



February 2009

Construction Labor Rate Trends and Outlook

The annual rate of wage and fringe increases in 2008 was 4.4 percent, unchanged from a year earlier. Based upon increases already negotiated in contracts for the next two years, wage and fringe increases will continue at a similar pace. Already known increases to be effective for both 2009 and 2010 are also 4.4 percent. Before this period of stability, rates of increase had been moving upward.

Longer term trends in escalation were little changed. The increase in wage and fringe rates for the five years ending January 1, 2009 was 22.9 percent or just over four percent each year. This measure of change has been little changed since 2004. All regions were within five percentage points of the national average.

Whatever measure is examined, variability around the United States has been minimal. Differences between regions and between crafts have narrowed. The 2008 increase is equal to \$1.97.

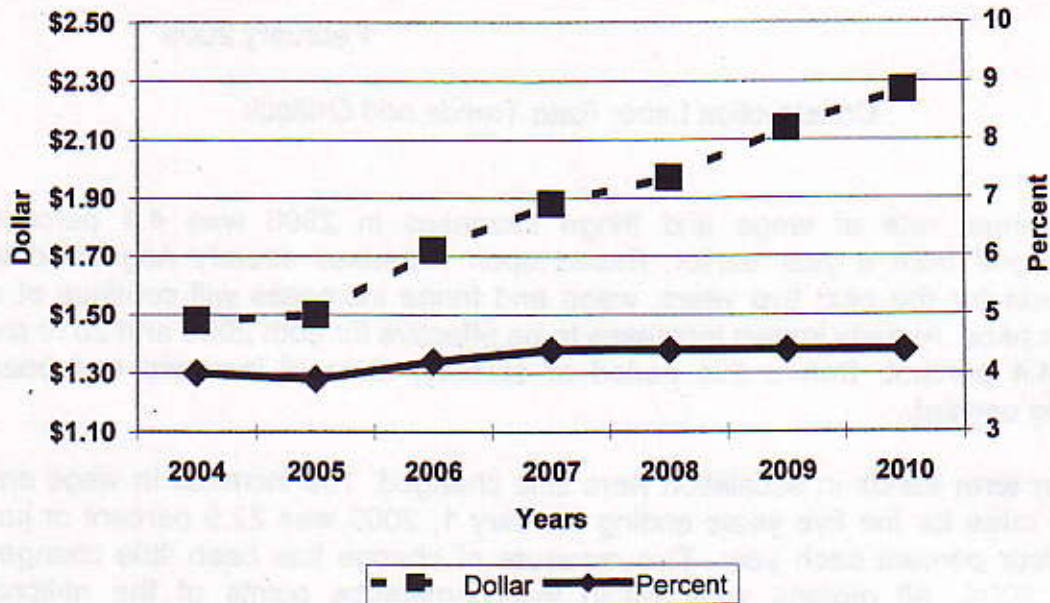
Five Year Increases – Wage Plus Fringe Rate

The average wage plus fringe rate for all construction crafts in the United States is now \$46.65. During the five years ending January 1, 2009, rates are up 22.9 percent. The small changes in the annual rate of increase in recent years have resulted in a small change in the five year rate of escalation.

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

During the past year, wages and fringes increased by 4.4 percent. All regions and crafts were within one percentage point of the national average. Construction wage plus fringe increases again exceeded the rise in the Consumer Price Index.

Annual Increase in Wage Plus Fringe Rate Dollars and Percents 2004 - 2010

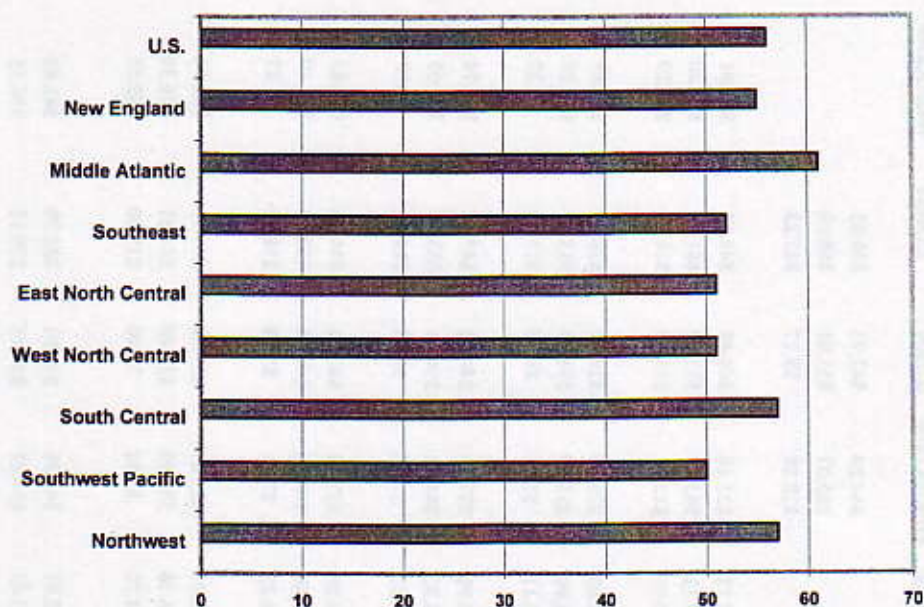


Data for 2009 and 2010 are scheduled increases for contracts already settled through these years.

2009 Bargaining Activity

The number of contracts expiring in 2009 will be higher than in most recent years. They will be spread throughout the country although bargaining will be lightest in the two western regions. Negotiations will cover about 375,000 workers.

**Percent Increase in Wage Plus Fringe Rate
United States and Regions
January 1, 1999- January 1, 2009**



Scheduled Future Increases

As a large number of contracts will not be renegotiated in 2009, the increases for these agreements are already determined. These known increases indicate a continuation of current escalation rates in 2009 and 2010. For both years, rates for these contracts will increase by 4.4 percent. This is equivalent to \$2.13 in 2009 and \$2.27 in 2010. Most increases are in the relatively wide range of 3.0 to 5.9 percent.

Regionally, all 2009 increases are within one percentage point of the national average. Four regions are clustered at 4.5 to 4.7 percent, including the three with the most workers and contracts. At the same time, the average increase in the west north central and south central regions is 3.5 percent. For the regions with known 2010 increases, all are also within one percentage point of the United States average.

CONSTRUCTION LABOR RESEARCH COUNCIL
UNION WAGES AND SUPPLEMENTS FOR THE PERIOD 01/01/2004-01/01/2009

Region Averages

Region	ASBESTOS WORKERS	BOILER MAKERS	BRICK LAYERS	CARPENT- ERS	CEMENT MASONS	CRANE OPERATOR	ELECTR ICIAN	ELEV. CONST	IRON WORKERS
New England									
Rate - 01/01/04	\$44.67		\$42.07	\$38.47		\$44.20	\$43.75	\$50.85	
Rate - 01/01/09	\$54.55		\$54.08	\$49.06		\$55.07	\$51.91	\$68.08	
Increase	\$9.89		\$12.01	\$10.60		\$10.88	\$8.17	\$17.23	
Middle Atlantic									
Rate - 01/01/04	\$44.97		\$38.34	\$46.24	\$37.12	\$51.16	\$60.40	\$45.82	\$48.91
Rate - 01/01/09	\$54.36		\$47.56	\$57.31	\$47.13	\$63.27	\$73.78	\$61.83	\$61.20
Increase	\$9.39		\$9.21	\$11.07	\$10.01	\$12.11	\$13.39	\$16.01	\$12.29
Southeast									
Rate - 01/01/04	\$27.60	\$39.00	\$24.93	\$24.23	\$23.80	\$29.69	\$29.28	\$39.70	\$28.87
Rate - 01/01/09	\$32.57	\$42.80	\$26.47	\$29.32	\$28.90	\$35.39	\$34.05	\$55.36	\$34.08
Increase	\$4.97	\$3.80	\$1.54	\$5.09	\$5.11	\$5.70	\$4.77	\$15.66	\$5.20
East North Central									
Rate - 01/01/04	\$41.66	\$43.15	\$37.44	\$35.85	\$35.90	\$37.13	\$44.88	\$47.62	\$40.74
Rate - 01/01/09	\$51.53	\$51.19	\$46.31	\$44.26	\$43.92	\$44.58	\$54.74	\$63.78	\$49.65
Increase	\$9.87	\$8.04	\$8.87	\$8.41	\$8.01	\$7.45	\$9.86	\$16.16	\$8.90
West North Central									
Rate - 01/01/04	\$42.30	\$42.30	\$34.12	\$35.72	\$34.01	\$37.34	\$40.66	\$44.38	\$36.83
Rate - 01/01/09	\$51.41	\$51.41	\$41.47	\$42.86	\$40.86	\$44.86	\$46.14	\$60.59	\$44.10
Increase	\$9.11	\$9.11	\$7.35	\$7.14	\$6.85	\$7.53	\$5.48	\$16.22	\$7.27
South Central									
Rate - 01/01/04	\$35.69	\$35.69		\$23.54	\$22.06	\$25.09	\$27.09	\$39.11	\$22.74
Rate - 01/01/09	\$40.56	\$40.56		\$26.92	\$26.76	\$30.93	\$33.49	\$54.61	\$26.39
Increase	\$4.87	\$4.87		\$3.38	\$4.70	\$5.84	\$6.40	\$15.50	\$3.65
Southwest Pacific									
Rate - 01/01/04	\$45.97	\$45.97	\$35.26	\$38.11	\$35.81	\$44.96	\$44.01	\$53.79	\$43.43
Rate - 01/01/09	\$57.36	\$57.36	\$42.20	\$47.62	\$43.45	\$54.43	\$57.15	\$70.13	\$54.55
Increase	\$11.39	\$11.39	\$6.95	\$9.50	\$7.63	\$9.47	\$13.14	\$16.34	\$11.12
Northwest									
Rate - 01/01/04	\$43.21	\$43.21		\$37.98	\$36.13	\$38.63		\$49.44	\$40.49
Rate - 01/01/09	\$53.10	\$53.10		\$46.18	\$42.96	\$46.96		\$65.92	\$49.77
Increase	\$9.89	\$9.89		\$8.20	\$6.83	\$8.33		\$16.48	\$9.28
U.S. Average									
Rate - 01/01/04	\$37.54	\$41.41	\$36.90	\$37.78	\$35.37	\$41.26	\$46.54	\$46.18	\$41.25
Rate - 01/01/09	\$46.01	\$48.87	\$45.38	\$46.64	\$43.11	\$50.10	\$56.68	\$62.27	\$50.79
Increase	\$8.47	\$7.46	\$8.48	\$8.86	\$7.74	\$8.84	\$10.13	\$16.09	\$9.54

CONSTRUCTION LABOR RESEARCH COUNCIL
UNION WAGES AND SUPPLEMENTS FOR THE PERIOD 01/01/2004 - 01/01/2009

Region Averages

Region	LABORER	MILL WRIGHTS	PAINTERS	PLASTERERS	PIPE FITTERS	PLUMBER	SHEET METAL	TEAM STERS	WEIGHT AVERAGE
New England									
Rate - 01/01/04	\$32.65		\$43.97		\$45.71		\$50.49	\$31.14	\$39.81
Rate - 01/01/09	\$41.91		\$53.97		\$58.47		\$60.98	\$38.45	\$50.31
Increase	\$9.26		\$10.00		\$12.76		\$10.49	\$7.31	\$10.50
Middle Atlantic									
Rate - 01/01/04	\$32.16	\$42.27	\$34.01	\$40.25	\$46.55	\$46.72	\$47.25		\$45.05
Rate - 01/01/09	\$40.06	\$51.11	\$41.97	\$51.53	\$59.87	\$58.35	\$59.39		\$55.99
Increase	\$7.91	\$8.84	\$7.96	\$11.28	\$13.31	\$11.63	\$12.14		\$10.94
Southeast									
Rate - 01/01/04	\$16.75	\$27.00	\$22.60	\$24.21	\$30.87		\$29.93	\$22.15	\$27.11
Rate - 01/01/09	\$19.55	\$31.37	\$26.33	\$26.84	\$37.46		\$35.16	\$25.99	\$32.09
Increase	\$2.80	\$4.37	\$3.72	\$2.63	\$6.59		\$5.23	\$3.83	\$4.98
East North Central									
Rate - 01/01/04	\$30.73	\$39.39	\$36.01	\$37.01	\$42.75	\$43.44	\$40.04	\$33.89	\$37.05
Rate - 01/01/09	\$38.24	\$47.48	\$44.23	\$47.19	\$54.24	\$55.22	\$50.15	\$41.39	\$45.72
Increase	\$7.51	\$8.08	\$8.23	\$10.17	\$11.49	\$11.79	\$10.11	\$7.50	\$8.66
West North Central									
Rate - 01/01/04	\$28.47		\$32.39	\$30.85	\$41.92		\$40.48	\$29.59	\$35.90
Rate - 01/01/09	\$34.17		\$39.26	\$37.26	\$52.13		\$48.91	\$36.01	\$43.25
Increase	\$5.70		\$6.87	\$6.41	\$10.21		\$8.43	\$6.42	\$7.35
South Central									
Rate - 01/01/04	\$17.61				\$27.88		\$28.48		\$27.07
Rate - 01/01/09	\$20.79				\$33.61		\$33.82		\$32.20
Increase	\$3.18				\$5.73		\$5.34		\$5.13
Southwest Pacific									
Rate - 01/01/04	\$31.43	\$40.72	\$37.98		\$43.97		\$43.02	\$36.62	\$38.98
Rate - 01/01/09	\$39.15	\$51.46	\$45.14		\$56.33		\$53.28	\$44.95	\$48.41
Increase	\$7.73	\$10.74	\$7.16		\$12.36		\$10.26	\$8.33	\$9.43
Northwest									
Rate - 01/01/04	\$32.79				\$45.23		\$41.36	\$36.16	\$37.93
Rate - 01/01/09	\$39.30				\$54.48		\$50.85	\$43.11	\$45.95
Increase	\$6.50				\$9.26		\$9.49	\$6.95	\$8.01
U.S. Average									
Rate - 01/01/04	\$30.01	\$38.53	\$35.51	\$35.19	\$40.78	\$43.47	\$40.05	\$34.66	\$37.86
Rate - 01/01/09	\$37.24	\$47.45	\$43.04	\$44.50	\$51.38	\$54.94	\$49.33	\$41.85	\$46.65
Increase	\$7.23	\$8.92	\$7.53	\$9.31	\$10.60	\$11.47	\$9.27	\$7.19	\$8.79

CONSTRUCTION LABOR RESEARCH COUNCIL

UNION WAGES AND SUPPLEMENTS FOR THE PERIOD 01/01/2004 - 01/01/2009

Region Averages

Region	ASBESTOS WORKERS	BOILER MAKERS	BRICK LAYERS	CARPENT- ERS	CEMENT MASONS	CRANE OPERATOR	ELECTR ICIAN	ELEV. CONST	IRON WORKERS
New England									
04-09INC	22.1%	28.3%	28.0%	24.6%	18.7%	34.1%			
08-09INC	3.3%	4.1%	4.6%	3.1%	3.9%	4.8%			
Middle Atlantic									
04-09INC	20.8%	23.7%	23.7%	26.1%	22.5%	35.2%			24.9%
08-09INC	3.8%	4.3%	4.7%	5.4%	4.4%	5.1%			4.7%
Southeast									
04-09INC	18.1%	6.7%	20.9%	21.4%	16.4%	39.5%			17.9%
08-09INC	3.5%	2.3%	3.9%	6.8%	3.4%	5.4%			3.6%
East North Central									
04-09INC	23.2%	23.2%	23.1%	21.6%	21.7%	34.1%			21.4%
08-09INC	5.1%	3.9%	4.2%	3.9%	3.6%	5.0%			3.8%
West North Central									
04-09INC	21.5%	21.5%	20.1%	20.2%	13.7%	36.7%			19.7%
08-09INC	4.3%	3.7%	3.9%	3.6%	2.5%	5.2%			4.3%
South Central									
04-09INC	13.8%	14.4%	14.4%	21.3%	23.8%	39.7%			15.7%
08-09INC	3.3%	2.6%	2.6%	3.8%	5.1%	6.1%			3.0%
Southwest Pacific									
04-09INC	24.7%	19.1%	25.4%	21.3%	30.4%	30.7%			25.6%
08-09INC	7.0%	3.6%	5.5%	4.1%	5.7%	4.5%			5.0%
Northwest									
04-09INC	22.9%	21.6%	21.6%	18.8%	33.3%	22.9%			22.9%
08-09INC	6.1%	4.9%	4.9%	4.1%	4.6%	5.6%			5.6%
U.S. Average									
04-09INC	21.9%	22.2%	23.2%	21.5%	21.6%	35.3%			22.4%
08-09INC	4.7%	3.8%	4.5%	4.1%	3.9%	5.1%			4.3%

CONSTRUCTION LABOR RESEARCH COUNCIL
UNION WAGES AND SUPPLEMENTS FOR THE PERIOD 01/01/2004 - 01/01/2009

Region Averages

Region	LABORER	MILL WRIGHTS	PAINTERS	PLASTERERS	PIPE FITTERS	PLUMBER	SHEET METAL	TEAM STERS	WEIGHT AVERAGE
New England									
04-09INC	28.3%		22.7%		28.0%		20.8%	23.5%	26.7%
08-09INC	4.2%		4.5%		4.3%		3.6%	3.8%	4.1%
Middle Atlantic									
04-09INC	24.2%	20.6%	22.8%	27.9%	28.2%	24.5%	25.6%		24.1%
08-09INC	4.5%	4.2%	4.6%	5.4%	4.6%	4.1%	4.3%		4.6%
Southeast									
04-09INC	16.8%	16.0%	16.8%	10.9%	21.4%		17.7%	17.8%	18.3%
08-09INC	3.8%	3.8%	3.2%	3.9%	4.6%		3.4%	3.3%	3.8%
East North Central									
04-09INC	23.7%	20.4%	22.3%	26.7%	26.8%	27.1%	24.8%	21.9%	23.0%
08-09INC	4.6%	3.4%	4.3%	4.9%	4.7%	4.0%	4.7%	4.2%	4.2%
West North Central									
04-09INC	20.3%		21.2%	20.9%	24.4%		20.9%	21.7%	20.5%
08-09INC	3.7%		3.7%	3.8%	2.9%		4.2%	3.9%	3.7%
South Central									
04-09INC	18.2%				20.9%		18.8%		18.6%
08-09INC	3.6%				4.1%		4.8%		3.8%
Southwest Pacific									
04-09INC	24.7%	26.6%	18.9%		28.0%		23.5%	22.7%	24.3%
08-09INC	5.2%	5.9%	3.8%		6.5%		5.7%	4.3%	5.1%
Northwest									
04-09INC	19.6%				20.3%		23.0%	19.0%	21.0%
08-09INC	4.5%				6.3%		4.0%	4.4%	4.8%
U.S. Average									
04-09INC	23.4%	22.8%	20.8%	26.0%	25.6%	26.3%	22.6%	20.6%	22.9%
08-09INC	4.5%	4.9%	4.0%	5.1%	5.0%	4.0%	4.5%	4.3%	4.4%

U.S. TOTALS FUTURE INCREASE \$

U.S.TOTALS	Year												Total	Average	Covered
		.59 or Less	.60	.90	1.20	1.50	1.80	2.10	2.40	2.70	2.99	3.00			
2009		11	20	72	92	110	96	51	41	39		115	647	\$2.13	651,776
2010		3	8	27	45	50	59	31	33	12		107	375	\$2.27	325,603

U.S. TOTALS FUTURE INCREASE %

U.S. TOTALS	Year												Total	Average	Covered	COLA
		0 or Less	.1	1.0	2.0	3.0	4.0	5.0	6.0	7.0	7.9	8.0				
2009		2	2	14	62	172	213	150	24	6		2	647	4.4%	651,776	
2010				7	32	78	147	96	10			3	375	4.4%	325,603	

Selected 2009 Wage and Fringe Changes
United States and Selected Regions¹

	<u>Coverage</u>		<u>Average Increase</u>	
	<u>Contracts</u>	<u>Workers</u>	<u>Dollar</u>	<u>Percent</u>
United States	647	651,776	\$2.13	4.4%
Regions				
New England	38	35,584	2.07	4.0
Connecticut	21	12,993	1.94	3.9
Middle Atlantic	111	136,062	2.48	4.5
New Jersey	24	21,091	2.71	5.0
New York	45	68,747	2.50	4.1
Pennsylvania	32	37,598	2.50	4.8
Southeast	49	17,051	1.58	4.1
East North Central	260	216,406	2.10	4.6
Illinois	67	77,119	3.00	5.8
Indiana	26	16,433	1.68	4.4
Michigan	30	20,307	1.41	3.1
Minnesota	25	40,522	1.69	3.8
Ohio	62	35,749	1.24	3.2
Wisconsin	38	23,567	2.09	4.9
West North Central	33	29,863	1.54	3.5
Missouri	23	28,454	1.53	3.4
South Central	41	24,588	1.15	3.5
Southwest Pacific	70	135,555	2.28	4.7
California	43	102,397	2.49	4.9
Northwest	31	42,306	2.12	4.5

¹Areas with a sufficient number of contracts settled through 2008 to show a meaningful average.

Scheduled Wage Changes - 2009 - 2010
United States and Selected Regions

Region	Year	.59or	.60	.90	1.20	1.50	1.80	2.10	2.40	2.70	3.00	Total	Average	Covered
New England	2009		2		2	2	18	6	4	2	4	38	2.07	35,584
	2010		2	1	1	1	8	2	2	1	5	22	1.99	20,046
Middle Atlantic	2009	1	7	2	26	6	5	2	2	5	24	111	2.48	136,062
	2010		2	1	21	4	6	2	2	1	19	83	2.51	89,748
Southeast	2009	2	12	7	10	1	2	1	1	1	13	49	1.58	17,051
East North Central	2009	4	8	41	4	48	46	15	6	14	35	260	2.10	216,406
	2010	3	5	19	2	14	37	12	4	5	29	145	2.21	117,048
West North Central	2009		4	6	7	7	7	4				33	1.54	29,863
	2010		1	4	4	4	4	2				20	1.63	15,803
South Central	2009	6	7	1	8	5	2			1	11	41	1.15	24,588
Southwest Pacific	2009	1	1	1	5	7	8	13	8	9	17	70	2.28	135,555
	2010		1	1	4	5	2	7	2		19	40	2.33	57,626
Northwest	2009	1	2	4	4	4	5	6	2	3	4	31	2.12	42,306

**Scheduled Wage Changes – 2009 – 2010
United States and Selected Regions**

Year	0 or Less	.1	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	Total	Average	Covered	COLA
		.9	1.9	2.9	3.9	4.9	5.9	6.9	7.9	Over				
New England														
2009				2	13	21	2				38	4.0%	35,584	
2010			2	1	9	9	1				22	3.7%	20,046	
Middle Atlantic														
2009			1	7	22	45	31	5			111	4.5%	136,062	
2010				2	13	50	17			1	83	4.5%	89,748	
Southeast														
2009			1	3	15	12	17		1		49	4.1%	17,051	
East North Central														
2009	1	2	3	35	88	76	42	8	3	2	260	4.6%	216,406	
2010			3	19	33	60	24	2		2	145	4.5%	117,048	
West North Central														
2009				3	11	14	5				33	3.5%	29,863	
2010					11	6	3				20	3.7%	15,803	
South Central														
2009	1		5	6	6	7	15	1			41	3.5%	24,588	
Southwest Pacific														
2009			2	2	8	27	21	8	2		70	4.7%	135,555	
2010				5	7	10	12	6			40	4.4%	57,626	
Northwest														
2009			2	3	8	7	9	2			31	4.5%	42,306	

EXPIRATION SUMMARY

Area	12/08	2009					Total 2009	2010	2011 Or Later	Not Available	Total
		1st Qtr.	April	May	June	3rd Qtr.	4th Qtr.				
United States	4	42	112	170	57	53	17	451	322	396	1,295
<u>New England</u>											
Connecticut		1		1		1		3	9	13	26
Massachusetts				1		2		3	6	7	16
*Rhode Island				4	1			5	2	1	9
Total		1		6	1	3		11	17	21	51
<u>Middle Atlantic</u>											
*Delaware			1		1			2		1	3
District of Columbia		1	1	1				3	3	1	8
Maryland		1						1	7	1	9
New Jersey				2			1	3	24		27
New York		1	5	9	7	3	1	26	36	12	86
Pennsylvania			10	4	4	1		19	15	17	56
Total		3	17	16	12	4	2	54	37	79	189
<u>Southeast</u>											
*Alabama	1	2	3	2	2	11	2	22	4	5	34
Florida			2		3	2		7	11	6	27
*Georgia				2	3	7	1	13	9	2	25
*Kentucky		1	4	13	3	1		22	3	3	30
North Carolina					1			1	1	2	4
*Tennessee			25	4	5	2	1	37	9	5	55
Virginia		1						1	1	5	9
Total	1	4	34	21	17	23	4	103	38	28	184

EXPIRATION SUMMARY

Area	12/08	1st Qtr.	April	May	June	2009		Total 2009	2010	2011 Or Later	Not Available	Total
						3rd Qtr.	4th Qtr.					
<u>East North Central</u>												
Illinois	3	2	30	25	2	2		61	36	38	6	144
Indiana		10		17	1			28	4	24	15	71
*Michigan			2	21	1	6		30	20	15	6	71
Minnesota			4					4	23	9	3	39
Ohio			14	14	4	1		33	44	34	5	116
West Virginia				13			1	14	7	5	13	39
Wisconsin				9				9	8	32	4	53
Total	3	12	50	99	8	9	1	179	142	157	52	533
<u>West North Central</u>												
Iowa			1	4				5	5	5	1	16
*Kansas				1		2		3	1	2		6
*Missouri		16	3	1	1	1		22	10	14	2	48
Nebraska									1	1		2
Total		16	4	6	1	3		30	17	22	3	72
<u>South Central</u>												
*Arkansas				4			2	2		1		3
*Louisiana						2	3	9	5	3	2	19
New Mexico							2	2	6	3		11
Oklahoma						1		1		5		6
Texas	5	5	2	1		5		13	5	10	6	34
Total			2	5		8	7	27	16	22	8	73
<u>Mt.-Northern Plains</u>												
*Colorado			1	2	2			5	3	3		11
*North Dakota			4	1				5	2		2	9
Utah				1				1		4	1	6
Total			5	4	2			11	5	7	3	26
<u>Southwest Pacific</u>												
Arizona				2	14	2		18	4	4	2	10
California									23	24	9	74
Hawaii									1	7	2	10
Nevada				2				2	10	6	6	24
Total				4	14	2		20	38	41	19	118
<u>Northwest</u>												
Alaska					2		1	3	4	5		12
Idaho						1		1			2	3
*Oregon		1		4			1	6	1	5		12
Washington				5		1		6	6	10		22
Total		1		9	2	2	2	16	11	20	2	49
*States with heavy 2009 bargaining												

*States with heavy 2009 bargaining

STATES and REGIONS

New England

Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

Middle Atlantic

District of Columbia
Delaware
Maryland
New Jersey
New York
Pennsylvania

Southeast

Alabama
Florida
Georgia
Kentucky
Mississippi
North Carolina
South Carolina
Tennessee
Virginia

East North Central

Illinois
Indiana
Michigan
Minnesota
Ohio
West Virginia
Wisconsin

West North Central

Iowa
Kansas
Missouri
Nebraska

South Central

Arkansas
Louisiana
New Mexico
Oklahoma
Texas

Mountain-Northern Plains

Colorado
Montana
North Dakota
South Dakota
Utah
Wyoming

Southwest Pacific

Arizona
California
Hawaii
Nevada

Northwest

Alaska
Idaho
Oregon
Washington

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