

NORTH CENTRAL

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The overall picture of the North Central region is mostly consistent with our earlier forecasts. Federal money has begun flowing in and has greatly boosted spending on infrastructure projects such as roads, bridges, and public transit. The area around Detroit is seeing several new electric vehicle battery plants going up, while data centers are being built at a breakneck pace across the region wherever land is cheap and electricity and water are plentiful.

electricity and central air, are now mostly empty as their leases have not been renewed, and the city has earmarked \$500 million to subsidize adaptive reuse projects. This process is complex and involves completely reworking a building's plumbing, electricity, and HVAC systems. As a result, most buildings are being converted into hotels rather than apartments.

Much of the discussion in Chicago, the region's largest city and home to seven of its ten largest projects, is centered on two topics: repurposing empty offices and building a new stadium for the Chicago Bears. Chicago's downtown hosts dozens of suitable candidates for conversion to hotels or apartments. These buildings, designed to maximize natural light and fresh air in an era before cheap

The proposed new Chicago Bears stadium is the other topic of intrigue within the Chicago market. The team has been keeping their cards close to their chest regarding exactly where they plan to move, but have been clear that the project will include a newer, larger stadium and an accompanying commercial and residential district. This has the potential to add billions in spending and firms across the city are already competing for the work it will create.

Total Construction Market Volume by Sector (x \$1m, Nominalized 2012\$)

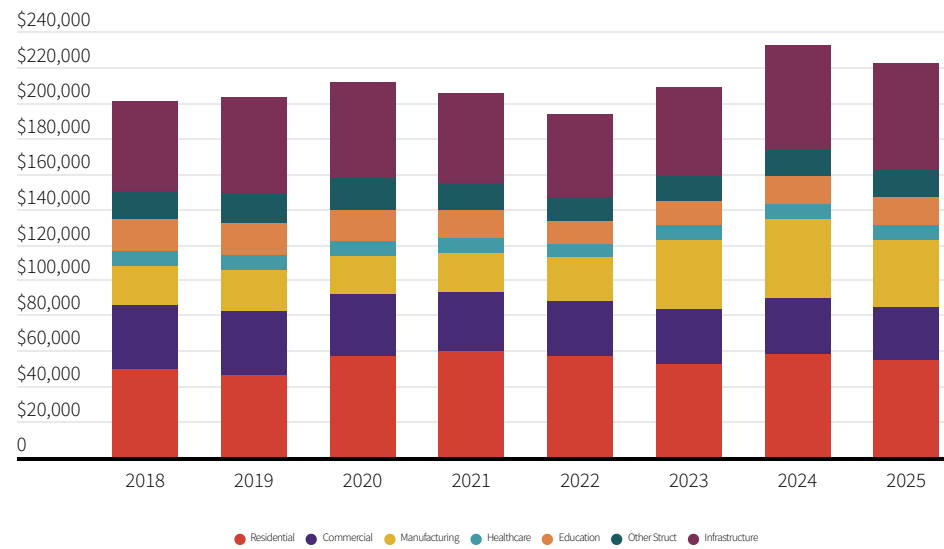
	2018	2019	2020	2021	2022	2023	2024	2025
Total	-3.2%	1.0%	4.5%	-3.0%	-6.0%	7.7%	11.6%	-4.6%
Residential	-10.7%	-6.4%	21.4%	6.5%	-4.9%	-8.2%	11.2%	-5.4%
Commercial	1.2%	-0.3%	0.1%	-7.3%	-6.0%	1.5%	0.3%	-5.6%
Manufacturing	-1.7%	5.1%	-10.4%	3.3%	13.4%	58.8%	13.1%	-14.7%
Healthcare	-5.3%	-0.8%	1.0%	-2.4%	-9.7%	2.8%	11.5%	0.7%
Education	-0.7%	1.6%	-1.5%	-13.4%	-17.0%	5.5%	12.6%	-0.3%
Other Struct*	0.6%	2.1%	6.7%	-12.0%	-11.8%	2.6%	8.6%	-2.1%
Infrastructure	-0.6%	7.1%	1.1%	-6.3%	-9.5%	7.5%	18.7%	1.8%

◀ HISTORIC FORECAST ▶

* This includes religious buildings, amusement, government communications, and public recreation projects.

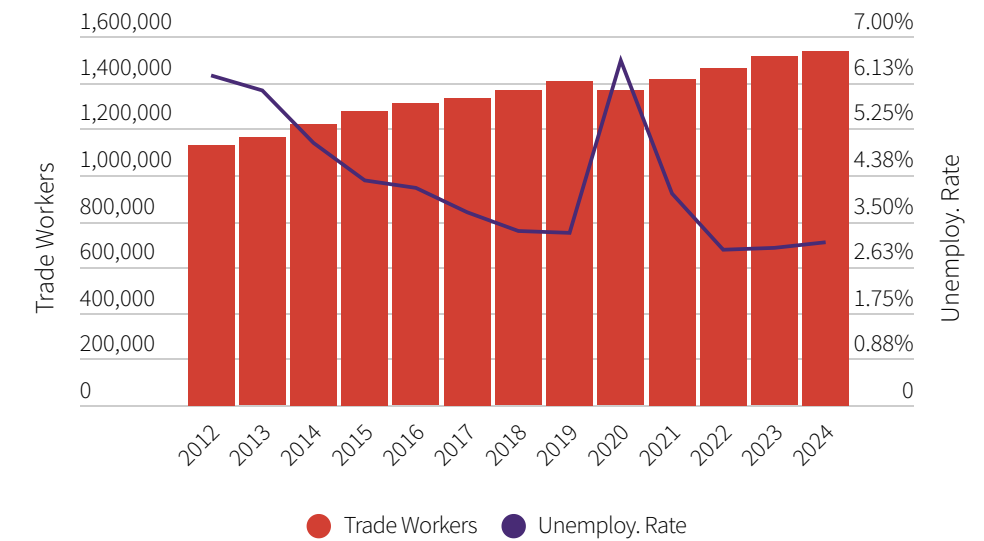
SOURCE: IHS-Markit

Annual Volume (x\$1M, 2012\$)

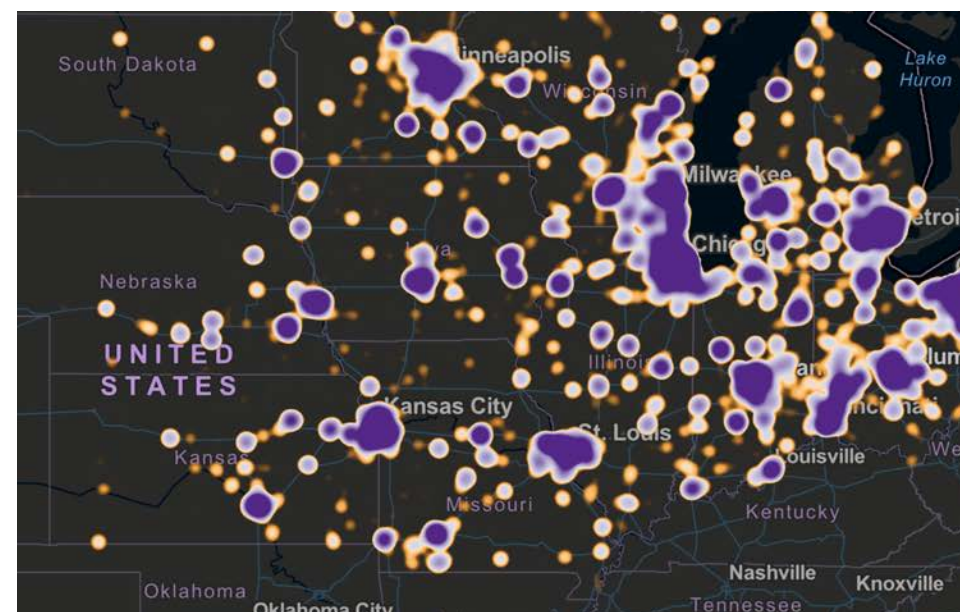


SOURCE: IHS-Markit

Regional Construction Employment

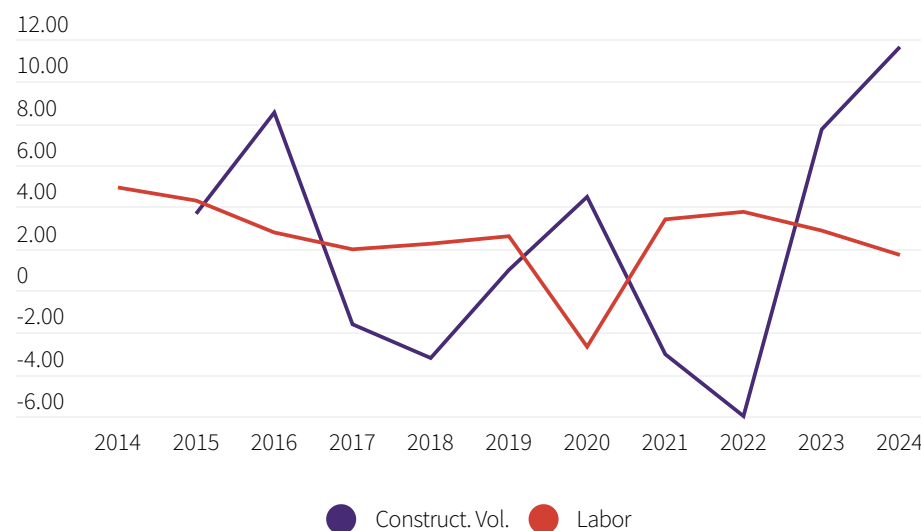


SOURCE: U.S. Bureau of Labor Statistics



SOURCE: BuildCentral

Construction Volume vs Labor - Annual Increase/Decrease



SOURCE: IHS-Markit and FRED

Top Regional Projects Sorted by Construction Value

Project Name	Location	Value (x\$1b)
One Central Phase II	Chicago, IL	\$7.4B
The 78	Chicago, IL	\$7.0B
Destination Medical Center Initiative	Rochester, MN	\$6.5B
O'Hare International Airport Terminal Expansions	Chicago, IL	\$6.3B
Stadium District	Chicagoland, IL	\$5.0B
Lincoln Yards	Chicago, IL	\$5.0B
Cerner Innovation Campus/Trails Campus	Kansas City, MO	\$4.5B
Panasonic Battery Plant	De Soto, KS	\$4.0B
Bronzeville Lakefront Development	Chicago, IL	\$3.8B
Red Line Extension	Chicago, IL	\$3.6B

SOURCE: Build Central