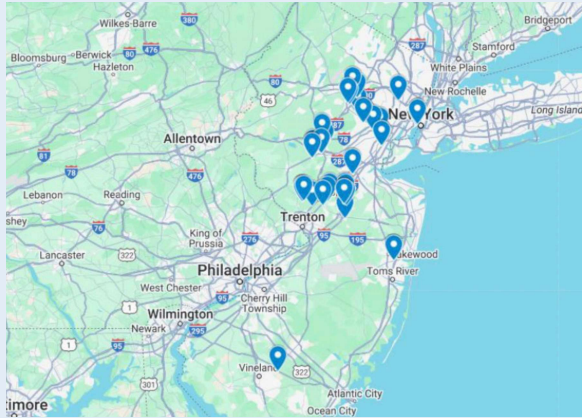


NEW JERSEY CONSTRUCTION PROJECTS

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



New Jersey Fact Sheet, 2019-2024

Pharmaceutical & Biotech Mfg and R&D

Number of Major Projects
(\$5+ million)

71

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

\$3.95 billion

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

\$4.03 billion

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

| Project Owner | City | State | Years | Project Value |
|--|----------------------|-----------|----------------|----------------------|
| BeOne Medicines Limited Hopewell Immuno-Oncology, Antibodies, and Cell Therapies Plant Addition Ph 1 | Hopewell | NJ | 2022-24 | \$700 million |
| Merck and Company Incorporated Rahway MRL Oncology Diseases Vaccines 890 API Building Addition | Rahway | NJ | 2024-26 | \$700 million |
| Janssen Global Services LLC Raritan Car-T Immuno Cell Therapy Production Plant Renovations/Upgrades | Raritan | NJ | 2023-25 | \$500 million |
| Merck and Company Incorporated Rahway MRL R&D/Prod Oncology, Diabetes, Small/Large Molecule B880 Flex Ctr | Rahway | NJ | 2019-23 | \$290 million |
| Cellares Corporation Bridgewater Brownfield Car-T Cell Therapy Gmp Smart Factory IDMO/CDMO | Bridgewater | NJ | 2024-25 | \$255 million |
| Thor Equities Group Jersey City Brownfield "Liberty Innovation Center" R&D Life Science Building | Jersey City | NJ | 2021-22 | \$170 million |
| Aurobindo Pharma USA Incorporated Dayton Solid Dose and Solutions Generics Plant & Distribution Addition | Dayton | NJ | 2016-19 | \$120 million |
| BeOne Medicines Limited Hopewell Immuno-Oncology, Antibodies, and Cell Therapies Plant Addition | Hopewell | NJ | 2024-25 | \$100 million |
| Patheon, by Thermo Fisher Scientific Princeton Cell Therapy Development and Manufacturing Collaboration Center Add | Princeton | NJ | 2020-21 | \$65 million |
| Bristol-Myers Squibb Company Lawrenceville Early Discovery Pharmaceutical R&D Buildings Addition | Lawrenceville | NJ | 2018-20 | \$50 million |

NEW JERSEY CONSTRUCTION EMPLOYMENT

Industry Analysis: NEW JERSEY

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

Firms:
466

Employees:
29,568

Annual Wages:
\$5.48 billion

Wages per Employee:
\$185,490

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)

8,102,297

Union Labor Hours (est.)

(Estimated state union% in non-residential blue-collar construction trades = 50.7%)

5,730,508

Union Earnings (est.)

\$258,416,456

New Jersey Construction Labor Hours by Trade,

Pharmaceutical & Biotech Mfg and R&D, 2019-2024

| | Installation | Maintenance | Total |
|-----------------------------|------------------|------------------|------------------|
| Boilermaker | 87,517 | 12,790 | 100,307 |
| Carpenter | 372,564 | 104,175 | 476,739 |
| Electrician | 2,182,663 | 349,655 | 2,532,319 |
| HVAC Installers | 219,956 | 6,182 | 226,138 |
| Instrumentation Tech | 1,318,385 | 126,918 | 1,445,302 |
| Insulator | 194,366 | 30,685 | 225,051 |
| Ironworker | 189,797 | 100,565 | 290,361 |
| Laborer | 414,073 | 39,143 | 453,216 |
| Millwright | 302,269 | 115,520 | 417,789 |
| Operator | 476,952 | 29,447 | 506,400 |
| Painting | 68,889 | 29,035 | 97,924 |
| Plumber + Pipefitter | 910,322 | 37,132 | 947,453 |
| Scaffolding | 157,813 | 20,216 | 178,029 |
| Welder | 134,615 | 70,653 | 205,268 |
| Total | 7,030,182 | 1,072,115 | 8,102,297 |