

2023

Construction INDUSTRY PROFILE

Colorado Urban Front Range



To navigate directly to a specific section, click on the title in the list below. This will link directly to the corresponding page.

To return back to the Table of Contents, click on any section title. This will link back to the Table of Contents to allow easy navigation to other sections.

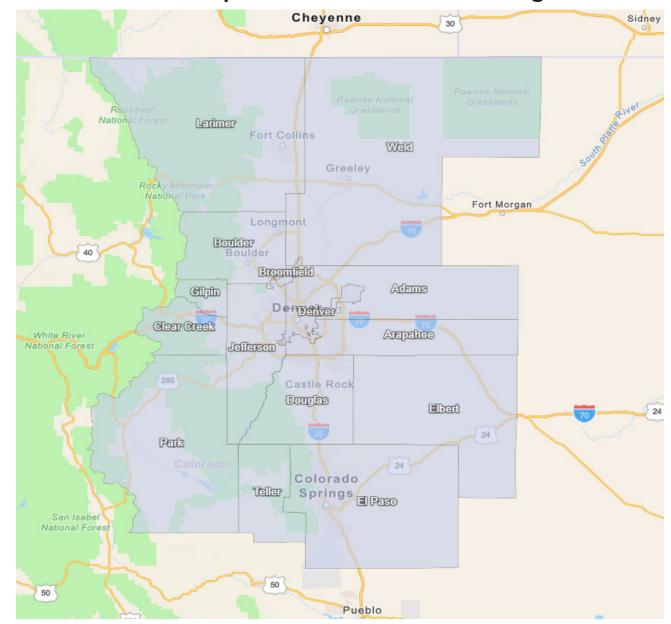
Table of Contents

- 03 Geographical Area
- 04 Industries Making Up The Sector
- 08 Historical Trends
- 10 Employment Concentration
- 14 Where Core Workforce Lives
- 17 Demographics
- 20 Telework and Automation Strategies
- Wages
- **26** Top Occupations
- 31 Let's Talk!

Geographical Area



The geographical area for this industry profile includes the 15 counties that make up Colorado's Urban Front Range.



The geographic region includes the following metropolitan areas:

- Boulder
- Colorado Springs
- · Denver-Aurora-Lakewood
- Fort Collins
- Greeley

In 2022, this 15 county region employed nearly 2.7 million people across all industries, and made up 84% of Colorado's total employment.

In 2022, the Gross Regional Product (GRP) for the Front Range region was \$416.3 billion, which made up just under 1.7% of the national Gross Domestic Product (GDP). GDP is the total market value of all goods and services in the nation, and GRP is the total market value of all goods and services in the region.

Industries Making up the Sector

Construction

▲ 5.5% From prior year

6.7%
Total Jobs in CO
Urban Front Range



The construction sector employs 183,262 people in 16,338 establishments. An 'establishment' is one facility in which people work. For example, a business in the sector may have several locations, and each one of those locations counts as an 'establishment.' Of the 183,262 people working in construction, 25,604 are self-employed, mainly in specialty trades.

In 2022, the sector had \$43.1 billion in sales, and contributed \$21.2 billion to the region's GRP. Construction has been a significant contributor to the local labor market, offering ample job opportunities for skilled workers in various trades. The sector's continuous growth and demand for construction projects have made it an essential component of the region's workforce landscape.

Construction Sector

Employment concentration measures the concentration of employment in an industry in the local region against the average employment concentration in that industry nationwide. For example, we would read, "Employment in land subdivision is 1.54 times more concentrated than the national average for this industry." The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

Residential Building Construction

2361 NAICS

Numbers to Know

- 22,570 jobs
- 3.347 establishments
- 0.96 employment concentration
- \$5.6 billion in sales
- 6.0% change to 2027
- \$79,980 average wage
- \$10,793 average employer paid benefits

Nonresidential Building Construction

2362 NAICS

Numbers to Know

- 15,953 jobs
- 1.012 establishments
- 1.07 employment concentration
- \$4.5 billion in sales
- 3.5% change to 2027
- \$99,136 average wage
- \$15,573 average employer paid benefits

Utility System Construction

NAICS

Numbers to Know

- 12,656 jobs
- 438 establishments
- 1.33 employment concentration
- \$3.1 billion in sales
- 7.5% change to 2027
- \$88,243 average wage
- \$14,594 average employer paid benefits

Land Subdivision

2372 NAICS

Numbers to Know

- 1,065 jobs
- 96 establishments
- 1.54 employment concentration
- \$490 million in sales
- 16.4% change to 2027
- \$162,329 average wage
- \$26,619 average employer paid benefits

Highway, Street, & Bridge Construction

2373 NAICS

Numbers to Know

- 7,155 jobs
- 175 establishments
- 1.22 employment concentration
- \$1.7 billion in sales
- 2.6% change to 2027
- \$85,731 average wage
- \$14,154 average employer paid benefits

Foundation, Structure, & **Building Exterior Contractors**

2381 NAICS

Numbers to Know

- 23,754 jobs
- 2,455 establishments
- 1.26 employment concentration
- \$5 billion in sales
- 1.1% change to 2027
- \$63,340 average wage
- \$9,678 average employer paid benefits

Building Finishing Contractors

2383 NAICS

Numbers to Know

- 24,487 jobs
- 3,044 establishments
- 1.17 employment concentration
- \$5.8 billion in sales
- 0.2% change to 2027
- \$59,525 average wage
- \$7,883 average employer paid benefits

Other Heavy & Civil Engineering Construction

2379 NAICS

Numbers to Know

- 2,067 jobs
- 114 establishments
- 0.94 employment concentration
- \$547 million in sales
- 6.9% change to 2027
- \$84,986 average wage
- \$13,838 average employer paid benefits

Building Equipment Contractors

2382 NAICS

Numbers to Know

- 51,873 jobs
- 4,061 establishments
- 1.21 employment concentration
- \$11.2 billion in sales
- 5.0% change to 2027
- \$74,138 average wage
- \$12,285 average employer paid benefits

Other Specialty Trade Contractors

NAICS 2389

Numbers to Know

- 21,683 jobs
- 1,597 establishments
- 1.18 employment concentration
- \$5.1 billion in sales
- 2.0% change to 2027
- \$64,166 average wage
- \$9,061 average employer paid benefits

7

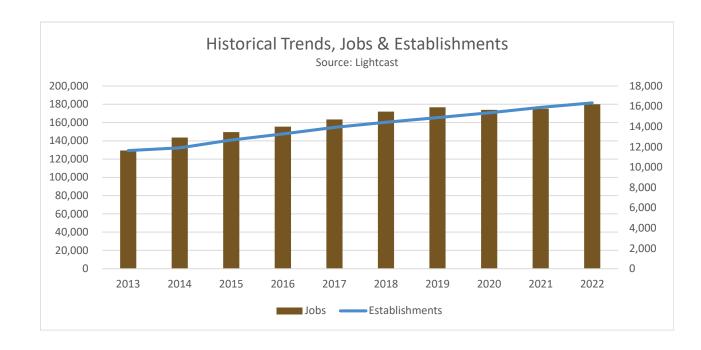
6

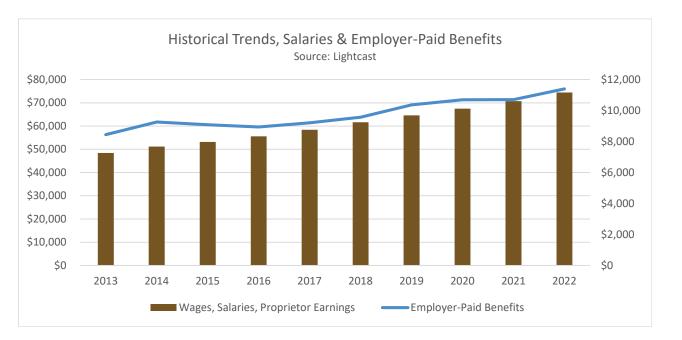


Historical Trends

Colorado Urban Front Range

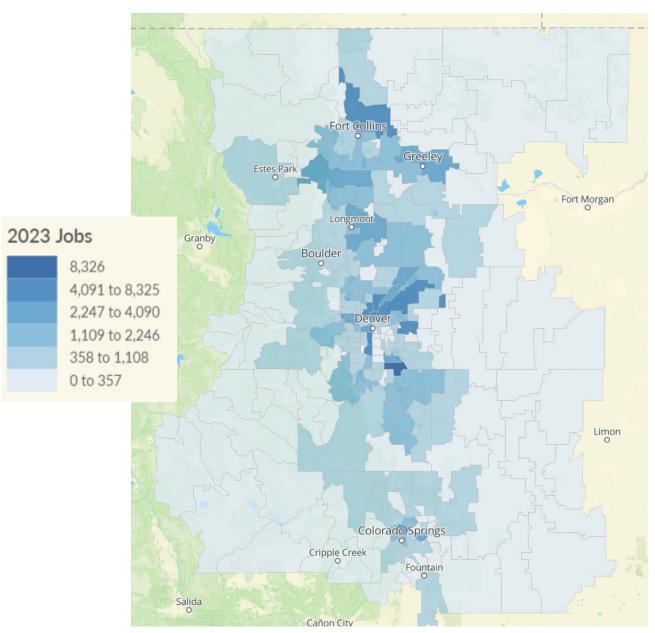
The first graph shows the growth in jobs (brown bars), and the growth in the number of establishments (blue line) in the sector between 2013 and 2022. The second graph shows the growth in wages, salaries and proprietor earnings (brown bars) and in employer-paid benefits, including the employer portions of both Social Security and Medicare payroll deductions (blue line) for the same period.





Employment Concentration

Employment Concentration Map



Colorado Urban Front Range

The overall employment concentration in this sector is 1.17 times the national average, which suggests the region has a good supply of skilled labor. Concentration also varies by county, with the heaviest sector employment concentrations in Elbert, Park and Adams counties.

Sector Employment Concentration



Employment concentration in the sector is shown here within each of the 15 counties making up the region. Note that the current wages, salaries, and proprietor earnings, as well as the current employer-paid benefits are different within each county. This is because each county has a different mix of sector industries. For example, the highest average wage per worker is in land subdivision while the lowest is in other specialty trades contractors. Thus, a county that has many specialty trade contractors will have a lower average wage per worker.

ADAMS

- Jobs -29,406
- Employment Concentration - 1.90
- Current Wages, Salaries, & Proprietor Earnings - \$72,861
- Benefits \$11.332
- Top Businesses Northern Electric Inc., Mtech Mechanical Technologies Group Inc., Sturgeon Electric Company Inc.

BROOMFIELD

- Jobs 2,262
- Employment Concentration - 0.82
- Current Wages, Salaries, & Proprietor Earnings -\$95,377
- Benefits \$15,044
- Top Businesses Flatiron Construction Corp., Vargas Property Services, Accent **Electrical Services**

ARAPAHOE

- Jobs 28.508
- Employment Concentration - 1.31
- Current Wages, Salaries, & Proprietor Earnings - \$81,607
- Benefits \$12.625
- Top Businesses Kiewit Infrastructure, Century Communities Inc., Saunder Construction Inc.

CLEAR CREEK

- Jobs 191
- Employment Concentration - 0.85
- Current Wages, Salaries, & Proprietor Earnings -\$49,982
- Benefits- \$4,575
- Top Businesses Doyle Construction Inc., Michael Shojer Speciality Roofing, Glabraith Plumbing & Heating

BOULDER

- Jobs 7.122
- Employment Concentration -0.56
- Current Wages, Salaries, & Proprietor Earnings - \$67,231
- Benefits- \$9.660
- Top Businesses Namaste Solar Electric Inc., Keith Lawson Air Conditioning, **Gracon Corporation**

DENVER

- Jobs 26,874
- Employment Concentration - 0.75
- Current Wages, Salaries, & Proprietor Earnings - \$83,811
- Benefits \$13,043
- Top Businesses Richmond American Homes, Beck, **Mortenson Construction**

DOUGLAS

- Jobs 12.947
- Employment Concentration - 1.36
- Current Wages, Salaries, & Proprietor Earnings - \$81,122
- Benefits \$12,711
- Top Businesses Douglas County Public Works, Crescendo at Central Park, Lightning Ventures, Inc.

GILPIN

• Employment Concentration

• Current Wages, Salaries, &

• Benefits- \$4.573

• Jobs - 542

- 2.37

Proprietor Earnings - \$48,813

• Top Businesses - Black Hawk

Public Works, R & B Drywall,

PARK

• Employment Concentration

• Current Wages, Salaries, &

• Benefits - \$5,149

Building Design

Top Businesses - Park

Proprietor Earnings - \$52,275

County Road & Bridge, Deep

Water Mountain Inc., Playfair

Arends Shirley & Wes

• Jobs - 134

- 0.49

& Plumbing Engineers, Mountain Columbine

EL PASO

- Jobs 22.642
- Employment Concentration - 1.01
- Current Wages, Salaries, & Proprietor Earnings -\$66.068
- Benefits \$9.803
- Top Businesses Heating Construction, Christofferson Commercial Builder

- Jobs 1.283
 - Employment Concentration - 3.66

ELBERT

- Current Wages, Salaries, & Proprietor Earnings - \$61,908
- Benefits \$8.664
- Top Businesses Systems Buildings Inc., Layne Inliner, Sun Valley Electric Inc.

JEFFERSON

- Jobs 22,267
- Employment Concentration - 1.39
- Current Wages, Salaries, & Proprietor Earnings - \$73,552
- Benefits \$11.246
- Top Businesses Dynalectric Company of Colorado, Garney Construction, Hellas Construction

LARIMER

- Jobs 14.021
- Employment Concentration - 1.21
- Current Wages, Salaries, & Proprietor Earnings -\$65.320
- Benefits \$9.912
- Top Businesses LPR Construction Company, Foothills Gateway Inc., Connell Resources Inc.

TELLER

- Jobs 678
 - Employment Concentration - 1.22
 - Current Wages, Salaries, & Proprietor Earnings -\$44,659
 - Benefits- \$4,368
 - Top Businesses -Foxworth-Galbraith Home Improvement Center, Electric Service of CO, Lamb Plumbing & Excavating

WELD

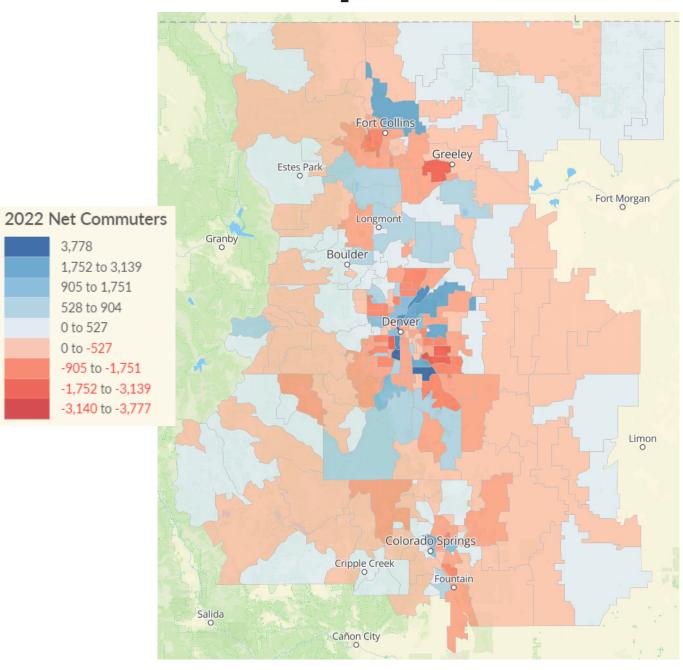
- Jobs 14,386
- Employment Concentration - 1.88
- Current Wages, Salaries, & Proprietor Earnings -\$67,994
- Benefits- \$10,260
- Top Businesses Hensel Phelps, Colorado Dept. of Transportation, Utah Mechanical Contracting

13



Where Core Workforce Lives

Commute Map



Every sector has a group of occupations it needs to fulfil its mission. This is called a staffing pattern, and generally includes managers, business and finance people, sales and administrative support, computer and mathematical occupations. There is also a core set of occupations that are primarily responsible for producing the good or services that industry provides. In construction, this core set of occupations is made up of construction and extraction occupations. Examples of these occupations include construction laborers, masons, carpenters and electricians. This map shows where persons employed in these occupations live (orange areas) and where they work (blue areas).

Where Core Workforce Lives

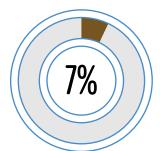
Commute Patterns

The table shows net commuters. For example, 18,770 in these core occupations live in Jefferson County, while there are 15,630 construction and extraction jobs there. This means there are 3,140 more of these core workers living in Jefferson County than there are construction and extraction jobs there. Note the latest commuter data available is from 2022.

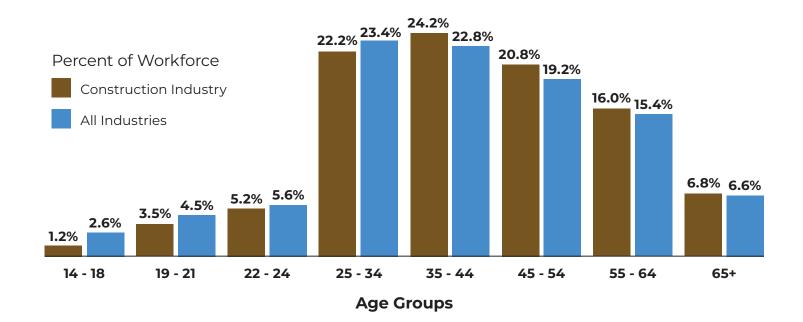
County	Net Commuters	Resident Workers	Jobs		
Denver	3,778	17,672	21,450		
Arapahoe	1,752	17,660	19,412		
Adams	1,323	19,100	20,423		
Boulder	528	5,054	5,582		
Clear Creek	114	198	312		
Larimer	38	10,061	10,099		
Gilpin	(50)	166	116		
Broomfield	(98)	1,694	1,596		
Teller	(244)	874	630		
Park	(244)	634	390		
Elbert	(263)	1,087	823		
Douglas	(905)	9,262	8,357		
El Paso	(981)	17,692	16,712		
Weld	(2,157)	15,032	12,874		
Jefferson	(3,140)	18,770	15,630		



Comparative Retirement Risk



Retirement risk in construction is slightly higher than that across all industries in the region. This reflects an older labor force with 23% aged 55 and older and significantly fewer new entrants in the 14-24 age group.

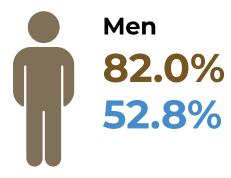


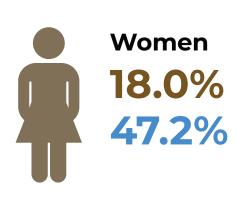
Comparative Gender

Percent of Workforce

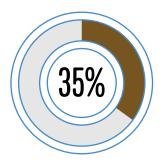
Construction Industry

All Industries



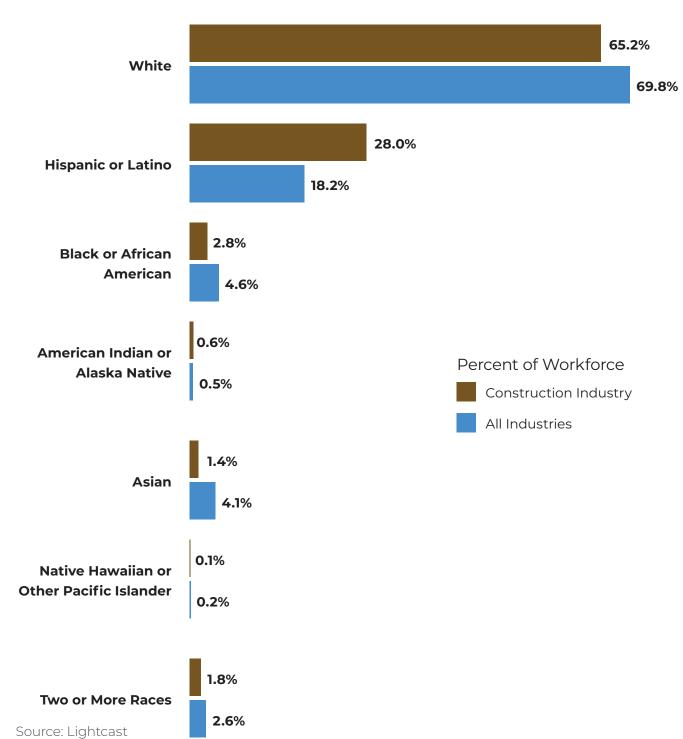


Comparative Racial Diversity



This bar chart shows the racial and ethnic diversity in the industry versus across all industries in the 15 county region. This is measured by a concept called 'total diversity,' which is the percent of racial or ethnic minorities employed in the sector versus the percent of racial and ethnic minorities employed across all industries. Construction is significantly more diverse than the overall average within the region, with overall diversity 4.6% higher than that across all industries.

19



18



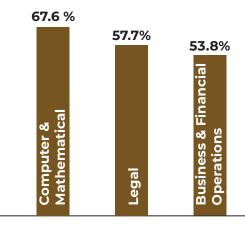
Telework and Automation Strategies

Remote Work Potential

12.8% Remote Work Capability for Sector

In a scarce labor market, a valid strategy for employers might be to review their staffing pattern and determine which positions, if any, can be employed remotely or on a hybrid work schedule.

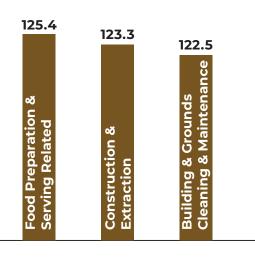
Approximately 12.8% of the workforce in construction has at least partial teleworking capacity, mostly in back-office functions.

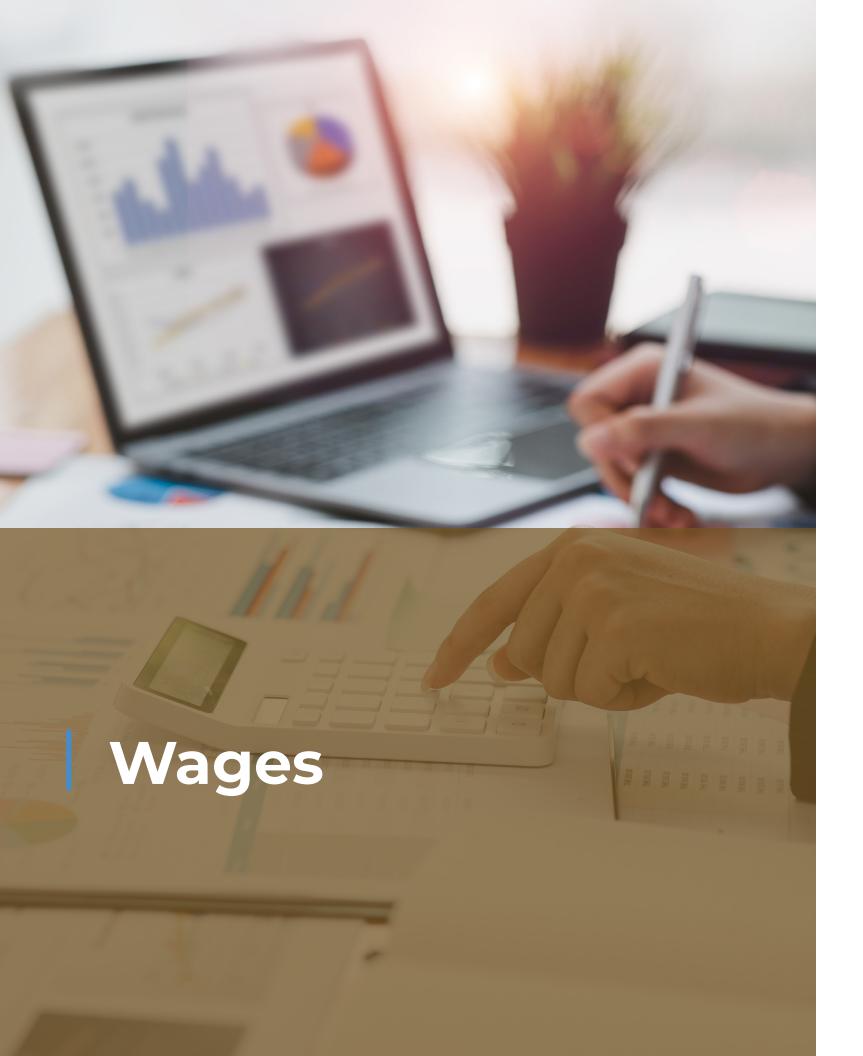


Automation Index

112.1

Another valid strategy employers can use in today's scarce labor market is automation. Automation seldom replaces workers 1:1. Rather, automation leverages the productive capacity of fewer workers to allow for higher output. Examples of automation in construction are estimation and bidding software, project management software, and drones to assist in land subdivision, surveying and inspecting structures as they are built.





Advertised Wage Trends

The scarce labor market has driven wages up over time. This line graph shows movement in advertised wages in jobs posted in the sector over the last year.



Competitive Wage Analysis

The following table shows the top 20 occupations by percentage of total employment in the sector, as well as total employment across industries. For example, the construction sector employs 5,434 project management specialists, but there are 26,738 employed across all industry sectors. This is important because the construction sector must compete with other sectors for critical talent, such as sales representatives, truck drivers and cost estimators. Average annual openings for each occupation is estimated according to known attrition (people leaving the occupation or retiring) as well as expected national and local growth in the occupation.

Median posted wage levels can be compared to estimated entry and experienced level wages, and the typical entry level education, as well as the typical on-the-job training (OJT) are shown to illustrate the potential for apprenticeships and OJT to supplement shortfalls in the traditional training pipeline.

The Standard Occupational Classification (SOC) system is used by Federal statistical agencies to classify workers into occupational categories for the purpose of collecting, calculating, or disseminating data.

Competitive Wage Analysis

SOC	Description	Jobs in Sector	% of Total Employment in Sector	Jobs Across all Industries	Average Annual Openings	Median Posted Wage	Entry Level Wage	Median Wage	Highly Experienced Level Wage	Typical On-the-Job Training	Typical Entry Level Education
11-1021	General & Operations Managers	3,810	2.1%	43,782	4,781	\$39.82	\$41.46	\$72.58	\$88.23	None	Bachelor's degree
11-9021	Construction Managers	10,758	5.8%	12,654	1,193	\$44.49	\$35.68	\$50.75	\$60.62	Moderate-term OJT	Bachelor's degree
11-9199	Managers, All Other	3,185	1.7%	20,867	1,974	\$50.58	\$29.47	\$62.77	\$84.34	None	Bachelor's degree
13-1051	Cost Estimators	3,250	1.8%	5,286	502	\$38.58	\$29.28	\$38.98	\$46.53	Moderate-term OJT	Bachelor's degree
13-1082	Project Management Specialists	5,434	3.0%	26,738	2,583	\$46.89	\$35.72	\$49.77	\$61.90	None	Bachelor's degree
41-3091	Sales Representatives of Services, Except Advertising, Insurance, Financial Services, & Travel	3,804	2.1%	37,258	4,424	\$26.15	\$26.54	\$51.28	\$61.32	Moderate-term OJT	High school diploma or GED
43-3031	Bookkeeping, Accounting, & Auditing Clerks	2,447	1.3%	25,981	3,412	\$23.57	\$18.88	\$24.44	\$28.13	Moderate-term OJT	Some college, no degree
43-6014	Secretaries & Administrative Assistants, Except Legal, Medical, & Executive	2,579	1.4%	32,049	3,934	\$20.98	\$17.60	\$21.61	\$24.46	Short-term OJT	High school diploma or GED
43-9061	Office Clerks, General	3,515	1.9%	32,503	4,466	\$19.26	\$18.73	\$24.43	\$28.16	Short-term OJT	High school diploma or GED
47-1011	First-Line Supervisors of Construction Trades & Extraction Workers	15,268	8.4%	18,746	1,946	\$35.32	\$29.47	\$37.55	\$44.30	None	High school diploma or GED
47-2031	Carpenters	15,107	8.3%	16,689	1,714	\$25.54	\$19.79	\$26.93	\$30.23	Apprenticeship	High school diploma or GED
47-2051	Cement Masons & Concrete Finishers	4,977	2.7%	5,224	499	\$24.98	\$21.94	\$26.02	\$29.00	Moderate-term OJT	No formal educational credential
47-2061	Construction Laborers	20,617	11.2%	23,096	2,625	\$21.97	\$16.46	\$21.73	\$23.46	Short-term OJT	No formal educational credential
47-2073	Operating Engineers & Other Construction Equipment Operators	6,682	3.6%	9,319	1,081	\$27.02	\$23.43	\$27.59	\$30.63	Moderate-term OJT	High school diploma or GED
47-2111	Electricians	13,419	7.2%	15,754	1,919	\$33.17	\$21.53	\$28.77	\$35.33	Apprenticeship	High school diploma or GED
47-2141	Painters, Construction & Maintenance	4,753	2.6%	5,229	474	\$21.97	\$16.66	\$25.02	\$26.20	Moderate-term OJT	No formal educational credential
47-2152	Plumbers, Pipefitters, & Steamfitters	8,078	4.4%	9,100	1,054	\$31.45	\$22.47	\$30.50	\$35.87	Apprenticeship	High school diploma or GED
47-2181	Roofers	2,767	1.6%	2,797	260	\$25.97	\$19.01	\$24.75	\$27.18	Moderate-term OJT	No formal educational credential
49-9021	Heating, Air Conditioning, & Refrigeration Mechanics & Installers	5,445	2.9%	6,672	757	\$29.72	\$22.36	\$29.40	\$35.11	Long-term OJT	Postsecondary nondegree award
53-3032	Heavy & Tractor-Trailer Truck Drivers	2,018	1.1%	27,382	3,590	\$30.95	\$22.29	\$27.51	\$29.62	Short-term OJT	Postsecondary nondegree award



Top Occupations

Top 20 Occupations Currently Listed in the Colorado Urban Front Range

Top Occupations

These figures use information from unique job postings across the sector to show the number of jobs posted in the 15 county region during the last year and median posted salary. It is also important when planning staffing strategy to look at hires, separations and turnover rate for each of the occupations, whether the occupation is apprenticeable or not, and the top skills demanded over the prior 12-month period.

Discover more about each occupation by simply clicking on the respective icon.



Construction Laborers

Unique Postings 5,413
Posted Salary \$21.97
Hires 15,424
Separations 14,101
Turnover Rate 62.4%
Apprenticeable Yes
Top Skills: Construction
Carpentry, Hand Tools



First-Line Supervisors of Construction Trades & Extraction Workers

Unique Postings 2,551
Median Salary \$35.32
Hires 12,428
Separations 12,169
Turnover Rate 65.9%
Apprenticeable No
Top Skills: Construction,
Project Management,
Subcontracting



Carpenters

Unique Postings 1,354
Median Salary \$25.54
Hires 8,898
Separations 8,299
Turnover Rate 50.4%
Apprenticeable Yes
Top Skills: Carpentry,
Construction, Power Tool
Operation



Electricians

Unique Postings 1,931
Median Salary \$33.17
Hires 10,653
Separations 9,807
Turnover Rate 64.0%
Apprenticeable Yes
Top Skills: Electrical Wiring, Electrical Systems, Hand Tools



Construction Managers

6,967

\$44.49

5,496

4,890

39.6%

No

· Unique Postings

· Median Salary

Separations

•Turnover Rate

Apprenticeable

Subcontracting

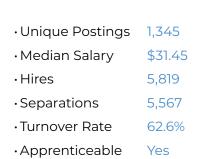
Top Skills: Construction,

Project Management,

Hires



Plumbers, Pipefitters, & Steamfitters



Top Skills: Plumbing, Plumbing Systems, Construction



Painters, Construction & Maintenance



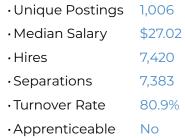


Sales Representatives of Services, Except Advertising, Insurance, Financial Services, & Travel

Unique Postings 2,736
Median Salary \$26.15
Hires 27,458
Separations 25,980
Turnover Rate 71.0%
Apprenticeable No
Top Skills: Sales Prospecting, Selling Techniques, Marketing



Operating Engineers & Other Construction Equipment Operators



Top Skills: Heavy Equipment, Backhoes, Construction



Project Management Specialists

Unique Postings 8,043
Median Salary \$46.89
Hires 13,693
Separations 13,132
Turnover Rate 50.4%
Apprenticeable Yes
Top Skills: Project
Management, Construction,
Project Schedules



General & Operations Managers

Unique Postings	13,091				
· Median Salary	\$39.82				
·Hires	27,382				
·Separations	23,014				
·Turnover Rate	54.4%				
· Apprenticeable	Yes				
Top Skills: Operations					
Management, Marketing,					
Project Management					



Office Clerks, General

Unique Postings 4,498
Median Salary \$19.26
Hires 27,582
Separations 26,641
Turnover Rate 83.5%
Apprenticeable Yes
Top Skills: Data Entry, Office
Equipment, Invoicing



Heating, Air Conditioning, & Refrigeration Mechanics & Installers

Unique Postings 3,538
Median Salary \$29.72
Hires 4,052
Separations 3,618
Turnover Rate 55.8%
Apprenticeable Yes
Top Skills: HVAC, Plumbing,

Preventive Maintenance



Cement Masons & Concrete Finishers

Unique Postings 522
Median Salary \$24.98
Hires 4,163
Separations 4,462
Turnover Rate 86.4%
Apprenticeable Yes
Top Skills: Construction, Hand Tools, Power Tool Operation



Cost Estimators

Unique Postings 3,154
Median Salary \$38.58
Hires 3,542
Separations 3,645
Turnover Rate 69.7%
Apprenticeable No Top Skills: Construction, Subcontracting, Project Management



Managers, All Other

Unique Postings 22,094
Median Salary \$50.58
Hires 5,871
Separations 5,641
Turnover Rate 27.7%
Apprenticeable Yes
Top Skills: Project Management, Marketing, Auditing

28 **29**



Roofers

Unique Postings 685
Median Salary \$25.97
Hires 2,194
Separations 2,061
Turnover Rate 73.0%
Apprenticeable Yes

Top Skills: Roofing, Commercial Roofing, Rain Gutters



Secretaries & Administrative Assistants, Except Legal, Medical, & Executive

Unique Postings 13,368
Median Salary \$20.98
Hires 23,670
Separations 24,792
Turnover Rate 78.0%
Apprenticeable Yes
Top Skills: Administrative
Support, Data Entry, Invoicing



Bookkeeping, Accounting, & Auditing Clerks

Unique Postings 8,900
Median Salary \$23.57
Hires 19,880
Separations 19,670
Turnover Rate 76.9%
Apprenticeable Yes

Top Skills: Accounting, Accounts Payable, Invoicing



Heavy & Tractor-Trailer Truck Drivers

Unique Postings 16,052
Median Salary \$30.95
Hires 22,703
Separations 21,216
Turnover Rate 79.2%
Apprenticeable Yes
Top Skills: Truck Driving,
Warehousing, Pre- & Post-Trip
Vehicle Inspections

Source: Lightcast



Let's Talk!

There are a number of strategies you can employ to enhance employee recruitment and retention. The Arapahoe/Douglas Works! Business Services Team can help you strategize and implement these tactics. Get started by calling (303) 636-1359 or visiting https://bit.ly/ADWBusinessServices.





www.adworks.org





