



# Labor Market Information Report

## Construction Management Occupations

### Laney College

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

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#### 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 East Bay sub-region (Alameda, Contra Costa counties). There is a projected annual gap of about 1,833 students in the Bay region and 550 students in the East 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 Laney College and in the region.

This report profiles Construction Management Occupations in the 12 county Bay region and in the East Bay sub-region for a college/district program review at Laney 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%
- **Helpers–Carpenters (47-3012):** Help carpenters by performing duties requiring less skill. Duties include using, supplying or holding materials or tools, and cleaning work area and equipment. Construction laborers who do not primarily assist carpenters are classified under “Construction Laborers” (47-2061). Apprentice workers are classified with the appropriate skilled construction trade occupation (47-2011 through 47-2231).  
Entry-Level Educational Requirement: No formal educational credential  
Training Requirement: Short-term on-the-job training  
Percentage of Community College Award Holders or Some Postsecondary Coursework: 25%
- **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	2021 Jobs	2026 Jobs	5-yr Change	5-yr % Change	5-yr Total Openings	Annual Openings	25% Hourly Earning	Median Hourly Wage
Construction Managers	16,255	17,486	1,232	8%	7,198	1,440	\$26	\$48
Helpers--Carpenters	1,314	1,289	-25	-2%	770	154	\$20	\$23
Construction and Building Inspectors	2,989	2,994	6	0%	1,760	352	\$36	\$47
<b>Total</b>	<b>20,557</b>	<b>21,770</b>	<b>1,213</b>	<b>6%</b>	<b>9,728</b>	<b>1,946</b>		

Source: Lightcast 2022.3

**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 East Bay Sub-region**

Occupation	2021 Jobs	2026 Jobs	5-yr Change	5-yr % Change	5-yr Total Openings	Annual Openings	25% Hourly Earning	Median Hourly Wage
Construction Managers	5,253	5,550	297	6%	2,208	442	\$26	\$45
Helpers--Carpenters	348	338	-10	-3%	201	40	\$21	\$26
Construction and Building Inspectors	922	911	-11	-1%	531	106	\$33	\$44
<b>Total</b>	<b>6,523</b>	<b>6,799</b>	<b>276</b>	<b>4%</b>	<b>2,941</b>	<b>588</b>		

Source: Lightcast 2022.3

**East Bay Sub-Region includes:** Alameda, Contra Costa Counties

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

**Table 3. Number of Job Postings by Occupation for latest 12 months (Jan. 2022 - Dec. 2022)**

Occupation	Bay Region	East Bay
Construction Managers	7,719	2,614
Construction and Building Inspectors	939	377
Helpers--Carpenters	27	4

Source: Lightcast

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

Title	Bay	Title	Bay
Construction Project Managers	939	Construction Project Coordinators	113
Superintendents	554	Assistant Project Managers	109

Title	Bay	Title	Bay
Construction Managers	524	Residential Construction Project Managers	103
Project Managers	470	Assistant Superintendents	91
Construction Superintendents	395	Commercial Construction Superintendents	81
Construction Inspectors	141	Human Resources Project Managers	81
Project Coordinators	122	Inspectors	77
Multifamily Superintendents	119	Building Superintendents	75
Building Inspectors	113	Site Superintendents	69

Source: Lightcast

**Table 4b. Top Job Titles for Construction Management Occupations for latest 12 months (Jan. 2022 - Dec. 2022) East Bay Sub-Region**

Title	East Bay	Title	East Bay
Construction Project Managers	343	Assistant Superintendents	35
Construction Managers	225	Building Superintendents	35
Project Managers	147	Building Inspectors	33
Superintendents	143	Assistant Project Managers	29
Construction Superintendents	135	Inspectors	28
Construction Inspectors	58	Site Superintendents	25
Multifamily Superintendents	58	Residential Project Managers	24
Project Coordinators	51	Residential Construction Project Managers	23
Construction Project Coordinators	36	Commercial Construction Superintendents	22

Source: Lightcast

## Industry Concentration

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

Industry - 6 Digit NAICS (No. American Industry Classification) Codes	Jobs in Industry (2021)	Jobs in Industry (2026)	% Change (2021-26)	% Occupation Group in Industry (2021)
Commercial and Institutional Building Construction	2,802	3,007	7%	14%
Residential Remodelers	2,138	2,425	13%	10%
Electrical Contractors and Other Wiring Installation Contractors	1,658	1,824	10%	8%

Industry - 6 Digit NAICS (No. American Industry Classification) Codes	Jobs in Industry (2021)	Jobs in Industry (2026)	% Change (2021-26)	% Occupation Group in Industry (2021)
Plumbing, Heating, and Air-Conditioning Contractors	1,550	1,691	9%	8%
New Single-Family Housing Construction (except For-Sale Builders)	1,657	1,617	-2%	8%
Local Government, Excluding Education and Hospitals	1,526	1,497	-2%	7%
Engineering Services	674	701	4%	3%
Drywall and Insulation Contractors	583	625	7%	3%
Highway, Street, and Bridge Construction	444	467	5%	2%
All Other Specialty Trade Contractors	468	464	-1%	2%

Source: Lightcast 2022.3

**Table 6. Top Employers Posting Construction Management Occupations in Bay Region and East Bay Sub-Region (Jan. 2022 - Dec. 2022)**

Employer	Bay	Employer	East Bay
GPAC	762	GPAC	247
Jobot	350	Jobot	124
CyberCoders	330	CyberCoders	88
Tesla	85	Tesla	77
PG&E	70	PG&E	42
EMCOR Group	66	EMCOR Group	31
The Turner Company	57	Lennar	28
Michael Page	52	TRI Pointe Group	23
The Johnson Group	51	Lucid Motors	22
Kiewit Corporation	42	Certis Solutions	21

Source: Lightcast

## Educational Supply

There are five (5) community colleges in the Bay Region issuing 93 awards on average annually (last 3 years ending 2019-20) on TOP 0957.00 Civil and Construction Management Technology. In the East Bay Sub-Region, there are two (2) community colleges that issued 18 awards on average annually (last 3 years) on this TOP code.

There is one (1) four-year institution in the Bay Region and East Bay Sub-Region issuing 20 Bachelor's degrees on average annually (last 3 years ending 2019-20) on CIP 52.2001- Construction Management, General.

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

College	Subregion	Associate Degree	High unit Certificate	Low unit Certificate	Total
Cabrillo	SC-Monterey	7	2	39	48
Diablo Valley	East Bay	5	2	0	7
Hartnell	SC-Monterey	3	0	0	3
Laney	East Bay	4	7	0	11
San Francisco	Mid-Peninsula	8	8	8	24
<b>Total</b>		<b>27</b>	<b>19</b>	<b>47</b>	<b>93</b>

Source: Data Mart

Note: The annual average for awards is 2017-18 to 2019-20.

**Table 7b. Bachelor's Degree Awards on CIP 52.2001 - Construction Management, General in Bay Region**

College	Subregion	Bachelor's degree	Total
California State University-East Bay	East Bay	20	20
<b>Total</b>		<b>20</b>	<b>20</b>

Note: The annual average for awards is 2017-18 to 2019-20.

## Gap Analysis

Based on the data included in this report, there is a large labor market gap in the Bay region with 1,946 annual openings for the Construction Management occupational cluster and 113 annual (3-year average) awards for an annual undersupply of 1,833 students. In the East Bay Sub-Region, there is also a gap with 588 annual openings and 38 annual (3-year average) awards for an annual undersupply of 550 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	Laney All CTE Programs	State 0957.00	Bay 0957.00	East Bay 0957.00	Laney 0957.00
Students with a Job Closely Related to Their Field of Study	74%	73%	74%	77%	83%	83%
Median Annual Earnings for SWP Exiting Students	\$48,926	\$41,990	\$56,688	\$59,682	\$64,181	\$67,326
Median Change in Earnings for SWP Exiting Students	23%	15%	25%	29%	37%	31%
Exiting Students Who Attained the Living Wage	50%	48%	68%	63%	65%	69%

Source: Launchboard Strong Workforce Program Median of 2018 to 2021.

## Skills, Certifications and Education

**Table 9. Top Skills for Construction Management Occupations in Bay Region (Jan. 2022 - Dec. 2022)**

Skill	Posting	Skill	Posting
Construction	5,629	Purchasing	728
Subcontracting	3,351	Microsoft Project	726
Construction Management	3,155	Residential Construction	703
Change Orders	1,825	Invoicing	693
Project Schedules	1,530	Procore	676
Project Management	1,430	Renovation	665
Submittals (Construction)	1,206	Punch Work	631
Procurement	847	Civil Engineering	566
Building Codes	806	Project Closure	528
Commercial Construction	745	Cost Control	526

Source: Lightcast

**Table 10. Certifications for Construction Management Occupations in the Bay Region (Jan. 2022 - Dec. 2022)**

Certification	Posting	Certification	Posting
30-Hour OSHA General Industry Card	337	OSHA Certification	48
Project Management Professional Certification	256	Security Clearance	44
10-Hour OSHA General Industry Card	154	ACI Concrete Field Testing Technician	37
LEED Accredited Professional (AP)	114	Residential Building Inspector	35
Professional Engineer	109	Certified Safety Professional	31
Licensed Professional Engineer	76	Certified Associate In Project Management	29
Certified Construction Manager	69	Cisco Certified Internetwork Professional	24
Contractor License	60	30-Hour OSHA Construction Card	23
CDL Class C License	49	CompTIA Advanced Security Practitioner (CASP+)	22
Certified Welding Inspector	48	Construction Health And Safety Technician	22

Source: Lightcast

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

Education Level	Job Postings	% of Total
High school or GED	1,421	23%
Associate degree	395	7%
Bachelor's degree & higher	4,293	70%

Source: Lightcast

Note: 43% of records have been excluded because they do not include a degree level. As a result, the chart above may not be representative of the full sample.

## Methodology

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

## Sources

O\*Net Online

Lightcast

CTE LaunchBoard [www.calpassplus.org](http://www.calpassplus.org)

Launchboard

Statewide CTE Outcomes Survey

Employment Development Department Unemployment Insurance Dataset

Living Insight Center for Community Economic Development

Chancellor's Office MIS system

## Contacts

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