

**Labor Market Information Report**

**Construction Management Occupations**

**Santa Rosa Junior College**

**Prepared by the San Francisco Bay Center of Excellence for Labor Market Research**

**July 2022**

## Recommendation

Based on all available data, there appears to be an “undersupply” of Construction Management workers compared to the demand for this cluster of occupations in the Bay region and in the North Bay sub-region (Marin, Napa, Solano, Sonoma counties). There is a projected annual gap of about 3,786 students in the Bay region and 701 students in the North Bay Sub-Region.

## Introduction

This report provides student outcomes data on employment and earnings for TOP 0957.00 Civil and Construction Management Technology programs in the state and region. It is recommended that these data be reviewed to better understand how outcomes for students taking courses on this TOP code compare to potentially similar programs at colleges in the state and region, as well as to outcomes across all CTE programs at Santa Rosa Junior College and in the region.

This report profiles Construction Management Occupations in the 12 county Bay region and in the North Bay sub-region for a Construction Management Fundamentals program review at Santa Rosa Junior College.

* **Construction Managers (11-9021):** Plan, direct, or coordinate, usually through subordinate supervisory personnel, activities concerned with the construction and maintenance of structures, facilities, and systems. Participate in the conceptual development of a construction project and oversee its organization, scheduling, budgeting, and implementation. Includes managers in specialized construction fields, such as carpentry or plumbing.  
    Entry-Level Educational Requirement: Bachelor’s degree  
    Training Requirement: Moderate-term on-the-job training  
    Percentage of Community College Award Holders or Some Postsecondary Coursework: 33%
* **Cost Estimators (13-1051):** Prepare cost estimates for product manufacturing, construction projects, or services to aid management in bidding on or determining price of product or service. May specialize according to particular service performed or type of product manufactured.  
    Entry-Level Educational Requirement: Bachelor’s degree  
    Training Requirement: Moderate-term on-the-job training  
    Percentage of Community College Award Holders or Some Postsecondary Coursework: 40%
* **First-Line Supervisors of Construction Trades and Extraction Workers (47-1011):** Directly supervise and coordinate activities of construction or extraction workers.  
    Entry-Level Educational Requirement: High school diploma or equivalent  
    Training Requirement: None  
    Percentage of Community College Award Holders or Some Postsecondary Coursework: 32%
* **Construction and Building Inspectors (47-4011):** Inspect structures using engineering skills to determine structural soundness and compliance with specifications, building codes, and other regulations. Inspections may be general in nature or may be limited to a specific area, such as electrical systems or plumbing.  
    Entry-Level Educational Requirement: High school diploma or equivalent  
    Training Requirement: Moderate-term on-the-job training  
    Percentage of Community College Award Holders or Some Postsecondary Coursework: 46%

## Occupational Demand

**Table 1. Employment Outlook for Construction Management Occupations in Bay Region**

| **Occupation** | **2020 Jobs** | **2025 Jobs** | **5-yr Change** | **5-yr % Change** | **5-yr Total Openings** | **Annual Openings** | **25% Hourly Earning** | **Median Hourly Wage** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Construction Managers | 13,264 | 14,360 | 1,097 | 8% | 6,047 | 1,209 | $27 | $51 |
| Cost Estimators | 6,512 | 6,532 | 19 | 0% | 3,008 | 602 | $30 | $42 |
| First-Line Supervisors of Construction Trades and Extraction Workers | 15,438 | 16,024 | 587 | 4% | 8,256 | 1,651 | $31 | $43 |
| Construction and Building Inspectors | 3,265 | 3,304 | 39 | 1% | 1,966 | 393 | $33 | $47 |
| **Total** | **38,478** | **40,220** | **1,742** | **5%** | **19,277** | **3,855** |  |  |
| Source: EMSI 2022.1 | | | | | | | | |

**Bay Region includes:** Alameda, Contra Costa, Marin, Monterey, Napa, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano and Sonoma Counties

**Table 2. Employment Outlook for Construction Management Occupations in North Bay Sub-region**

| **Occupation** | **2020 Jobs** | **2025 Jobs** | **5-yr Change** | **5-yr % Change** | **5-yr Total Openings** | **Annual Openings** | **25% Hourly Earning** | **Median Hourly Wage** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Construction Managers | 2,319 | 2,515 | 196 | 8% | 1,053 | 211 | $22 | $44 |
| Cost Estimators | 1,207 | 1,223 | 16 | 1% | 564 | 113 | $30 | $42 |
| First-Line Supervisors of Construction Trades and Extraction Workers | 2,868 | 3,018 | 150 | 5% | 1,582 | 316 | $32 | $41 |
| Construction and Building Inspectors | 490 | 501 | 11 | 2% | 303 | 61 | $26 | $43 |
| **Total** | **6,883** | **7,257** | **374** | **5%** | **3,502** | **701** |  |  |
| Source: EMSI 2022.1 | | | | | | | | |

**North Bay Sub-Region includes:** Marin, Napa, Solano, Sonoma Counties

### Job Postings in Bay Region and North Bay Sub-Region

**Table 3. Number of Job Postings by Occupation for latest 12 months (Jul 2021 - Jun 2022)**

| **Occupation** | **Bay Region** | **North Bay** |
| --- | --- | --- |
| Construction Managers | 7,791 | 707 |
| Cost Estimators | 2,818 | 316 |
| First-Line Supervisors of Construction Trades and Extraction Workers | 1,529 | 245 |
| Construction and Building Inspectors | 680 | 99 |
| Source: Burning Glass | | |

**Table 4a. Top Job Titles for Construction Management Occupations for latest 12 months (Jul 2021 - Jun 2022) Bay Region**

| **Title** | **Bay** | **Title** | **Bay** |
| --- | --- | --- | --- |
| Construction Project Manager | 597 | Project Coordinator | 103 |
| Superintendent | 501 | Senior Project Manager | 101 |
| Project Manager | 490 | Assistant Project Manager | 98 |
| Estimator | 402 | Assistant Superintendent | 97 |
| Construction Superintendent | 366 | Electrical Estimator | 97 |
| Construction Manager | 344 | Senior Superintendent | 92 |
| Drywall Estimator | 146 | Construction Inspector | 77 |
| Foreman | 127 | Electrical Foreman | 72 |
| Construction Estimator | 105 | Senior Estimator | 71 |
| Source: Burning Glass | | | |

**Table 4b. Top Job Titles for Construction Management Occupations for latest 12 months (Jul 2021 - Jun 2022) North Bay Sub-Region**

| **Title** | **North Bay** | **Title** | **North Bay** |
| --- | --- | --- | --- |
| Superintendent | 94 | Assistant Superintendent | 17 |
| Estimator | 44 | Paint Estimator | 15 |
| Construction Project Manager | 42 | Inspector | 14 |
| Project Manager | 38 | Construction Estimator | 13 |
| Construction Superintendent | 37 | Electrical Estimator | 13 |
| Construction Manager | 25 | Residential Homebuilding Superintendent | 13 |
| Foreman | 25 | Ceiling Estimator | 12 |
| Drywall Estimator | 20 | Construction Project Coordinator | 11 |
| Electrical Foreman | 18 | Project Estimator | 11 |
| Source: Burning Glass | | | |

## Industry Concentration

**Table 5. Industries hiring Construction Management Workers in Bay Region**

| **Industry - 6 Digit NAICS (No. American Industry Classification) Codes** | **Jobs in Industry (2020)** | **Jobs in Industry (2025)** | **% Change (2020-25)** | **% Occupation Group in Industry (2020)** |
| --- | --- | --- | --- | --- |
| Residential Remodelers | 4,403 | 5,011 | 14% | 12% |
| Commercial and Institutional Building Construction | 4,402 | 4,416 | 0% | 11% |
| Electrical Contractors and Other Wiring Installation Contractors | 2,995 | 3,339 | 11% | 8% |
| New Single-Family Housing Construction (except For-Sale Builders) | 2,677 | 2,668 | 0% | 7% |
| Plumbing, Heating, and Air-Conditioning Contractors | 2,405 | 2,581 | 7% | 6% |
| Local Government, Excluding Education and Hospitals | 2,024 | 1,978 | -2% | 5% |
| All Other Specialty Trade Contractors | 1,556 | 1,549 | 0% | 4% |
| Site Preparation Contractors | 1,181 | 1,205 | 2% | 3% |
| Painting and Wall Covering Contractors | 1,111 | 1,179 | 6% | 3% |
| Engineering Services | 1,070 | 1,119 | 5% | 3% |
| Source: EMSI 2022.1 | | | | |

**Table 6. Top Employers Posting Construction Management Occupations in Bay Region and North Bay Sub-Region (Jul 2021 - Jun 2022)**

| **Employer** | **Bay** | **Employer** | **North Bay** |
| --- | --- | --- | --- |
| The Turner Corporation | 129 | Maloney Construction | 26 |
| Tesla | 105 | Kiewit Corporation | 19 |
| Pacific Gas and Electric Co. | 84 | Crc Builders | 19 |
| Emcor Group | 76 | Pacific Gas and Electric Co. | 18 |
| Kiewit Corporation | 71 | MDC Holdings | 17 |
| Lucid Motors Inc | 66 | Clean Harbors | 16 |
| Granite Construction Co. | 62 | Allied Construction Services | 15 |
| Clean Harbors | 58 | Meritage Homes | 14 |
| CBRE Group | 57 | Underground Construction Co. | 12 |
| O R Builders | 45 | Pacific Power Systems | 11 |
| Source: Burning Glass | | | |

## Educational Supply

There are five (5) community colleges in the Bay Region issuing 69 awards on average annually (last 3 years ending 2018-19) on TOP 0957.00 Civil and Construction Management Technology. In the North Bay Sub-Region, there are no community colleges that issued awards on average annually (last 3 years) on this TOP code.

**Table 7. Community College Awards on TOP 0957.00 Civil and Construction Management Technology in Bay Region**

| **College** | **Subregion** | **Associate** | **Certificate Low** | **Total** |
| --- | --- | --- | --- | --- |
| Cabrillo | SC-Monterey | 6 | 16 | 22 |
| Diablo Valley | East Bay | 5 | 4 | 9 |
| Hartnell | SC-Monterey | 2 | 0 | 2 |
| Laney | East Bay | 5 | 6 | 11 |
| San Francisco | Mid-Peninsula | 6 | 19 | 25 |
| **Total** |  | **24** | **45** | **69** |
| Source: Data Mart | | | | |

*Note: The annual average for awards is 2016-17 to 2018-19.*

## Gap Analysis

Based on the data included in this report, there is a large labor market gap in the Bay region with 3,855 annual openings for the Construction Management occupational cluster and 69 annual (3-year average) awards for an annual undersupply of 3,786 students. In the North Bay Sub-Region, there is also a gap with 701 annual openings and no annual (3-year average) awards for an annual undersupply of 701 students.

## Student Outcomes

**Table 8. Four Employment Outcomes Metrics for Students Who Took Courses on TOP 0957.00 Civil and Construction Management Technology**

| **Metric Outcomes** | **Bay All CTE Programs** | **Santa Rosa All CTE Programs** | **State 0957.00** | **Bay 0957.00** | **North Bay 0957.00** | **Santa Rosa 0957.00** |
| --- | --- | --- | --- | --- | --- | --- |
| Students with a Job Closely Related to Their Field of Study | 74% | 74% | 79% | 79% | 75% | 75% |
| Median Annual Earnings for SWP Exiting Students | $47,419 | $42,405 | $56,715 | $58,995 | $55,600 | $55,600 |
| Median Change in Earnings for SWP Exiting Students | 23% | 29% | 24% | 29% | 36% | 36% |
| Exiting Students Who Attained the Living Wage | 52% | 58% | 71% | 67% | 81% | 81% |
| Source: Launchboard Strong Workforce Program Median of 2017 to 2020. | | | | | | |

## Skills, Certifications and Education

**Table 9. Top Skills for Construction Management Occupations in Bay Region (Jul 2021 - Jun 2022)**

| **Skill** | **Posting** | **Skill** | **Posting** |
| --- | --- | --- | --- |
| Project Management | 6,583 | Project Planning and Development Skills | 1,049 |
| Scheduling | 5,267 | Quality Management | 946 |
| Budgeting | 5,011 | Contract Review | 943 |
| Construction Management | 4,160 | Staff Management | 928 |
| Estimating | 2,823 | Managing Subcontractors | 908 |
| Quality Assurance and Control | 2,057 | Procore | 857 |
| Occupational Health and Safety | 1,647 | Customer Contact | 849 |
| Microsoft Project | 1,391 | Civil Engineering | 807 |
| Cost Control | 1,378 | Sales | 795 |
| Customer Service | 1,322 | Construction Industry Knowledge | 766 |
| Cost Estimation | 1,168 | Request for Information (RFI) | 756 |
| Procurement | 1,127 | Residential Construction | 713 |
| Commercial Construction | 1,113 | Building Codes | 709 |
| Repair | 1,082 | Plumbing | 709 |
| Source: Burning Glass | | | |

**Table 10. Certifications for Construction Management Occupations in Bay Region (Jul 2021 - Jun 2022)**

| **Certification** | **Posting** | **Certification** | **Posting** |
| --- | --- | --- | --- |
| Driver's License | 2,656 | LEED AP | 86 |
| Project Management Certification | 543 | Cdl Class C | 77 |
| Project Management Professional (PMP) | 288 | Electrician Certification | 63 |
| Occupational Safety and Health Administration Certification | 210 | Certified Welding Inspector (CWI) | 45 |
| First Aid Cpr Aed | 195 | Welding Certification | 43 |
| Certified Construction Manager | 186 | Autodesk Certified User (ADCU) | 42 |
| Licensed Professional Engineer | 159 | CDL Class A | 35 |
| OSHA Safety 30 Hour | 138 | CompTIA Advanced Security Practitioner (CASP) | 30 |
| Leadership In Energy and Environmental Design (LEED) Certified | 107 | Safety Trained Supervisor | 27 |
| Contractors License | 107 | OSHA Safety 10 Hour | 26 |
| Source: Burning Glass | | | |

**Table 11. Education Requirements for Construction Management Occupations in Bay Region**

| **Education (minimum advertised)** | **Latest 12 Mos. Postings** | **Percent 12 Mos. Postings** |
| --- | --- | --- |
| High school or vocational training | 2,319 | 32% |
| Associate's degree | 268 | 4% |
| Bachelor's degree and higher | 4,652 | 64% |
| Source: Burning Glass | | |

*Note: 44% of records have been excluded because they do not include a degree level. As a result, the chart below may not be representative of the full sample.*

## Methodology

Occupations for this report were identified by use of skills listed in O\*Net descriptions and job descriptions in Burning Glass. Labor demand data is sourced from Economic Modeling Specialists International (EMSI) occupation data and Burning Glass job postings data. Educational supply and student outcomes data is retrieved from multiple sources, including CTE Launchboard and CCCCO Data Mart.

## Sources

O\*Net Online  
Labor Insight/Jobs (Burning Glass)  
Economic Modeling Specialists International (EMSI)  
CTE LaunchBoard www.calpassplus.org/Launchboard/  
Statewide CTE Outcomes Survey  
Employment Development Department Unemployment Insurance Dataset  
Living Insight Center for Community Economic Development  
Chancellorâs Office MIS system

## Contacts

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