

Construction Industry Snapshot

Issued: January 2016
(based on December Starts Stats)

CMD's December Starts Fell Slightly More than Usual Seasonal Decline

CMD announced today that December's level of U.S. construction starts, excluding residential work, was **\$22.2 billion, a drop of 6.9% versus November**.

The pull-back was only slightly more than the usual or long-term December-versus-November percentage change, due to seasonality, of -5.0%.

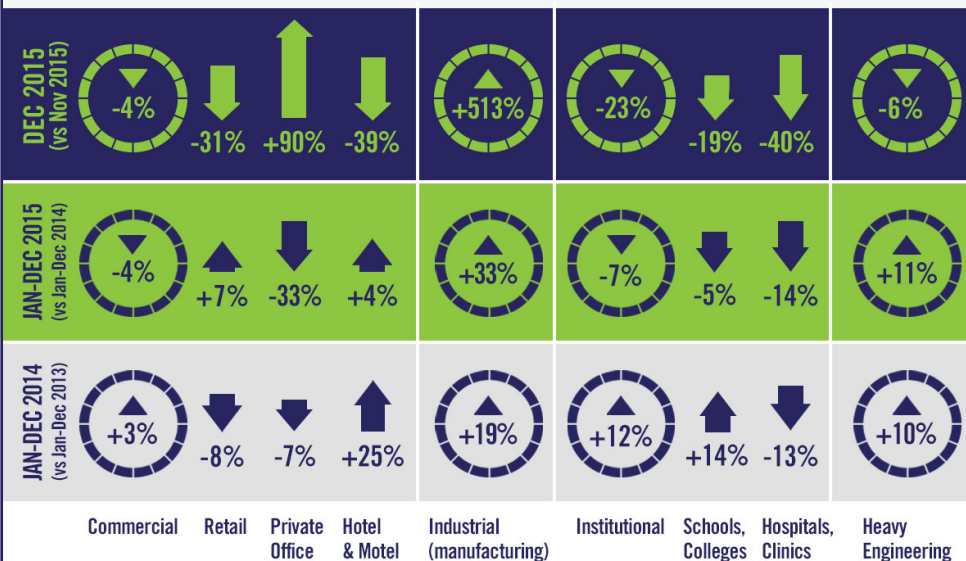


Contents

Commentary and latest starts statistics.....	2
"Top Ten" construction starts.....	3
Trend graphs for 12 key categories.....	4
Regional starts table	5
Detailed national table	6

December's Notable Points

- All three major type-of-structure categories saw month-to-month starts declines in December. The retreats for commercial (-4.0%) and heavy engineering/civil (-6.2%) were less severe than for institutional (-22.5%). The normally smaller-dollar-volume category of industrial, however, took a big leap forward (+512.9%).
- Comparing standalone December 2015 with its counterpart in 2014, the declines for commercial (-8.9%) and engineering (-3.3%) were again smaller than for institutional (-21.6%). Industrial starts (+238.3%) in the most recent December were better than in the prior year's same month.



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CMD's December Starts Fell Slightly More than Usual Seasonal Decline

CMD announced today that December's level of U.S. construction starts, excluding residential work, was \$22.2 billion, a drop of 6.9% versus November. The pull-back was only slightly more than the usual or long-term December-versus-November percentage change, due to seasonality, of -5.0%. (To note for January, weather usually has an even greater effect in that month, -8.5%.)

Compared with December of 2014, the latest month's starts level was -7.0%; but versus the five-year average for December over the past five years (i.e., 2010 to 2014 inclusive), it was +9.2%.

Full year 2015 starts were +1.9% relative to the same January-to-December period of 2014.

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 considerably larger share of total construction than residential activity. The former's combined proportion of total put-in-place construction in the Census Bureau's November report was 62%; the latter's was 38%.

CMD'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., December 2015) is one month ahead of the reporting period for the investment series (i.e., November 2015.)

The latest *Employment Situation Report* from the Bureau of Labor Statistics (BLS) records a 45,000 increase in the total number of construction jobs in December. That was 2015's second-strongest period for job creation in the sector. Only the prior month, November, was better, at +48,000. Year-over-year employment in construction ended 2015 up 4.2%, leading all major employment sub-categories. The total employment increase in America was less than half as fast, +1.9%. Construction's not-seasonally-adjusted unemployment rate in December was 7.5%. In December 2014, it had been 8.3%; in December 2013, 11.4%; and in December 2012, 13.5%.

Before there can be on-site construction activity, projects must be contemplated and planned by owners and rendered into working drawings by design professionals. On a month-to-month basis, total jobs in architectural and engineering services in December were +0.3%. Their year-over-year change was +2.5%. Earlier in 2015 (i.e., in March), they were a more impressive +3.9%.

All three major type-of-structure categories saw month-to-month starts declines in December. The retreats for commercial (-4.0%) and heavy engineering/civil (-6.2%) were less severe than for institutional (-22.5%). The normally smaller-dollar-volume category of industrial, however, took a big leap forward (+512.9%). Industrial starts can swing wildly from one month to the next, based on whether or not there is a go-ahead for a mega project or two. In December, site work began for Volkswagen's sport utility manufacturing plant in Chattanooga, Tennessee.

Comparing standalone December 2015 with its counterpart in 2014, the declines for commercial (-8.9%) and engineering (-3.3%) were again smaller than for institutional (-21.6%). Industrial starts (+238.3%) in the most recent December were better than in the prior year's same month.

Full-year 2015 starts, though, were led by the engineering category, +10.9% compared with full-year 2014. The annual industrial starts figure was also positive, +32.8%, while there was a mild decline in commercial, -4.2%, and a more substantial setback for institutional initiations, -7.0%.

'Road/highway' work is by far most important in the engineering category. In December, 'street starts' were: -13.8% month-over-month (m/m); -5.8% year over year (y/y); but +9.2% year to date (ytd or full-year 2015 vs. full-year 2014). For all 2015, their slice of engineering was 42%.

Claiming second place among engineering starts, with a 23% or nearly one-quarter share, the 'water/sewage' sub-category in December was: -11.6% y/y; but +2.1% m/m; and +10.6% ytd. The 'miscellaneous civil' sub-category, which includes railroads, power plants, pipelines and other energy projects was: +12.7% m/m; +7.7% y/y; and +16.5% ytd.

Within institutional work in full-year 2015, the 'school/college' sub-category was dominant with a 60% grasp of the total. Nevertheless, education facility starts in December were negative across the board: -18.7% m/m; -34.0% y/y; and -4.5% ytd.

Next most significant under the institutional umbrella are 'hospital/clinic' starts. They also disappointed in December: -40.3% m/m; -25.9% y/y; and -13.7% ytd.

Sources of strength in the institutional category in 2015 were the 'police/courthouse/prison' (-25.9% m/m; -23.2% y/y; but +46.3% ytd) and 'nursing/assisted living' (-15.9% m/m; but +1.3% y/y; and +20.7% ytd) sub-categories.

Commercial starts in 2015 were buoyed by the 'retail' (-30.6% m/m; -5.0% y/y; but +7.3% ytd), 'hotel/motel' (-38.8% m/m; but +6.9% y/y; and +3.7% ytd) and 'warehouse' (-55.2%

TABLE 1: VALUE OF UNITED STATES CONSTRUCTION STARTS — DECEMBER 2015 YEAR TO DATE (CMD)

	Jan-Dec 15 (\$ billions)	% Change Jan-Dec 15 vs Jan-Dec 14	% Change Dec 15 vs Dec 14	% Change Dec 15 vs Nov 15
Hotel/Motel	8.919	3.7%	6.9%	-38.8%
Retail	18.952	7.3%	-5.0%	-30.6%
Parking Garage	2.269	23.9%	-61.3%	-50.3%
Amusement	5.413	-20.4%	11.2%	3.7%
Private Office	11.828	-32.6%	-7.8%	89.6%
Government Office	9.082	-18.6%	-29.1%	0.1%
Laboratory	2.230	-6.1%	4.1%	8.3%
Warehouse	10.524	42.7%	67.7%	-55.2%
Miscellaneous Commercial	12.403	4.5%	-23.6%	174.6%
COMMERCIAL	81.621	-4.2%	-8.9%	-4.0%
INDUSTRIAL (Manufacturing)	12.769	32.8%	238.3%	512.9%
Religious	1.579	9.4%	10.9%	24.3%
Hospital/Clinic	12.152	-13.7%	-25.9%	-40.3%
Nursing/Assisted Living	5.000	20.7%	1.3%	-15.9%
Library/Museum	1.759	-21.4%	-46.5%	31.3%
Police/Courthouse/Prison	5.664	46.3%	-23.2%	-25.9%
Military	5.941	-44.7%	154.0%	-48.9%
School/College	52.382	-4.5%	-34.0%	-18.7%
Miscellaneous Government	2.881	13.9%	137.7%	185.2%
INSTITUTIONAL	87.358	-7.0%	-21.6%	-22.5%
Miscellaneous Non-residential	4.559	15.5%	34.6%	6.2%
NON-RESIDENTIAL BUILDING	186.307	-3.3%	-9.4%	-7.3%
Airport	3.196	-2.0%	35.7%	-77.0%
Road/Highway	51.578	9.2%	-5.8%	-13.8%
Bridge	12.742	11.7%	18.5%	3.3%
Dam/Marine	5.788	14.1%	-31.8%	-29.6%
Water/Sewage	28.504	10.6%	-11.6%	2.1%
Miscellaneous Civil	21.106	16.5%	7.7%	12.7%
HEAVY ENGINEERING	122.914	10.9%	-3.3%	-6.2%
TOTAL NON-RESIDENTIAL	309.221	1.9%	-7.0%	-6.9%

Source: CMD Research Group/Table: CMD.

m/m; but +67.7% y/y; and +42.7% ytd) sub-categories. The latter was especially bolstered by several outsized data and call center projects that border on being categorized to the 'private office building' category — which otherwise was +89.6% m/m; but -7.8% y/y; and -32.6% ytd.

The 'Top 10' projects list on page three holds two contributions from both New York and California. All other states account for a single groundbreaking each. The number one project, by dollar value, is the Garvies Point residential complex (\$1.0 billion) in N.Y. Second in line is the Gaylord Rocky Mountain Hotel and Convention Center (\$800 million) in Aurora, Colorado.

The 12-month moving average trend-line graphs on page four of this report show the curves for nearly all the non-residential building categories — with retail (i.e., flat) as the only exception — shifting downwards over the last six months to a year. For heavy engineering, the slopes for 'roads/highways', 'water/sewage' and 'bridges' have been most noticeably on an upward incline.

Despite the low economy-wide jobless rate of 5.0%, compensation levels for all workers, including supervisory personnel, remained restrained in December: +2.5% year over year for average hourly earnings and +2.2% for average weekly earnings. The construction sector turned in a livelier performance: +2.9% for average hourly earnings and +4.2% for average weekly earnings. A few more data points will be needed, however, to establish if that is a definite trend.

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

CMD'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

A "start" is determined by taking the announced bid date and adding a short time lag (30 to 60 days). CMD continues to follow the project via its network of researchers. If it is abandoned or re-bid, the start date is updated to reflect the new information.

Alex Carrick is Chief Economist for CMD. He has delivered presentations throughout North America on the U.S., Canadian and world construction outlooks. Mr. Carrick has been with CMD since 1985. Links to his numerous articles are featured on Twitter @CMD_GroupLLC — which has 38,000 followers — and @Alex_Carrick.

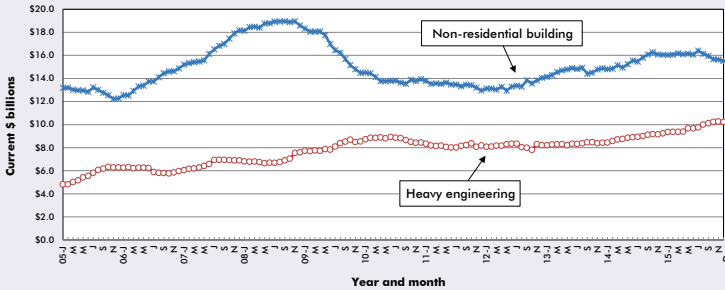
TABLE 2: THESE ARE THE 10 LARGEST PROJECTS IN THE U.S. START FIGURES FOR DECEMBER 2015

REGION (EAST TO WEST)	TYPE OF CONSTRUCTION	DESCRIPTION	SQUARE FEET 000S	DOLLARS 000,000S
Massachusetts				
Boston	Residential	Filenes Project Millennium Tower (1 structure; 40 stories) 426 Washington St Millenium Partners Boston	1,000	\$221
New York				
New York	Commercial	401 9th Ave Commercial Building (1 structure; 69 stories) 401 9th Ave Brookfield Properties	1,645	\$317
Glen Cove (Long Island)	Residential	Garvies Point Phase 1 (1,010 units) 1 Garvies Point Rd RXR Construction and Development	2,200	\$1,000
West Virginia				
Randolph County	Engineering/Civil	WVDOT US 219 Connector US 219 West Virginia Dept of Transportation	*	\$209
Virginia				
Reston	Residential	Reston Town Center Block 4 (4 structures; 21 stories; 540 units) Freedom Drive Boston Properties	1,200	\$204
Tennessee				
Chattanooga	Industrial	Volkswagen Sport Utility Manufacturing Facility (1 structure; 1 story) 8001 Volkswagen Dr Volkswagen Group of America	4,580	\$600
Colorado				
Aurora	Commercial	Gaylord Rocky Mountain Hotel & Convention Center (5 structures; 5 stories) High Point Boulevard Ryman Hospitality Properties, Inc	2,000	\$800
Utah				
Provo	Institutional	IHC Utah Valley Hospital (1 structure; 12 stories) 1034 N 500 W Intermountain Healthcare	470	\$300
California				
Los Angeles	Engineering/Civil	Owens Lake Dust Mitigation Wet Weather Erosion Control various locations Los Angeles - Water & Power Dept	*	\$217
Los Angeles County	Engineering/Civil	CADOT Various Bridges various locations California Dept of Transportation	*	\$172
TOTALS:			13,095	\$4,040

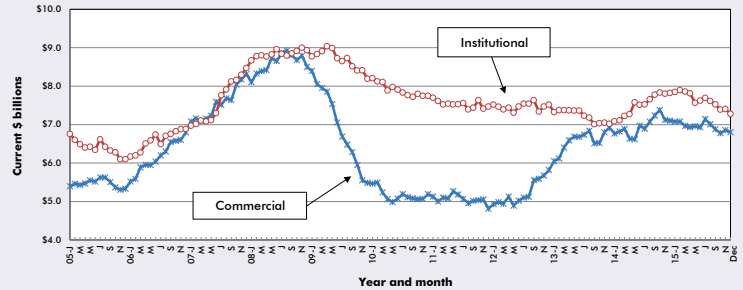
*A square footage measure does not apply for alteration and engineering/civil work.

Source: CMD/Table: CMD.

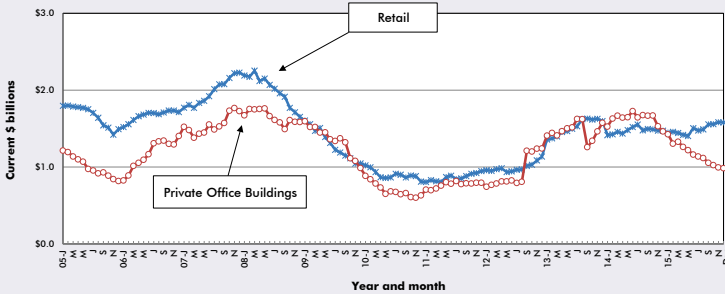
GRAPH 1: U.S. NON-RESIDENTIAL CONSTRUCTION STARTS — CMD (12-MONTH MOVING AVERAGES)



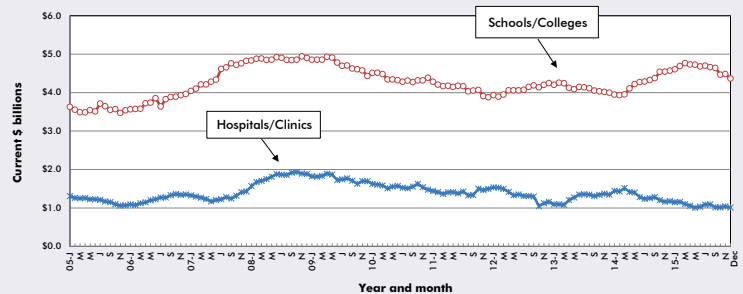
GRAPH 2: U.S. COMMERCIAL AND INSTITUTIONAL CONSTRUCTION STARTS — CMD (12-MONTH MOVING AVERAGES)



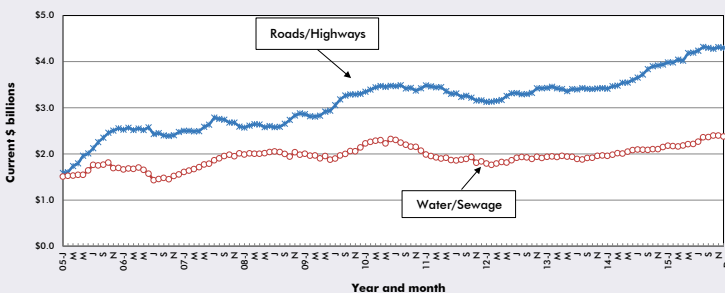
GRAPH 3: U.S. RETAIL AND PRIVATE OFFICE BUILDING CONSTRUCTION STARTS — CMD (12-MONTH MOVING AVERAGES)



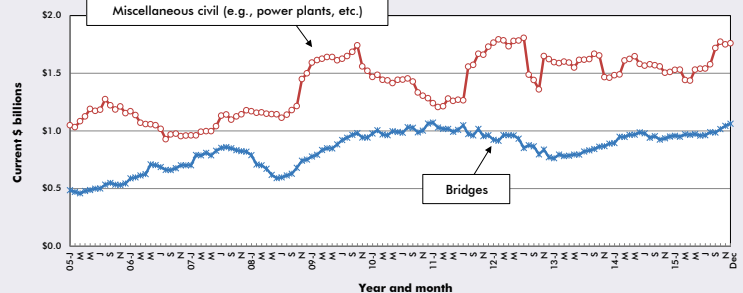
GRAPH 4: U.S. HOSPITAL/CLINIC AND SCHOOL/COLLEGE CONSTRUCTION STARTS — CMD (12-MONTH MOVING AVERAGES)



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



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



Source: CMD/Charts: CMD.

**TABLE 3: U.S. YEAR-TO-DATE REGIONAL STARTS
NON-RESIDENTIAL CONSTRUCTION* — CMD**

	Jan-Dec 2014	Jan-Dec 2015	% Change
Connecticut	\$4,186,537,592	\$3,087,607,692	-26.2%
Maine	\$1,288,731,296	\$926,945,701	-28.1%
Massachusetts	\$7,916,936,438	\$7,349,472,910	-7.2%
New Hampshire	\$1,006,801,309	\$962,053,429	-4.4%
Rhode Island	\$894,077,389	\$806,391,583	-9.8%
Vermont	\$717,169,387	\$696,785,731	-2.8%
Total New England	\$16,010,253,411	\$13,829,257,046	-13.6%
New Jersey	\$7,368,775,459	\$6,198,482,472	-15.9%
New York	\$22,711,443,121	\$19,274,771,342	-15.1%
Pennsylvania	\$11,029,819,217	\$10,592,367,008	-4.0%
Total Middle Atlantic	\$41,110,037,797	\$36,065,620,822	-12.3%
TOTAL NORTHEAST	\$57,120,291,208	\$49,894,877,868	-12.6%
Illinois	\$12,055,541,443	\$12,578,900,467	4.3%
Indiana	\$5,021,294,166	\$4,226,143,753	-15.8%
Michigan	\$5,654,453,708	\$7,704,729,604	36.3%
Ohio	\$8,985,430,669	\$10,112,749,673	12.5%
Wisconsin	\$4,182,926,628	\$5,617,594,446	34.3%
Total East North Central	\$35,899,646,614	\$40,240,117,943	12.1%
Iowa	\$4,827,851,155	\$4,611,221,497	-4.5%
Kansas	\$3,057,335,327	\$3,996,855,897	30.7%
Minnesota	\$4,869,082,851	\$5,621,979,358	15.5%
Missouri	\$5,140,254,356	\$5,189,588,083	1.0%
Nebraska	\$2,815,508,623	\$2,416,383,752	-14.2%
North Dakota	\$3,051,914,798	\$3,645,882,662	19.5%
South Dakota	\$1,300,003,005	\$1,871,608,954	44.0%
Total West North Central	\$25,061,950,116	\$27,353,520,203	9.1%
TOTAL MIDWEST	\$60,961,596,730	\$67,593,638,146	10.9%
Delaware	\$602,503,569	\$692,643,452	15.0%
District of Columbia	\$2,886,688,557	\$1,112,518,300	-61.5%
Florida	\$12,551,705,541	\$15,878,187,386	26.5%
Georgia	\$9,086,968,169	\$6,900,186,668	-24.1%
Maryland	\$8,497,927,211	\$5,280,387,395	-37.9%
North Carolina	\$8,903,813,393	\$9,337,982,177	4.9%
South Carolina	\$4,446,509,800	\$5,524,651,402	24.2%
Virginia	\$8,369,519,935	\$8,046,803,978	-3.9%
West Virginia	\$1,361,757,036	\$1,974,458,503	45.0%
Total South Atlantic	\$56,707,393,211	\$54,747,819,261	-3.5%
Alabama	\$6,678,410,121	\$3,493,775,964	-47.7%
Kentucky	\$4,747,613,425	\$4,073,256,015	-14.2%
Mississippi	\$2,690,299,216	\$2,850,693,240	6.0%
Tennessee	\$4,172,184,973	\$6,240,438,234	49.6%
Total East South Central	\$18,288,507,735	\$16,658,163,453	-8.9%
Arkansas	\$3,907,546,583	\$2,820,032,867	-27.8%
Louisiana	\$6,238,838,113	\$9,591,635,741	53.7%
Oklahoma	\$3,902,974,444	\$4,510,761,473	15.6%
Texas	\$27,592,464,791	\$37,189,945,509	34.8%
Total West South Central	\$41,641,823,931	\$54,112,375,590	29.9%
TOTAL SOUTH	\$116,637,724,877	\$125,518,358,304	7.6%
Arizona	\$3,432,724,887	\$3,060,325,636	-10.8%
Colorado	\$4,799,470,239	\$5,293,658,695	10.3%
Idaho	\$1,325,046,121	\$1,351,276,292	2.0%
Montana	\$968,282,393	\$1,173,444,260	21.2%
Nevada	\$3,062,847,128	\$4,667,407,915	52.4%
New Mexico	\$1,939,737,886	\$1,650,403,511	-14.9%
Utah	\$3,419,587,634	\$3,706,729,645	8.4%
Wyoming	\$1,695,911,194	\$1,859,348,249	9.6%
Total Mountain	\$20,643,607,482	\$22,762,594,203	10.3%
Alaska	\$1,953,401,492	\$1,792,243,392	-8.3%
California	\$32,418,792,327	\$28,977,292,376	-10.6%
Hawaii	\$2,294,136,389	\$2,065,694,818	-10.0%
Oregon	\$3,193,567,885	\$3,205,386,521	0.4%
Washington	\$8,339,455,453	\$7,411,238,267	-11.1%
Total Pacific	\$48,199,353,546	\$43,451,855,374	-9.8%
TOTAL WEST	\$68,842,961,028	\$66,214,449,577	-3.8%
TOTAL U.S.	\$303,562,573,843	\$309,221,323,895	1.9%

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

Source: CMD/Table: CMD.

TABLE 4: VALUE OF U.S. NATIONAL CONSTRUCTION STARTS — DECEMBER 2015 — CMD
BILLIONS OF CURRENT \$, NOT SEASONALLY ADJUSTED (NSA)

	Latest month actuals			Moving averages (placed in end month)						Year to Date	
	Oct 15	Nov 15	Dec 15	Oct 15	3-months Nov 15	Dec 15	Oct 15	12-months Nov 15	Dec 15	Dec 2014	Dec 2015
Single Family	16.457	15.406	14.519	16.665	16.222	15.461	14.514	14.769	14.934	155.483	179.209
month-over-month % change	-2.1%	-6.4%	-5.8%	0.0%	-2.7%	-4.7%	2.6%	1.8%	1.1%	6.4%	15.3%
year-over-year % change	36.9%	24.7%	15.8%	23.6%	26.1%	25.7%	13.7%	14.7%	15.3%		
Apartment	3.354	3.943	4.895	3.241	3.478	4.064	3.727	3.698	3.812	50.143	45.742
month-over-month % change	7.0%	17.6%	24.1%	-8.6%	7.3%	16.9%	1.1%	-0.8%	3.1%	5.5%	-8.8%
year-over-year % change	16.5%	-8.3%	-38.9%	-15.1%	-4.8%	13.9%	-11.3%	-11.3%	-8.8%		
TOTAL RESIDENTIAL	19.812	19.349	19.414	19.905	19.700	19.525	18.242	18.467	18.748	205.626	224.950
month-over-month % change	-0.6%	-2.3%	0.3%	-1.5%	-1.0%	-0.9%	2.3%	1.2%	1.5%	6.2%	9.4%
year-over-year % change	33.0%	16.2%	20.9%	15.1%	18.7%	23.0%	7.5%	8.3%	9.4%		
Hotel/Motel	0.353	1.052	0.644	0.652	0.643	0.683	0.716	0.740	0.743	8.598	8.919
month-over-month % change	-32.4%	198.2%	-38.8%	-16.8%	-1.4%	6.3%	-5.4%	3.3%	0.5%	24.5%	3.7%
year-over-year % change	-58.3%	37.6%	6.9%	-29.6%	-19.9%	-7.4%	1.7%	2.6%	3.7%		
Retail	1.233	1.539	1.068	1.807	1.807	1.280	1.558	1.584	1.579	17.667	18.952
month-over-month % change	-53.5%	24.9%	-30.6%	-3.8%	0.0%	-29.2%	0.2%	1.6%	-0.3%	19.5%	-20.4%
year-over-year % change	3.5%	24.9%	-5.0%	22.1%	26.4%	8.2%	4.5%	7.5%	7.3%		
Parking Garages	0.160	0.185	0.092	0.118	0.157	0.146	0.204	0.201	0.189	1.831	2.269
month-over-month % change	28.4%	15.9%	-50.3%	-51.6%	33.2%	-6.9%	1.6%	-1.5%	-6.0%	-7.5%	23.9%
year-over-year % change	33.0%	-16.3%	-61.3%	-27.7%	0.5%	-24.5%	49.8%	40.0%	23.9%		
Amusement	0.473	0.421	0.436	0.404	0.384	0.443	0.451	0.447	0.451	6.803	5.413
month-over-month % change	84.2%	-11.1%	3.7%	-0.2%	-5.1%	15.6%	-3.6%	-0.7%	0.8%		
year-over-year % change	-29.8%	-11.2%	11.2%	-49.3%	-42.8%	-12.9%	-24.2%	-22.2%	-20.6%		
Office	1.396	0.680	1.289	0.940	0.843	1.121	1.025	0.995	0.986	17.556	11.828
month-over-month % change	206.6%	-51.3%	89.6%	37.6%	-10.3%	33.0%	-2.8%	-3.0%	-0.9%	-7.2%	-32.6%
year-over-year % change	-20.1%	-34.8%	-7.8%	-32.0%	-36.9%	-19.6%	-38.6%	-35.0%	-32.6%		
Governmental Offices	0.693	0.579	0.580	0.830	0.678	0.617	0.805	0.777	0.757	11.154	9.082
month-over-month % change	-9.0%	-16.4%	0.1%	-18.8%	-18.4%	-8.9%	-4.2%	-3.5%	-2.6%	16.4%	-18.6%
year-over-year % change	-37.7%	-36.8%	-29.1%	-21.3%	-35.5%	-34.9%	-10.8%	-15.6%	-18.6%		
Laboratories	0.049	0.119	0.129	0.221	0.234	0.099	0.191	0.185	0.186	2.374	2.230
month-over-month % change	-90.7%	140.5%	8.3%	6.8%	5.7%	-92.9%	45.6%	-2.9%	0.6%	30.2%	-6.1%
year-over-year % change	-20.8%	-35.7%	4.1%	96.1%	98.9%	-19.9%	-20.4%	-5.8%	-6.1%		
Warehouse	0.742	1.692	0.757	0.758	1.107	1.064	0.750	0.852	0.877	7.373	10.524
month-over-month % change	-16.4%	127.9%	-55.2%	-41.8%	46.0%	-4.0%	0.9%	13.5%	3.0%	75.0%	42.7%
year-over-year % change	12.8%	257.1%	67.7%	-14.8%	54.4%	101.6%	21.5%	38.4%	42.7%		
Misc Commercial	1.365	0.574	1.576	0.812	0.722	1.172	1.079	1.074	1.034	11.868	12.403
month-over-month % change	501.8%	-58.0%	174.6%	14.6%	-11.1%	62.3%	0.8%	-0.5%	-3.8%		
year-over-year % change	8.1%	-9.2%	-23.6%	-32.0%	-13.8%	-11.2%	5.0%	13.3%	-4.5%	-19.7%	4.5%
TOTAL COMMERCIAL	6.464	6.841	6.571	6.642	6.574	6.625	6.779	6.855	6.802	85.224	81.621
month-over-month % change	0.7%	5.8%	-4.0%	-10.0%	0.5%	0.8%	-1.5%	1.1%	-0.8%	2.6%	-4.2%
year-over-year % change	-15.8%	15.3%	-8.9%	-18.2%	-8.6%	-4.5%	-8.2%	-3.8%	-4.2%		
TOTAL INDUSTRIAL (Manufacturing)	0.112	0.148	0.906	0.269	0.209	0.389	1.118	1.011	1.064	9.615	12.769
month-over-month % change	-69.4%	31.8%	512.9%	-54.3%	-22.4%	86.2%	-5.2%	-9.5%	5.3%	19.3%	32.8%
year-over-year % change	-86.9%	-89.6%	238.3%	-63.2%	-73.5%	-54.3%	52.3%	22.5%	32.8%		
Religious	0.143	0.101	0.126	0.108	0.111	0.123	0.130	0.131	0.132	1.444	1.579
month-over-month % change	62.4%	-29.0%	24.3%	2.6%	2.7%	11.4%	2.0%	0.7%	0.8%		
year-over-year % change	25.5%	11.1%	10.2%	-10.5%	-2.1%	16.5%	-2.0%	6.5%	9.4%	-22.5%	9.4%
Hospitals/Clinics	1.076	1.754	1.046	0.944	1.129	1.292	1.018	1.043	1.013	14.081	12.152
month-over-month % change	93.7%	63.0%	-40.3%	-4.5%	19.5%	14.5%	0.3%	2.5%	-2.9%	-12.7%	-13.7%
year-over-year % change	3.0%	20.6%	-25.9%	-22.4%	-14.3%	-0.9%	-15.3%	-10.2%	-13.7%		
Nursing/Assisted Living	0.452	0.456	0.384	0.484	0.493	0.431	0.404	0.416	0.417	4.143	5.000
month-over-month % change	-20.9%	0.9%	-15.9%	8.5%	1.9%	-12.7%	0.5%	3.1%	0.1%	-0.7%	20.7%
year-over-year % change	-5.8%	45.6%	1.3%	8.3%	22.1%	16.3%	12.7%	20.2%	20.7%		
Libraries/Museums	0.135	0.088	0.115	0.186	0.131	0.113	0.156	0.135	0.147	2.239	1.759
month-over-month % change	-20.2%	-35.1%	31.3%	5.0%	-29.6%	-13.8%	0.8%	-0.4%	-5.4%	-4.5%	-21.4%
year-over-year % change	11.9%	-7.8%	-46.5%	-16.4%	-8.3%	-21.6%	-22.4%	-18.8%	-21.4%		
Police/Courthouse/Prison	0.369	0.458	0.339	0.401	0.429	0.389	0.464	0.481	0.472	3.872	5.664
month-over-month % change	-19.9%	24.0%	-25.9%	-36.2%	7.0%	-9.4%	1.5%	3.5%	-1.8%	-5.0%	46.3%
year-over-year % change	29.7%	72.5%	-23.2%	25.2%	49.5%	17.6%	46.9%	56.3%	46.3%		
Military	1.148	0.705	0.360	0.829	0.847	0.738	0.519	0.477	0.495	10.740	5.941
month-over-month % change	66.8%	-38.6%	-48.9%	43.8%	2.2%	-12.9%	5.6%	-8.1%	3.8%		
year-over-year % change	40.8%	-41.7%	154.0%	-8.1%	-8.4%	2.2%	-39.2%	-47.4%	-44.7%		
Schools/Colleges	3.291	3.258	2.649	4.013	3.429	3.066	4.466	4.479	4.365	54.852	52.382
month-over-month % change	-12.0%	-1.0%	-18.7%	-15.0%	-14.5%	-10.6%	-3.8%	0.3%	-2.5%	14.4%	-4.5%
year-over-year % change	-38.9%	5.0%	-34.0%	-18.8%	-17.5%	-26.4%	-1.6%	-1.4%	-4.5%		
Misc Government	0.151	0.128	0.364	0.184	0.134	0.214	0.234	0.223	0.240	2.529	2.881
month-over-month % change	20.8%	-15.3%	185.2%	-18.0%	-26.8%	59.3%	-1.8%	-5.0%	7.9%	-4.7%	13.9%
year-over-year % change	-25.2%	-52.4%	137.7%	-8.5%	-42.8%	3.3%	1.1%	-2.2%	13.9%		
TOTAL INSTITUTIONAL	6.765	6.947	5.384	7.149	6.703	6.366	7.391	7.404	7.280	93.899	87.358
month-over-month % change	5.8%	2.7%	-22.5%	-9.1%	-6.2%	-5.0%	-1.8%	0.2%	-1.7%	11.5%	-7.0%
year-over-year % change	-19.4%	2.3%	-21.6%	-14.6%	-11.3%	-13.4%	-5.7%	-5.1%	-7.0%		
Misc Non Residential	0.474	0.394	0.419	0.425	0.392	0.429	0.374	0.371	0.380	3.947	4.559
month-over-month % change	53.3%	-16.7%	6.2%	5.7%	-7.8%	9.3%	4.4%	-0.9%	2.4%	20.7%	15.5%
year-over-year % change	65.9%	-8.9%	34.6%	27.2%	12.9%	25.0%	20.3%	13.7%	15.5%		
TOTAL NON-RES BUILDING	13.815	14.331	13.280	14.385	13.878	13.809	15.661	15.640	15.526	192.685	186.307
month-over-month % change	2.4%	3.7%	-7.3%	-10.8%	-3.5%	-0.5%	-1.8%	-0.1%	-0.7%	7.9%	-3.3%
year-over-year % change	-19.7%	-1.7%	-9.4%	-17.5%	-12.0%	-10.8%	-3.7%	-2.7%	-3.3%		
Airports	0.403	0.236	0.054	0.516	0.381	0.231	0.272	0.265	0.266	3.261	3.194
month-over-month % change	-20.3%	-41.4%	-77.0%	7.4%	-26.1%	-39.4%	2.3%	-2.5%	0.4%	14.4%	-2.0%
year-over-year % change	22.6%	-26.1%	35.7%	22.5%	9.5%	0.8%	-0.1%	-3.4%	-2.0%		
Roads/Highways	3.618	3.827	3.299	4.645	3.854	3.581	4.278	4.315	4.298	47.252	51.578
month-over-month % change	-12.1%	5.8%	-13.8%	-12.5%	-17.0%	-7.1%	-0.5%	0.9%	-0.4%	14.9%	9.2%
year-over-year % change	-6.7%	13.3%	-5.8%	3.6%	-0.6%	-0.1%	9.7%	10.1%	9.2%		
Bridges	0.850	1.325	1.369	0.919	1.016	1.182	1.016	1.044	1.062	11.404	12.742
month-over-month % change	2.4%	56.0%	3.3%	-2.6%	10.6%	16.3%	3.1%	2.8%	1.7%	9.3%	10.6%
year-over-year % change	74.9%	34.4%	18.5%	31.0%	27.8%	34.9%	10.0%	11.6%	11.7%		
Dams/Marine	0.863	0.516	0.363	0.604	0.623	0.581	0.506	0.496	0.482	5.074	5.788
month-over-month % change	75.9%	-40.3%	-29.6%	35.6%	3.2%	-6.8%	2.9%	-1.9%	-2.8%	-4.9%	14.1%
year-over-year % change	24.6%	-18.1%	-31.8%	2.3%	1.1%	-6.1%	21.7%	17.8%	14.1%		
Water/Sewage	2.667	2.092	2.135	2.808	2.325	2.298	2.398	2.399	2.375	25.763	28.504
month-over-month % change	20.5%	-21.6%	2.1%	-3.8%	-17.2%	-1.1%	1.4%	0.0%	-1.0%	9.3%	10.6%
year-over-year % change	17.7%	0.6%	-11.6%	23.4%	-7.0%	-2.0%	14.0%	16.2%	13.7%		
Misc Civil	1.736	1.483	1.671	2.372	2.138	1.630	1.772	1.749	1.759	18.123	21.106
month-over-month % change	-45.7%	-14.6%	12.7%	1.2%	-9.9%	-23.8%	3.1%	-1.3%	0.6%	3.4%	16.5%
year-over-year % change	58.4%	-15.8%	7.7%	64.2%	47.2%	11.0%	13.7%	16.3%	16.5%		
TOTAL ENGINEERING	10.137	9.479	8.892	11.863	10.337	9.502	10.241	10.268	10.243	110.878	122.914
month-over-month % change	-11.0%	-6.5%	-6.2								