



Construction “Jobs” Count

Introduction

The following summary below clarifies the projected construction “jobs” numbers in the Construction Outlook Report created by Capital Workforce Partners; a report on current and forecasted construction projects in the North Central Region of Connecticut. Two questions are answered:

1. How is a construction “job” defined?
2. How were the construction “jobs” numbers determined?

How is a construction “job” defined?

A “job” is defined as:

1. Employment that *fluctuates* with regards to time employed on a project
2. An employment opportunity on which an individual *does not work for the entire duration of a project*
3. Consists of trades people from any/all trades that may be required on a project
4. A position that may be filled with the same individual hired on another project(s)
5. Is calculated based on each project individually – see “*How are the construction “jobs” numbers determined?*” below
6. As calculated in the *Construction Outlook* report, is an estimate of the *direct labor* for each individual project. (*direct labor* is construction trades people working hands on, does not include labor, materials, management etc.)
7. Employment of an individual for any portion of a *12 month construction project schedule*. (Projects of the size included within the report typically have a 12 to 24 month construction schedule)
8. An employment opportunity for an individual based on:
 - a. Projects available
 - b. Workers available
 - c. Seniority of workers
 - d. Type of project contract
 - i. *i.e. Use of a Project Labor Agreement, private contract, public contract etc.*

Construction “Jobs” Count, Continued

How are the construction “jobs” numbers determined?

The construction “job” numbers are a calculation for each project individually based on the estimated construction budget. The construction “job” numbers are further estimated through calculations from the direct (hands on) and indirect (office, management staff etc.) labor percentages from average construction projects. *A twelve month construction project schedule is used for all projects for purposes of the calculations found in the report. The calculations used to determine the construction “jobs” numbers are as follows:

Potential Job Calculations

Construction Budget = Project Budget x 70%

Project Labor = Construction Budget x 60%

Direct labor = Project Labor x 70%

Average labor rate = **\$40.00/hr** (labor & fringes), Davis Bacon

Direct Labor Earnings = (Construction Budget \$ x 60%) x 70%

Man Hours = Direct Labor Earnings ÷ **\$40.00/hr**

Jobs = Direct Labor Hours/2080 hrs. per year, per laborer

(average 8 hr shift, 40hr work week)

Note: A multiplication factor of 1.5 is used when calculating the labor number; because not all laborers will work on the project for its entire *12 month duration therefore, it is assumed herein that 50% of the laborers will be on the project for only part of the project duration.