month-to-month employment pickups were +42,000, +42,000 and +40,000 respectively. February's result was a further quickening of the pace, +61,000. The combined four-month gain in construction hiring has been +185,000 jobs. The last time there was such a substantial four-month increase was from January to April 2006, +193,000. In 2006, though, there was a homebuilding boom, fueled by sub-prime mortgages, that turned into a bust.

Total construction employment is still half a million jobs below its prior peak in 2007, before the onset of the Great Recession. That gap will likely be eliminated quickly. According to the latest *Employment Situation* report from the Bureau of Labor Statistics (BLS), the U.S. construction sector is generating jobs at a year-over-year rate (+3.7%) that is more than twice as fast as for all workers in the economy (+1.6%). The unemployment rate in the sector in the latest February was 7.8%. Twelve months ago, it had been 8.8%. The jobless figure is traditionally worse in winter.

The *Employment Situation* report also includes jobs results for three other sectors with close ties to construction. Employment with 'real estate' offices in February was +1.7% year over year; with 'building material and garden supply stores', +3.9%; and with 'architectural and engineering services' firms, +3.3%. Since designers must provide assembly instructions before projects can proceed, their +3.3% staffing increase suggests ongoing healthy construction activity.

The nearly one-quarter (-24.3%) decline in total non-residential starts month to month (m/m) in the latest February was due to almost equally substantial declines in the institutional (-39.1%) and heavy engineering/civil (-35.6%) type-of-structure categories. Commercial (-1.3%) was almost flat and industrial took a nice step forward, more than doubling (+104.6%).

As for February 2018's greater than one-third (-35.5%) fallback in total non-residential starts versus February 2017, there were year-over-year (y/y) declines in commercial (-40.6%), heavy engineering (-38.1%) and institutional (-33.1%). Only industrial (+46.6%) managed a gain.

The more than one-quarter (-26.4%) retreat in year-to-date (ytd) total non-residential starts was led downwards by industrial (-60.9%), followed by commercial (-31.4%) and engineering (-23.2%). Institutional (-16.9%) also failed to make headway, but its plummet was less precipitous.

Nearly half (48%) of institutional starts so far in 2018 have arisen in the 'school/college' sub-category. With respect to February's educational facility starts, they were -23.1% m/m; -12.3% y/y; and -17.6% ytd. Next most important within institutional have been 'hospital/clinic' (17% share) and 'nursing/assisted living' (12% share) work. In February, the former was -57.3% m/m; -41.9% y/y; but a not-as-bleak -9.7% ytd. The latter was -39.9% m/m; -31.4% y/y; but an upbeat +25.4% ytd.

The four major sub-categories within engineering to-date in 2018 have been: 'road/highway' (a 36% share); 'water/sewage' (22% share); 'bridge' (18% share); and 'miscellaneous civil/electric power, oil and gas, etc.' (15% share). Addressing each of these in order, street starts in February were -24.1% m/m; -33.2% y/y; and -18.3% ytd. Water/sewer stars were -16.2% m/m; -24.2% y/y; and -51.3% ytd. Bridge starts were -18.5% m/m; but, on brighter notes, +24.1% y/y and +22.2% ytd. Miscellaneous civil starts were -79.4% m/m; -76.5% y/y; but an even -0.3% ytd.

Alex Carrick is Chief Economist for ConstructConnect. He has delivered presentations throughout North America on the U.S., Canadian and world construction outlooks. Mr. Carrick has been with the company since 1985. Links to his numerous articles are featured on Twitter @ConstructConnx, which has 49,000 followers.

**TABLE 1: VALUE OF UNITED STATES
CONSTRUCTION STARTS — FEBRUARY 2018
(ConstructConnect™)**

	Jan - Feb 18 (\$ billions)	% Change Jan-Feb 18 vs Jan-Feb 17	% Change Feb 18 vs Feb 17	% Change Feb 18 vs Jan 18
Hotel/Motel	3.445	-19.7%	-50.0%	-35.9%
Retail/Shopping	2.410	-34.5%	-61.1%	-48.8%
Parking Garage	0.285	13.6%	-30.8%	-71.6%
Amusement	1.209	11.4%	-26.1%	-44.6%
Private Office	4.952	-41.5%	-34.9%	200.5%
Government Office	1.419	1.7%	89.3%	55.2%
Laboratory	0.072	-75.6%	-81.3%	-16.3%
Warehouse	1.882	-40.8%	-41.3%	16.0%
Miscellaneous Commercial *	1.305	-37.9%	-77.0%	-86.2%
COMMERCIAL (big subset)	16.979	-31.4%	-40.6%	-1.3%
INDUSTRIAL (Manufacturing)	1.866	-60.9%	46.6%	104.6%
Religious	0.224	-29.3%	-30.8%	-21.8%
Hospital/Clinic	2.665	-9.7%	-41.9%	-57.3%
Nursing/Assisted Living	1.956	25.4%	-31.4%	-39.9%
Library/Museum	0.384	-18.5%	4.6%	-77.0%
Fire/Police/Courthouse/Prison	0.998	-58.3%	-80.3%	-58.2%
Military	0.603	59.5%	277.9%	23.8%
School/College	7.506	-17.6%	-12.3%	-23.1%
Miscellaneous Medical	1.388	-20.1%	-61.9%	-64.8%
INSTITUTIONAL	15.724	-16.9%	-33.1%	-39.1%
Miscellaneous Non-residential	0.945	-0.9%	-8.5%	-19.5%
NON-RESIDENTIAL BUILDING	35.514	-28.1%	-34.2%	-17.4%
Airport	1.330	-35.3%	-82.2%	-67.5%
Road/Highway	6.892	-18.3%	-33.2%	-24.1%
Bridge	3.409	22.2%	24.1%	-18.5%
Dam/Marine	0.682	49.5%	129.7%	1.9%
Water/Sewage	4.182	-51.3%	-24.2%	-16.2%
Miscellaneous Civil (power, etc.)	2.817	-0.3%	-76.5%	-79.4%
HEAVY ENGINEERING (Civil)	19.312	-23.2%	-38.1%	-35.6%
TOTAL NON-RESIDENTIAL	54.826	-26.4%	-35.5%	-24.3%

* Includes transportation terminals and sports arenas.

Source: ConstructConnect Research Group/Table: ConstructConnect.

The commercial designation in 2018 has been dominated by 'private offices' (a 29% share) and 'hotels/motels' (20% share). The 'private office' sub-category in February was +200.5% m/m; -34.9% y/y; and -41.5% ytd. Hotel/motel starts in the latest month were -35.9% m/m; -50.0% y/y; and -19.7% ytd. Also important to commercial are 'retail/shopping' (14% share) and 'warehouses' (11% share). Shopkeeper groundbreakings in February were: -48.8% m/m; -61.1% y/y; and -34.5% ytd. Warehouse initiations were: -41.3% y/y; -40.8% ytd; and +16.0% m/m.

The six graphs on page 5 show 12-month moving-average trend lines of starts for many of the major type-of-construction sub-categories. Most of the curves have recently been descending, with the steepest degree of decline being exhibited by retail. Retail's reversal began in mid-2016. Continuing to generally move upwards, however, are bridge and miscellaneous civil starts.

Tables B-3 and B-8 in the monthly *Employment Situation* report record average hourly and average weekly wages for industry sectors. B-3 is for all employees (i.e., including bosses) on non-farm payrolls; B-8 is for 'production and non-supervisory personnel' only (i.e., it excludes bosses). From B-3, average hourly wages were +2.6% y/y across all industries in February and average weekly wages were +2.9%. From B-8, the corresponding gains were +2.5% and +3.1%.

The compensation rates in construction were higher. From Table B-3 for February, they were +3.3% hourly and +3.6% weekly. From Table B-8, they were +3.7% hourly and +4.0% weekly.

The value of construction starts each month is summarized from ConstructConnect's database of all active construction projects in the U.S. Missing project values are estimated with the help of RSMeans' building cost models.

ConstructConnect's non-residential construction starts series, because it is comprised of total-value estimates for individual projects, some of which are ultra-large, has a history of being more volatile than many other leading indicators for the economy. ♦

Alex Carrick

ConstructConnect has now moved to a better-targeted and research-assigned 'start' date. Prior to January 2017, the 'start' date was recorded as occurring within 30 to 60 days of the announced bid date. In concept, a 'start' is equivalent to ground being broken for a project to proceed. If work is abandoned or re-bid, the 'start' date is revised to reflect the new information.

TABLE 2: VALUE OF UNITED STATES CONSTRUCTION STARTS —
ConstructConnect® INSIGHT VERSION — FEBRUARY 2018
ARRANGED TO MATCH THE ALPHABETICAL CATEGORY DROP-DOWN MENUS IN INSIGHT

	Jan - Feb 18 (\$ billions)	% Change Jan-Feb 18 vs Jan-Feb 17	% Change Feb 18 vs Feb 17	% Change Feb 18 vs Jan 18
Summary				
CIVIL	19.312	-23.2%	-38.1%	-35.6%
NON-RESIDENTIAL BUILDING	35.514	-28.1%	-34.2%	-17.4%
RESIDENTIAL	38.894	-15.5%	-18.7%	-3.3%
GRAND TOTAL	93.720	-22.3%	-29.0%	-16.1%
Verticals				
Airport	1.330	-35.3%	-82.2%	-67.5%
All Other Civil	1.318	19.9%	-20.1%	-60.7%
Bridges	3.409	22.2%	24.1%	-18.5%
Dams / Canals / Marine Work	0.682	49.5%	129.7%	1.9%
Power Infrastructure	1.499	-13.1%	-93.1%	-92.2%
Roads	6.892	-18.3%	-33.2%	-24.1%
Water and Sewage Treatment	4.182	-51.3%	-24.2%	-16.2%
CIVIL	19.312	-23.2%	-38.1%	-35.6%
Offices (private)	4.952	-41.5%	-34.9%	200.5%
Parking Garages	0.285	13.6%	-30.8%	-71.6%
Transportation Terminals	0.593	191.9%	7.1%	-85.9%
Commercial (small subset)	5.830	-34.6%	-34.3%	94.7%
Amusement	1.209	11.4%	-26.1%	-44.6%
Libraries / Museums	0.384	-18.5%	4.6%	-77.0%
Religious	0.224	-29.3%	-30.8%	-21.8%
Sports Arenas / Convention Centers	0.712	-62.5%	-86.3%	-86.5%
Community	2.529	-33.0%	-51.4%	-62.8%
College / University	2.768	-13.5%	-9.5%	-18.5%
Elementary / Pre School	1.737	-16.7%	2.9%	-21.1%
Jr / Sr High School	2.784	-23.2%	-23.7%	-28.8%
Special / Vocational	0.216	11.2%	11.5%	-19.2%
Educational	7.506	-17.6%	-12.3%	-23.1%
Courthouses	0.187	-86.5%	-95.0%	-46.9%
Fire and Police Stations	0.421	49.9%	12.9%	-44.0%
Government Offices	1.419	1.7%	89.3%	55.2%
Prisons	0.389	-46.6%	14.6%	-75.0%
Government	2.417	-36.2%	-40.6%	-8.2%
Industrial Labs / Labs / School Labs	0.072	-75.6%	-81.3%	-16.3%
Manufacturing	1.866	-60.9%	46.6%	104.6%
Warehouses	1.882	-40.8%	-41.3%	16.0%
Industrial	3.821	-53.7%	-16.5%	50.8%
Hospitals / Clinics	2.665	-9.7%	-41.9%	-57.3%
Medical Misc.	1.388	-20.1%	-61.9%	-64.8%
Nursing Homes	1.956	25.4%	-31.4%	-39.9%
Medical	6.009	-3.8%	-44.2%	-54.0%
Military	0.603	59.5%	277.9%	23.8%
Hotels	3.445	-19.7%	-50.0%	-35.9%
Retail Misc.	0.945	-0.9%	-8.5%	-19.5%
Shopping	2.410	-34.5%	-61.1%	-48.8%
Retail	6.800	-23.8%	-50.8%	-38.7%
NON-RESIDENTIAL BUILDING	35.514	-28.1%	-34.2%	-17.4%
Multi-Family	10.354	-46.1%	-56.6%	-34.5%
Single-Family	28.540	6.4%	6.7%	11.1%
RESIDENTIAL	38.894	-15.5%	-18.7%	-3.3%
NON-RESIDENTIAL	54.826	-26.4%	-35.5%	-24.3%
GRAND TOTAL	93.720	-22.3%	-29.0%	-16.1%

Table 1 conforms to the type-of-structure ordering adopted by many firms and organizations in the industry. Specifically, it breaks non-residential building into ICI work (i.e., industrial, commercial and institutional), since each has its own set of economic and demographic drivers. Table 2 presents an alternative, perhaps more user-friendly and intuitive type-of-structure ordering that matches how the data appears in ConstructConnect's on-line product 'Insight'.

Source: ConstructConnect/Table: ConstructConnect.

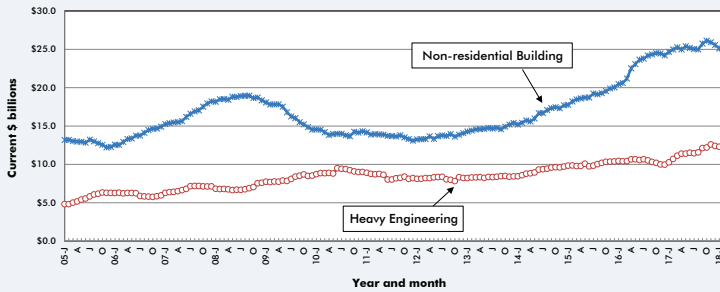
TABLE 3: ConstructConnect's TOP 10 PROJECT STARTS IN FEBRUARY 2018

LOCATION (EAST TO WEST)	TYPE OF CONSTRUCTION	DESCRIPTION	SQUARE FEET 000S*	DOLLARS 000,000S
New Jersey Weehawken	Residential	800 Harbor Boulevard - Phase 1 (1 structure; 15 stories; 573 units) 800 Harbor Blvd Hartz Mountain Industries	903	\$258
District of Columbia Washington	Engineering/Civil	Frederick Douglass Memorial Bridge Interstate 295 and Suitland Pkwy US Department of Transportation - Headquarters	*	\$441
Virginia Sandston	Commercial	Facebook Data Center at White Oak Technology Park (aka Project Echo), (1 structure), 5900 Elko Road, Facebook Inc.	1,000	\$1,000
Florida Orlando	Commercial	JW Marriott Hotel (1 structure; 16 stories; 516 rooms) Epcot Center Drive and I-4	700	\$282
Indiana Bloomington	Institutional	Regional Academic Health Center (1 structure), 1350 45/46 Bypass and Rd 37 Indiana University	735	\$389
Missouri Kansas City	Commercial	Hyatt Hotel (7 structures; 22 stories; 1,300 rooms) W 16th St and Wyandotte St Rider Levett Bucknall	785	\$325
Nevada Reno	Commercial	Apple Data Center (1 structure) US Interstate 80 Apple Computer Inc	1,100	\$1,000
California Rancho Cucamonga	Industrial	IPT Arrow Industrial Building (1 structure), Arrow Rte. and Etiwanda Ave. Goodman Birtcher	612	\$329
Oregon Prineville	Commercial	Facebook Data Center Expansion (1 structure), SW Connect Way Facebook Inc. - Corporate Headquarters	970	\$480
Hawaii Fort Shafter/Oahu	Institutional	FY15 PN70668 U.S. Army Pacific (USARPAC) Command & Control Facility (C2F), Phase 3, (3 structures), Wisser Rd and Parks Rd US Army Corps of Engineers	400	\$284
TOTALS:			7,205	\$4,788

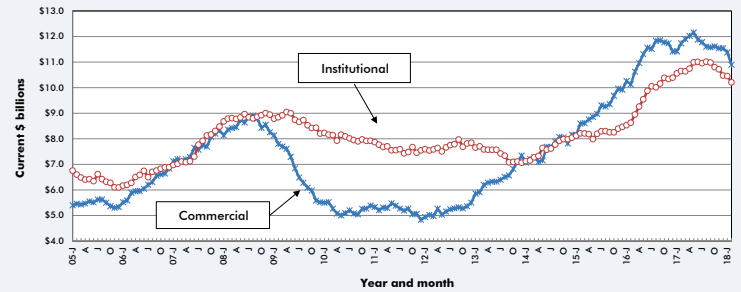
*A square footage measure does not apply for alteration, some forms of industrial (e.g., petrochemical) and most engineering/civil work.

Source: ConstructConnect/Table: ConstructConnect.

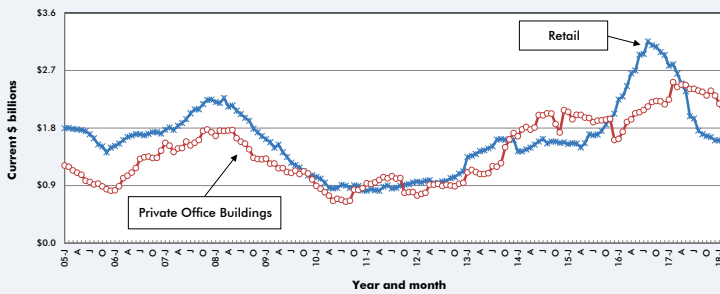
GRAPH 1: U.S. NON-RESIDENTIAL CONSTRUCTION STARTS — ConstructConnect[®] (12-MONTH MOVING AVERAGES)



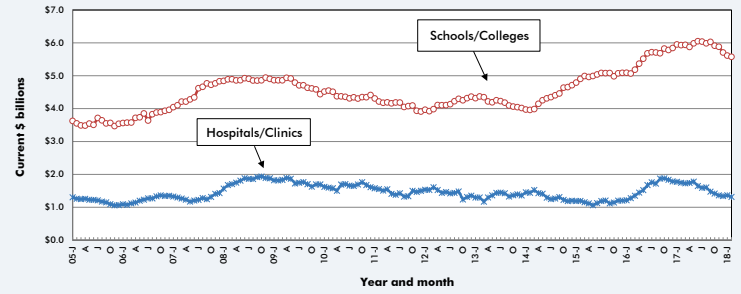
GRAPH 2: U.S. COMMERCIAL AND INSTITUTIONAL CONSTRUCTION STARTS — ConstructConnect[®] (12-MONTH MOVING AVERAGES)



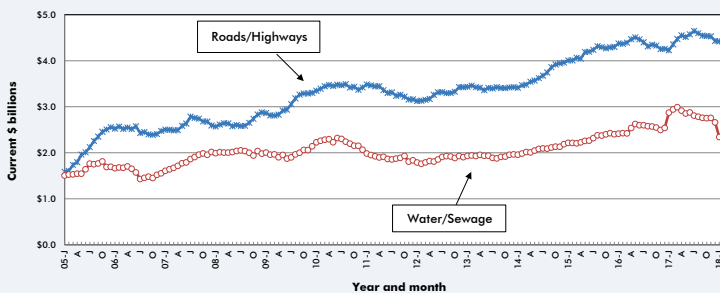
GRAPH 3: U.S. RETAIL AND PRIVATE OFFICE BUILDING CONSTRUCTION STARTS — ConstructConnect[®] (12-MONTH MOVING AVERAGES)



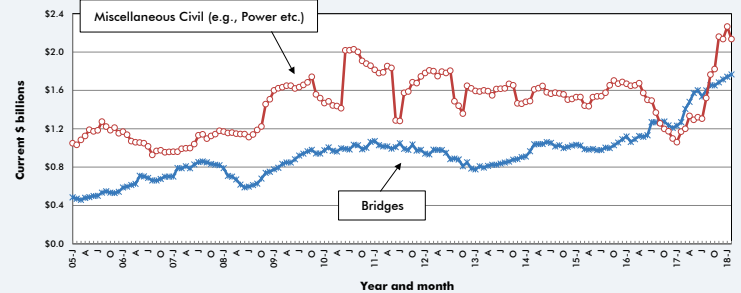
GRAPH 4: U.S. HOSPITAL/CLINIC AND SCHOOL/COLLEGE CONSTRUCTION STARTS — ConstructConnect[®] (12-MONTH MOVING AVERAGES)



GRAPH 5: U.S. ROAD/HIGHWAY AND WATER/SEWAGE CONSTRUCTION STARTS — ConstructConnect[®] (12-MONTH MOVING AVERAGES)



GRAPH 6: U.S. BRIDGES AND MISCELLANEOUS CIVIL CONSTRUCTION STARTS — ConstructConnect[®] (12-MONTH MOVING AVERAGES)



The last data points in all the graphs are for February, 2018.

Source: ConstructConnect/Charts: ConstructConnect.

**TABLE 4: U.S. YEAR-TO-DATE REGIONAL STARTS
NON-RESIDENTIAL CONSTRUCTION* — ConstructConnect®**

	Jan-Feb 2017	Jan-Feb 2018	% Change
Connecticut	\$455,123,151	\$311,868,939	-31.5%
Maine	\$63,893,269	\$188,102,257	194.4%
Massachusetts	\$1,644,133,815	\$845,800,419	-48.6%
New Hampshire	\$94,065,100	\$102,191,486	8.6%
Rhode Island	\$198,540,347	\$145,499,486	-26.7%
Vermont	\$53,489,235	\$70,494,270	31.8%
Total New England	\$2,509,244,917	\$1,663,956,857	-33.7%
New Jersey	\$2,315,429,148	\$777,917,020	-66.4%
New York	\$7,941,700,209	\$2,695,040,820	-66.1%
Pennsylvania	\$1,679,455,497	\$1,597,459,909	-4.9%
Total Middle Atlantic	\$11,936,584,854	\$5,070,417,749	-57.5%
TOTAL NORTHEAST	\$14,445,829,771	\$6,734,374,606	-53.4%
Illinois	\$1,260,776,381	\$1,182,686,205	-6.2%
Indiana	\$713,180,796	\$1,119,990,182	57.0%
Michigan	\$5,731,138,575	\$919,861,567	-83.9%
Ohio	\$1,412,725,371	\$2,029,651,805	43.7%
Wisconsin	\$783,120,382	\$865,277,411	10.5%
Total East North Central	\$9,900,941,505	\$6,117,467,170	-38.2%
Iowa	\$248,186,835	\$469,115,253	89.0%
Kansas	\$458,573,309	\$737,707,548	60.9%
Minnesota	\$427,927,480	\$563,632,556	31.7%
Missouri	\$678,764,275	\$1,651,659,633	143.3%
Nebraska	\$818,178,732	\$285,445,787	-65.1%
North Dakota	\$277,719,469	\$372,155,199	34.0%
South Dakota	\$180,701,669	\$214,289,054	18.6%
Total West North Central	\$3,090,051,769	\$4,294,005,030	39.0%
TOTAL MIDWEST	\$12,990,993,274	\$10,411,472,200	-19.9%
Delaware	\$420,668,330	\$106,350,743	-74.7%
District of Columbia	\$490,685,357	\$659,600,152	34.4%
Florida	\$5,314,299,263	\$3,627,450,288	-31.7%
Georgia	\$2,672,732,389	\$1,502,052,475	-43.8%
Maryland	\$777,397,713	\$1,819,019,189	134.0%
North Carolina	\$2,478,720,451	\$1,489,489,235	-39.9%
South Carolina	\$1,094,730,137	\$976,239,879	-10.8%
Virginia	\$1,184,566,665	\$2,213,193,470	86.8%
West Virginia	\$219,727,109	\$134,561,602	-38.8%
Total South Atlantic	\$14,653,527,414	\$12,527,957,033	-14.5%
Alabama	\$1,052,393,528	\$822,278,289	-21.9%
Kentucky	\$508,000,069	\$628,175,981	23.7%
Mississippi	\$318,476,615	\$320,895,652	0.8%
Tennessee	\$759,187,856	\$927,012,326	22.1%
Total East South Central	\$2,638,058,068	\$2,698,362,248	2.3%
Arkansas	\$437,164,667	\$539,113,531	23.3%
Louisiana	\$2,055,457,067	\$1,433,533,808	-30.3%
Oklahoma	\$1,669,596,059	\$864,599,374	-48.2%
Texas	\$6,962,431,441	\$5,375,167,973	-22.8%
Total West South Central	\$11,124,649,234	\$8,212,414,686	-26.2%
TOTAL SOUTH	\$28,416,234,716	\$23,438,733,967	-17.5%
Arizona	\$1,862,605,324	\$1,511,438,992	-18.9%
Colorado	\$802,811,895	\$810,554,280	1.0%
Idaho	\$157,072,893	\$157,024,370	0.0%
Montana	\$192,421,610	\$88,732,985	-53.9%
Nevada	\$353,787,312	\$1,545,659,422	336.9%
New Mexico	\$452,954,694	\$326,289,226	-28.0%
Utah	\$1,554,292,259	\$1,182,930,663	-23.9%
Wyoming	\$75,033,103	\$70,988,664	-5.4%
Total Mountain	\$5,450,979,090	\$5,693,618,602	4.5%
Alaska	\$161,590,496	\$214,010,410	32.4%
California	\$9,725,024,739	\$5,574,359,578	-42.7%
Hawaii	\$208,129,776	\$572,698,120	175.2%
Oregon	\$1,603,929,753	\$1,044,427,023	-34.9%
Washington	\$1,529,516,598	\$1,142,738,896	-25.3%
Total Pacific	\$13,228,191,362	\$8,548,234,027	-35.4%
TOTAL WEST	\$18,679,170,452	\$14,241,852,629	-23.8%
TOTAL U.S.	\$74,532,228,213	\$54,826,433,402	-26.4%

*Figures above are comprised of non-res building and engineering (i.e., residential is omitted).

Source: ConstructConnect/Table: ConstructConnect.

TABLE 5: VALUE OF U.S. NATIONAL CONSTRUCTION STARTS — FEBRUARY 2018 — ConstructConnect®
BILLIONS OF CURRENT \$\$, NOT SEASONALLY ADJUSTED (NSA)

	Latest month actuals			Moving averages (placed in end month)				Year to Date			
	Dec 17	Jan 18	Feb 18	Dec 17	3-months Jan 18	Feb 18	Dec 17	12-months Jan 18	Feb 18	Jan-Feb 2017	Jan-Feb 2018
Single Family	12,917	13,521	15,019	15,466	14,143	13,819	16,660	16,724	16,803	26,824	28,540
month-over-month % change	-19.2%	4.7%	11.1%	-7.5%	-8.6%	-2.3%	0.1%	0.4%	0.5%		
year-over-year % change	1.1%	6.1%	6.7%	2.9%	5.7%	4.7%	7.0%	7.2%	7.7%	1.7%	6.4%
Apartment	5,389	6,255	4,099	7,705	6,530	5,248	9,414	9,123	8,677	19,201	10,354
month-over-month % change	-32.2%	16.1%	-34.5%	-10.0%	-15.3%	-19.6%	-1.3%	-3.1%	-4.9%		
year-over-year % change	-21.3%	-35.9%	-56.6%	3.5%	-17.4%	-39.6%	30.0%	19.8%	12.5%	41.8%	-46.1%
TOTAL RESIDENTIAL	18,306	19,775	19,118	23,170	20,673	19,067	26,074	25,847	25,480	46,026	38,894
month-over-month % change	-23.5%	8.0%	-3.3%	-8.3%	-10.8%	-7.8%	-0.4%	-0.9%	-1.4%		
year-over-year % change	-6.7%	-12.1%	-18.7%	3.1%	-2.9%	-12.9%	14.3%	11.3%	9.3%	15.3%	-15.5%
Hotel/Motel	1,187	2,099	1,346	1,794	1,729	1,544	2,366	2,408	2,296	4,288	3,445
month-over-month % change	-37.6%	76.9%	-35.9%	-17.3%	-3.6%	-10.7%	-0.7%	1.8%	-4.7%		
year-over-year % change	-14.7%	31.3%	-50.0%	3.9%	11.3%	-18.5%	40.3%	41.7%	24.5%	78.4%	-19.7%
Retail/Shopping	1,040	1,594	0,816	1,311	1,245	1,150	1,607	1,608	1,501	3,679	2,410
month-over-month % change	-5.4%	53.2%	-48.8%	-6.6%	-5.0%	-7.6%	-3.1%	0.1%	-6.6%		
year-over-year % change	-37.2%	0.7%	-61.1%	-23.0%	-17.9%	-35.3%	-45.4%	-42.0%	-46.3%	-32.4%	-34.5%
Parking Garages	0,532	0,222	0,063	0,370	0,279	0,272	0,276	0,281	0,279	0,251	0,285
month-over-month % change	543.2%	-58.3%	-71.6%	43.6%	-24.7%	-2.4%	10.6%	1.9%	-0.8%		
year-over-year % change	148.4%	38.9%	-30.8%	29.4%	8.9%	75.7%	-27.2%	-26.4%	-27.3%	28.3%	13.6%
Amusement	0,852	0,778	0,431	0,626	0,658	0,687	0,636	0,659	0,646	1,085	1,209
month-over-month % change	147.3%	-8.7%	-44.6%	17.1%	5.1%	4.3%	5.3%	2.6%	-1.9%		
year-over-year % change	83.2%	55.0%	-26.1%	-1.4%	17.6%	33.0%	18.0%	20.5%	16.6%	20.5%	11.4%
Office	0,978	1,237	3,715	1,496	1,436	1,977	2,307	2,181	2,015	8,460	4,952
month-over-month % change	-53.3%	26.4%	200.5%	-18.1%	-4.0%	37.7%	-3.2%	-5.5%	-7.6%		
year-over-year % change	-48.6%	-55.1%	-34.9%	-13.7%	-26.3%	-42.8%	6.3%	-2.9%	-20.0%	96.9%	-41.5%
Governmental Offices	0,458	0,556	0,863	0,641	0,556	0,626	0,874	0,842	0,876	1,395	1,419
month-over-month % change	-29.9%	21.3%	55.2%	-10.0%	-13.2%	12.5%	-8.2%	-3.7%	4.0%		
year-over-year % change	-67.3%	-40.8%	89.3%	-35.4%	-45.1%	-32.9%	-19.9%	-22.6%	-16.5%	-26.7%	1.7%
Laboratories	0,198	0,039	0,033	0,175	0,141	0,090	0,223	0,216	0,204	0,295	0,072
month-over-month % change	6.3%	-80.2%	-16.3%	29.6%	-19.4%	-36.2%	1.8%	-3.0%	-5.5%		
year-over-year % change	31.1%	-67.1%	-81.3%	31.7%	-4.1%	-39.4%	-31.8%	-31.9%	-34.8%	-35.6%	-75.6%
Warehouse	0,956	0,872	1,011	1,233	1,010	0,946	1,666	1,617	1,558	3,181	1,882
month-over-month % change	-20.6%	-8.8%	16.0%	-13.2%	-18.1%	-6.4%	-0.4%	-2.9%	-3.7%		
year-over-year % change	-8.3%	-40.3%	-41.3%	-12.0%	-21.1%	-32.8%	35.2%	26.2%	15.7%	75.4%	-40.8%
Misc Commercial	2,631	1,148	0,158	1,762	1,479	1,312	1,590	1,567	1,523	2,104	1,305
month-over-month % change	298.7%	-56.4%	-86.2%	61.0%	-16.0%	-11.3%	12.1%	-1.4%	-2.8%		
year-over-year % change	357.8%	-19.1%	-77.0%	88.3%	22.8%	47.0%	51.1%	44.0%	62.9%	-40.1%	-37.9%
TOTAL COMMERCIAL	8,832	8,544	8,435	9,408	8,534	8,604	11,545	11,379	10,899	24,738	16,979
month-over-month % change	7.4%	-3.3%	-1.3%	-1.5%	-9.3%	0.8%	0.0%	-1.4%	-4.2%		
year-over-year % change	0.4%	-18.9%	-40.6%	-1.4%	-10.0%	-23.0%	1.1%	-0.4%	-7.2%	18.2%	-31.4%
TOTAL INDUSTRIAL (Manufacturing)	0,402	0,613	1,254	2,646	0,520	0,756	2,919	2,643	2,676	4,779	1,866
month-over-month % change	-26.1%	52.3%	104.6%	-56.9%	-80.3%	45.4%	-3.2%	-9.5%	1.3%		
year-over-year % change	-74.1%	-84.4%	46.6%	157.4%	-75.3%	-64.2%	73.4%	34.7%	41.8%	104.4%	-60.9%
Religious	0,131	0,126	0,098	0,142	0,121	0,108	0,182	0,178	0,174	0,317	0,224
month-over-month % change	24.2%	-4.1%	-21.8%	3.4%	-14.9%	-2.0%	-1.0%	-2.2%	-2.0%		
year-over-year % change	-14.1%	-28.1%	-30.8%	-8.9%	-22.3%	-24.3%	25.5%	22.4%	18.2%	9.7%	-29.3%
Hospitals/Clinics	0,585	1,868	0,797	0,773	1,116	1,083	1,340	1,364	1,317	2,952	2,665
month-over-month % change	-34.6%	219.4%	-57.3%	-11.2%	44.3%	-2.9%	-1.5%	1.8%	-3.5%		
year-over-year % change	-29.2%	18.2%	-41.9%	-40.9%	-16.1%	-14.0%	-24.9%	-23.1%	-24.6%	-13.7%	-9.7%
Nursing/Assisted Living	0,629	1,222	0,734	0,885	0,957	0,862	0,944	1,005	0,977	1,560	1,956
month-over-month % change	-38.3%	94.3%	-39.9%	-7.3%	8.1%	-9.9%	-1.7%	6.5%	-2.8%		
year-over-year % change	-23.4%	149.0%	-31.4%	-3.2%	30.6%	8.6%	16.5%	28.7%	22.4%	-8.6%	25.4%
Libraries/Museums	0,158	0,312	0,072	0,170	0,205	0,181	0,295	0,288	0,288	0,472	0,384
month-over-month % change	11.0%	97.2%	-77.0%	-23.5%	20.4%	-11.5%	-8.7%	-2.6%	0.1%		
year-over-year % change	-68.1%	-22.5%	4.6%	-36.3%	-38.0%	-43.9%	10.3%	-0.2%	1.7%	65.0%	-18.5%
Fire/Police/Courthouse/Prison	0,543	0,704	0,294	0,552	0,545	0,514	0,703	0,687	0,587	2,395	0,998
month-over-month % change	40.2%	29.7%	-58.2%	-6.3%	-1.3%	-5.7%	1.0%	-2.3%	-14.5%		
year-over-year % change	17.6%	-22.0%	-80.3%	1.8%	-10.0%	-46.1%	40.7%	23.9%	-10.2%	334.3%	-58.3%
Military	0,228	0,270	0,334	0,518	0,357	0,277	0,412	0,411	0,431	0,378	0,603
month-over-month % change	-60.1%	18.0%	23.8%	-23.3%	-31.0%	-22.4%	2.4%	-0.4%	5.0%		
year-over-year % change	103.4%	-7.0%	277.9%	11.9%	0.5%	69.5%	5.7%	7.9%	16.4%	-38.3%	59.5%
Schools/Colleges	3,175	4,242	3,264	3,772	3,624	3,560	5,709	5,614	5,575	9,104	7,506
month-over-month % change	-8.2%	33.6%	-23.1%	-8.9%	-3.9%	-1.8%	-3.0%	-1.7%	-0.7%		
year-over-year % change	-39.7%	-21.2%	-13.3%	-25.5%	-24.9%	-25.7%	-2.3%	-5.7%	-6.0%	13.0%	-17.6%
Misc Medical	0,481	1,027	0,361	0,651	0,747	0,623	0,890	0,910	0,861	1,736	1,388
month-over-month % change	-34.4%	113.6%	-64.8%	-15.4%	14.8%	-16.6%	-2.3%	2.2%	-5.4%		
year-over-year % change	-34.0%	30.4%	-61.9%	-17.1%	3.8%	-24.2%	36.6%	32.6%	19.8%	86.8%	-20.1%
TOTAL INSTITUTIONAL	5,930	9,770	5,954	7,462	7,671	7,218	10,476	10,456	10,210	18,914	15,724
month-over-month % change	-18.9%	64.8%	-39.1%	-10.7%	2.8%	-5.9%	-2.3%	-0.2%	-2.4%		
year-over-year % change	-33.1%	-2.4%	-33.1%	-21.4%	-15.3%	-22.0%	0.8%	-1.0%	-4.1%	19.3%	-16.9%
Misc Non Residential	0,407	0,523	0,421	0,489	0,481	0,451	0,627	0,629	0,626	0,953	0,945
month-over-month % change	-20.4%	28.5%	-19.5%	-18.3%	-1.6%	-6.3%	-2.9%	0.4%	-0.5%		
year-over-year % change	-35.5%	6.2%	-8.5%	-28.4%	-19.2%	-14.7%	-13.1%	-11.9%	-11.1%	-18.0%	-0.9%
TOTAL NON-RES BUILDING	15,572	19,450	16,064	20,004	17,206	17,029	25,567	25,108	24,411	49,384	35,514
month-over-month % change	-6.2%	24.9%	-17.4%	-18.8%	-14.0%	-1.0%	-1.4%	-1.8%	-2.8%		
year-over-year % change	-21.5%	-22.1%	-34.2%	-3.6%	-19.0%	-26.2%	5.6%	1.8%	-2.3%	22.6%	-28.1%
Airports	0,211	1,004	0,326	0,616	0,543	0,514	1,044	1,109	0,984	2,057	1,330
month-over-month % change	-48.8%	375.1%	-67.5%	-69.6%	-11.9%	-5.3%	-1.8%	6.2%	-11.3%		
year-over-year % change	-51.9%	337.9%	-82.2%	5.2%	55.0%	-38.3%	88.2%	96.3%	49.8%	145.3%	-35.3%
Roads/Highways	2,425	3,918	2,974	2,785	2,995	3,106	4,428	4,422	4,299	8,440	6,892
month-over-month % change	-8.2%	61.6%	-24.1%	-15.3%	7.5%	3.7%	-2.3%	-0.1%	-2.8%		
year-over-year % change	-33.7%	-1.8%	-33.2%	-14.4%	-13.6%	-23.0%	4.0%	4.6%	-1.3%	16.0%	-18.3%
Bridges	1,620	1,878	1,530	1,255	1,577	1,676	1,715	1,742	1,766	2,789	3,409
month-over-month % change	31.3%	16.0%	-18.5%	3.4%	25.7%	6.3%	1.8%	1.6%	1.4%		
year-over-year % change	29.9%	20.8%	24.1%	24.3%	29.7%	24.6%	41.9%	41.5%	39.2%	35.3%	22.2%
Dams/Marine	0,469	0,338	0,344	0,554	0,489	0,384	0,423	0,425	0,442	0,456	0,682
month-over-month % change	-29.0%	-27.9%	1.9%	12.5%	-11.7%	-21.5%	2.8%	0.6%	3.8%		
year-over-year % change	-42.7%	10.3%	129.7%	65.4%	56.6%	46.7%	35.6%	33.1%	41.8%	-0.4%	49.5%
Water/Sewage	1,621	2,275	1,907	1,878	1,893	1,934	2,659	2,343	2,292	8,581	4,182
month-over-month % change	-9.1%	40.4%	-16.2%	-7.7%	0.8%	2.2%	-3.6%	-11.9%	-2.2%		
year-over-year % change	-42.1%	-62.5%	-24.2%	-17.5%	-46.3%	-49.0%	4.7%	-18.4%	-22.0%	127.5%	-51.3%
Misc Civil (Power, etc.)	0,569	2,337	0,481	2,459	2,671	1,129	2,135	2,265	2,135	2,825	2,817
month-over-month % change	-88.9%	310.8%	-79.4%	-31.9%	8.6%	-57.7%	-1.1%	6.1%	-5.8%		
year-over-year % change	-34.1%	200.1%	-76.5%	152.1%	197.4%	-8.2%	94.6%	113.7%	82.5%	44.1%	-0.3%
TOTAL ENGINEERING (Civil)	6,914	11,750	7,562	9,547	10,167	8,742	12,404	12,306	11,918	25,148	19,312
month-over-month % change	-41.6%	69.9%	-35.6%	-24.6%	6.5%	-14.0%	-1.6%	-0.8%	-3.2%		
year-over-year % change	-25.9%	-9.1%	-38.1%	13.2%	4.1%	-23.9%	24.4%	19.8%	11.4%	53.6%	-23.2%
GRAND TOTAL	40,793	50,976	42,74345</								