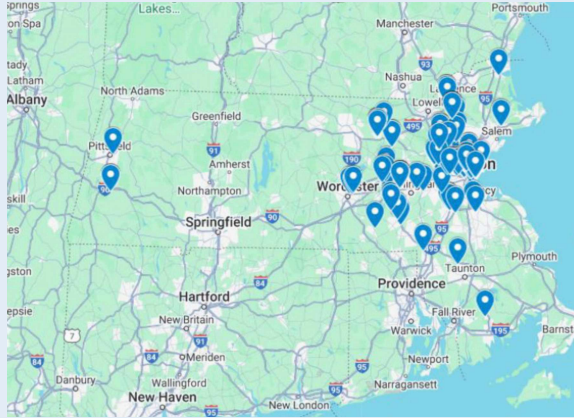


MASSACHUSETTS CONSTRUCTION PROJECTS

Major Projects (\$5M+) 2019-2024



Massachusetts Fact Sheet, 2019-2024

Pharmaceutical & Biotech Mfg and R&D

Number of Major Projects
(\$5+ million)

197

Major Project Valuation
(Any major project active
between 2019 and 2024)

\$19.62 billion

Total Construction Spending
(Capital and maintenance
expenditure, 2019-2024)

\$13.09 billion

Largest Construction Projects, Pharmaceutical and Biotech Manufacturing and R&D, 2019-2024

Project Owner	City	State	Years	Project Value
IQHQ Incorporated Boston Brownfield Fenway Life Science Research Center	Boston	MA	2023-25	\$1,000 million
Eli Lilly & Company Boston Brownfield "Lilly Institute For Genetic Medicine" Facility	Boston	MA	2022-24	\$700 million
Takeda Pharmaceuticals USA Incorporated Cambridge Brownfield Oncology, Hematology, Neuroscience, Gastroenterology R&D	Cambridge	MA	2022-26	\$700 million
Ivanhoe Cambridge Boston (Brighton) Brownfield Forum 60 Guest Street Laboratory	Boston	MA	2022-25	\$545 million
AstraZeneca PLC Cambridge Brownfield AstraZeneca Oncology & Biologics R&D Center	Cambridge	MA	2024-26	\$533.5 million
BioMed Realty Trust Incorporated Somerville BF Life Science "Assembly Innovation Park" 188 Assembly Drive	Somerville	MA	2022-25	\$514 million
Bristol-Myers Squibb Company Cambridge Crossing Grassroot 250 Water St R&D Laboratory Building	Cambridge	MA	2020-24	\$450 million
Greystar Real Estate LLC Somerville Brownfield 74M Life Science Building	Somerville	MA	2022-24	\$420 million
Sanofi US Cambridge Crossing ("CX") Grassroot Genetic Rare Disease R&D Laboratory Parcel G	Cambridge	MA	2019-22	\$400 million
Vertex Pharmaceuticals Incorporated Boston Jeffrey Leiden Center For Cell and Genetic Therapies Addition (Leiden II)	Boston	MA	2023-25	\$400 million

MASSACHUSETTS CONSTRUCTION EMPLOYMENT

Industry Analysis: MASSACHUSETTS

**Pharmaceutical
Manufacturing (2023)**
(NAICS = 325400)

Firms:
130

Employees:
10,451

Annual Wages:
\$1.64 billion

Wages per Employee:
\$157,313

Data Sources

Pharmaceutical and biotech industry data (projects, spending, labor hours demanded) from Industrial Information Resources (IIR). State industry employment data from the Bureau of Labor Statistics (QCEW) using the North American Industry Classification System (NAICS). State union percent in non-residential construction calculated by dividing union members in construction (unionstats.com) by blue-collar QCEW employment in nonresidential construction firms in 2019 (assumes union density equals zero in residential construction; blue-collar percentage from NAICS=23 using the BLS Occupational Employment Statistics series). Note: Pharmaceutical manufacturing industry statistics (above) do not represent the entirety of the pharmaceutical and biotech industry featured in this study. Most significantly, in addition to NAICS 325400 ("Pharmaceutical Manufacturing"), other industry jobs comprise a subset of NAICS 541700 ("Scientific R&D Services").

Construction Labor Overview, 2019-2024 Pharmaceutical & Biotech Mfg and R&D

Total Labor Hours
(14 trades; installation and maintenance) **26,214,107**

Union Labor Hours (est.)
(Estimated state union% in non-residential blue-collar construction trades = 50.7%) **11,338,069**

Union Earnings (est.) **\$526,008,261**

Massachusetts Construction Labor Hours by Trade, Pharmaceutical & Biotech Mfg and R&D, 2019-2024

	Installation	Maintenance	Total
Boilermaker	311,857	13,906	325,762
Carpenter	1,327,582	113,265	1,440,848
Electrician	7,777,628	380,168	8,157,796
HVAC Installers	781,173	6,656	787,829
Instrumentation Tech	4,697,888	137,993	4,835,881
Insulator	692,597	33,363	725,960
Ironworker	676,315	109,340	785,656
Laborer	1,475,495	42,559	1,518,154
Millwright	1,077,095	125,601	1,202,696
Operator	1,699,556	32,017	1,731,573
Painting	245,477	31,569	277,046
Plumber + Pipefitter	3,243,809	40,372	3,284,181
Scaffolding	562,344	21,980	584,324
Welder	479,683	76,819	556,502
Total	25,048,499	1,165,608	26,214,107