

WAGE AND LABOR SURVEY
FOR
SPOTSWOOD, NEW JERSEY

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BEN FARR & ASSOCIATES

JUNE 23, 2000

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WAGE AND LABOR SURVEY

A Wage and Labor Survey of Spotswood, Middlesex County, and surrounding areas in New Jersey was conducted June 16, 2000 through June 23, 2000 by Ben Farr for Kamtech, Inc. The survey was prepared based on telephone interviews with contractors, HR Managers of private employers, Economic Development and Chamber of Commerce Personnel, New Jersey Department of Labor and the Northern New Jersey Chapter of Associated Builders and Contractors.

**SPOTSWOOD BOROUGH FACTS
(1997)**

Population	8,255
Median Household Income	\$53,000
Labor Force	4,687
Unemployment Rate	5.0 %
Median Housing Value	\$183,982

**EAST BRUNSWICK TOWNSHIP FACTS
(1997)**

Population	46,600
Median Household Income	\$70,518
Labor Force	26,780
Unemployment Rate	3.2 %
Median Housing Value	\$227,063

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**Telephone Conversation with Bob Hilliard, Executive Director,
Associated Builders and Contractors, Fairfield, New Jersey**

Following are excerpts from conversation:

- New Jersey is heavy union. Expect BA's to call on you.
- Will need to get prevailing wages from Pennsylvania Department of Labor.
- Will need to call non-union contractors in the area for wage rates and manpower availability.
- State is pretty much at full employment.
- Union are busy, but they will picket.
- There are a few small non-union contractors in the area that could provide some help on a project.

**Telephone Conversation with Sante D'emidjo, President, Industrial
Services Enterprises, Dover, New Jersey**

Industrial Services Ent. is primarily a steel fabricator and structural steel erector, which does between \$3 - 6 million annually.

Following are excerpts from conversation:

- Labor very tight
- New Jersey at full employment
- Hard to find good quality non-union workers in New Jersey
- Pays his ironworkers in low 20's, \$20-24.00 per hour, depending on skills.
- Union rate (base) for structural ironworker is \$26.78 per hour
- Pays his foreman, \$30.00 per hour
- He gets \$500.00 manday for structural ironworkers.
- Some companies are getting up to \$100.00 per manhour.
- He recommends Oak Electric as non-union electrical contractor in the area.

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Telephone Conversation with George Moutis, President, Structural Concepts, Inc., Ocean, New Jersey

Structural concepts is a general contractor performing mostly commercial construction with \$3 - 6 million volume, annually.

Following are excerpts from conversation:

- Area at full employment
- Unions are busy, but will picket non-union projects.
- Non-union electricians earn \$22.00 - \$25.00 in area.

Telephone Conversation with Pat Paris, HR Department, Fluor Global Services, Greenville, South Carolina

Fluor has small CM project in Somerville, New Jersey for Clariant.

Following are excerpts from conversation:

- Fluor has been there for 2 years
- Presently have 2 staff personnel and 2 craft workers on site
- Maximum number of personnel on site has been 18.
- Craft wages range from \$19-22.00 per hour.
- Have not had any labor problems/disturbances during the 2 years.
- Fluor has similar project in Delaware, also for Clariant.

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Telephone Conversation with Lee Judy, HR Manager, Formerly with Stone and Webster and Jacobs Engineering, Somerset and Rahway, New Jersey

Mr. Judy spent time at both locations listed above within the past two years. Both projects were union. Following are excerpts from conversation:

- New Jersey is a very strong union State.
- Could perform non-union work in the area provided you bring your own people and have the owners' full backing.
- The area/state is at full employment. There are no craft workers available, union or non-union.
- Most unions are corrupt in the area
- There are a few good non-union subs in area
- Cost of living is very expensive in the area. A house that would sell for \$110,000 in the Southeast would cost \$220,000 (+) in Brunswick, New Jersey.

Telephone Conversation with Leonard Wallace, HR Manager, Foster Wheeler, Trenton, New Jersey

Following are excerpts from conversation:

- 90% of construction in New Jersey will be union. Most commercial and industrial is union and residential non-union.
- Foster Wheeler does not work in Pennsylvania and New Jersey.
- Availability of good skilled non-union craft workers is very limited in the area/state.
- There are some small non-union contractors in the area that could be used as subcontractors.
- Cost of living is very expensive in the area.

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PREVAILING WAGE RATES MIDDLESEX COUNTY, NEW JERSEY

Bricklayers	
Journeyman	\$27.15
Benefits	\$13.10
Total	\$40.25
Carpenters	
Journeyman	\$28.46
Benefits	\$12.14
Total	\$40.60
Foreman	\$32.73
Benefits	\$13.92
Total	\$46.65
Electrician	
Journeyman	\$32.46
Benefits	\$14.85
Total	\$47.31
Ironworkers	
Rod Journeyman	\$25.28
Benefits	\$21.15
Total	\$46.43
Structural Journeyman	\$26.78
Benefits	\$21.15
Total	\$47.93
Millwrights	
Journeyman	\$28.96
Benefits	\$12.34
Total	\$41.30
Foreman	\$33.30
Benefits	\$14.17
Total	\$47.47
Truck Drivers	
Tractor Trailer Driver	\$26.50
Benefits	\$11.83
Total	\$38.33
Water and Fuel Driver	\$26.35
Benefits	\$11.83
Total	\$38.18

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HOUSING

Motels - Local Area

Motel 6

East Brunswick, New Jersey
(20 minutes from Spotswood)

Phone Number 732-390-4545

113 Rooms (2) People \$61.99 Weekdays
(2) People \$67.99 Weekends

- No weekly or monthly rates available

Motel 6

Piscataway, New Jersey
(30-35 minutes from Spotswood)

Phone Number 732-981-9200

(2) People \$63.99 Weekdays
(2) People \$68.99 Weekends

- No weekly or monthly rates available

Ramada Inn

East Brunswick, New Jersey
Phone Number 732-828-6900

160 Rooms (2) People \$99 Weekdays
(2) People \$79 Weekends

- Talk with sales manager re: extended stay rates

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