

MarketCAST

Construction Analytics



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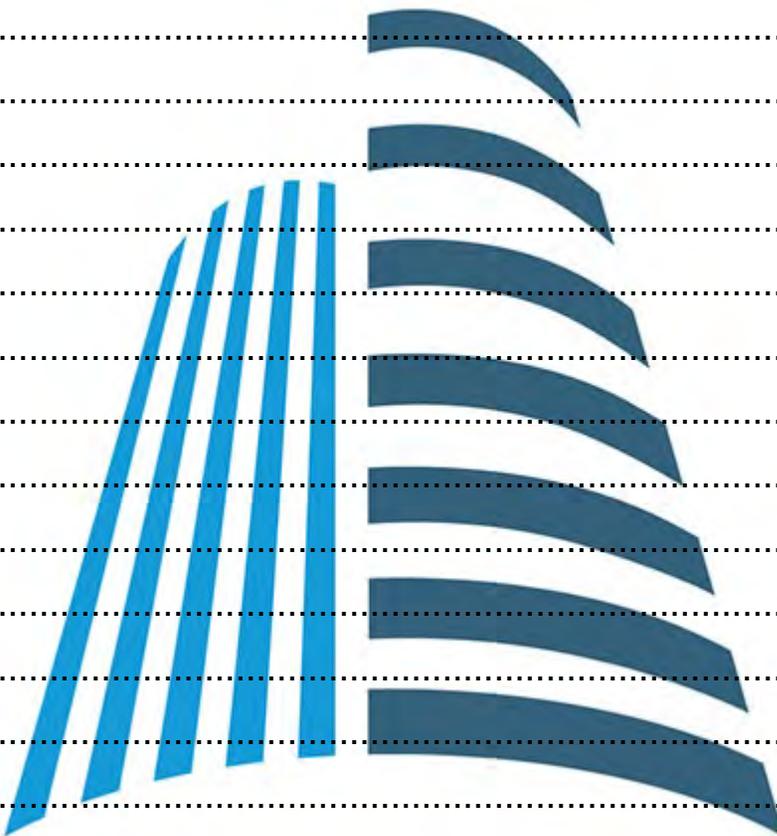


VALUATION | RESEARCH | CONSULTING | BROKERAGE

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From the Economics Desk

The Long Wait for Lower Interest Rates

The current trajectory of the economy and inflation suggest that a return to normalcy for capital markets will be slow in coming. While the 2.3% growth rate of the economy in 2025 is the slowest in 2 years, unemployment remains low, and inflation has recently been trending higher. Adding to these mixed signals are policy proposals of the Trump administration to lower taxes, increase job creation and impose tariffs, all of which can be inflationary. Given these circumstances, the Federal Reserve has signaled a 'wait & see' approach before further rate reductions this year.



Jeffrey Otteau
Chief Economist

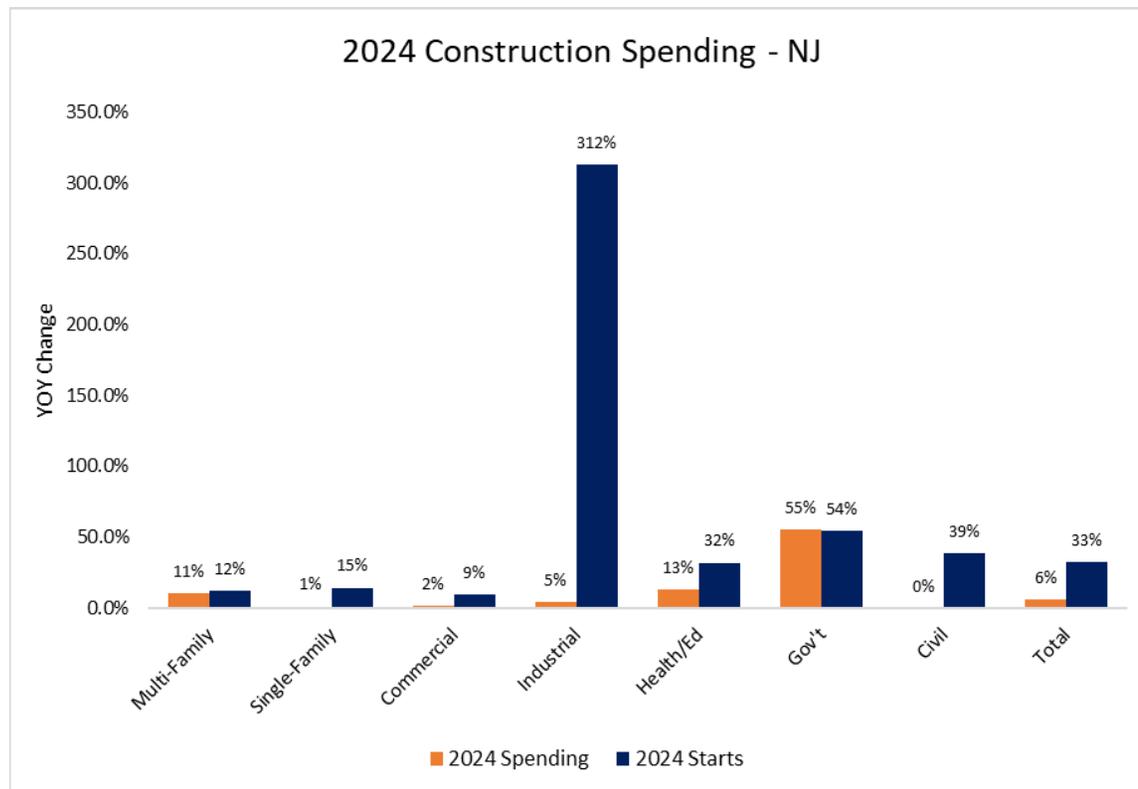
Shifting to the construction industry, spending in New Jersey increased by 6% in 2024 while new starts jumped by an impressive 33%. What's driving these increases are the combined effects of loosening capital markets, accelerating capital deployment, increasing infrastructure spending and expectations for changes to tax codes which favor the building industry.

Another favorable influence on construction spending is that the collateral damage of elevated interest rates has been remarkably small with aggregate CRE pricing in 2024 increasing by 1.4% in New Jersey and 4.6% in Pennsylvania. And while it's a different story in New York City where prices fell by 11.1%, that market is facing its own unique set of challenges ranging from aggressive rent control legislation, a tortuously slow return of workers to offices, and a perception that 'soft on crime' policies have affected the quality of life.

Looking ahead, our forecast includes further increases in construction spending to record levels over the next few years. We invite you to explore all this fresh content as we head into a new year for the real estate economy.

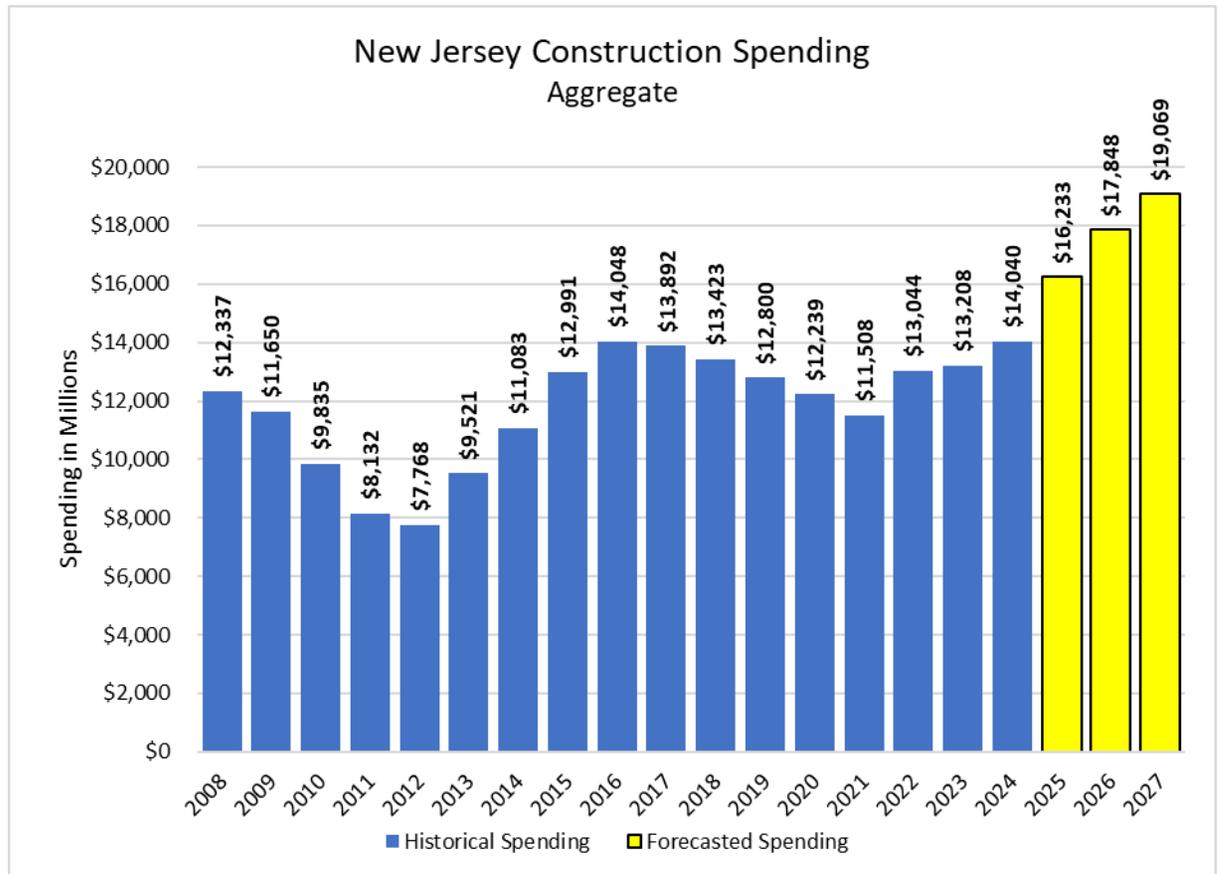
Construction Spending

Construction Starts – While construction starts, for which spending will be spread across multiple months and years, decreased by 19% for the US overall, they increased here in New Jersey by 33% in 2024. Industrial starts surged in 2024, with many projects across the state including high dollar volume projects in Salem & Middlesex Counties; those 2 counties alone had almost \$660-Mil in starts over the past year. Government starts were up, with Union County alone seeing \$131-Mil in starts. Additionally, the Civil Sector is seeing a large increase in construction starts which include the highest dollar-value projects in the state. The largest aggregate dollar volume of construction starts in 2024 has occurred in the Civil Sector with \$4.9-Bil, followed by Multi-Family at \$3.0-Bil & Single-Family at \$2.8-Bil.

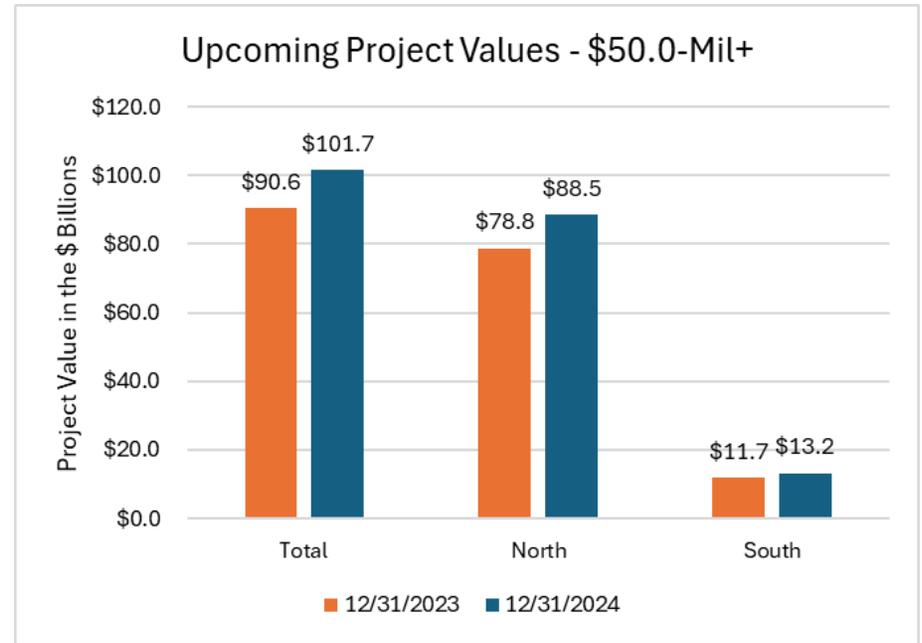


Construction Spending -Total construction spending in New Jersey is up in 2024 versus 2023 (+6%), with the US reporting a +4.3% in starts. At the individual sector level 6 of the 7 categories are experiencing increases in construction spending with Civil being the only sector to remain about the same as 2023. The largest increase in spending can be seen in the Government Sector, which also saw a spike in construction starts in 2024.

As predicted, the increases in starts pushed almost all the sectors in 2024 to see increases in spending. 2024-year end saw an overall increase of 6%, with a total of \$14.0-Bil in spending. The large increases in starts seen in 2024 should continue to push overall spending up through the next couple of years.



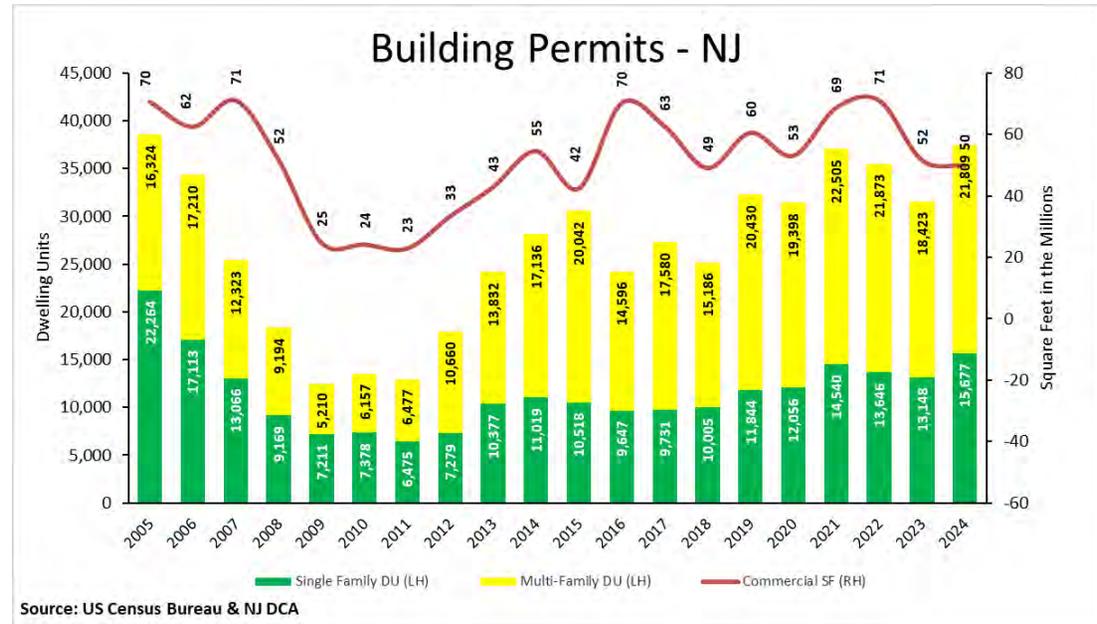
Upcoming Projects – Looking at the pipeline of future construction projects in the planning & bidding phase (with project values over \$50.0-Mil), there is approximately \$101.7-Bil worth of future spending planned in New Jersey. This reflects a 12% increase compared to the \$90.6-Bil reported at the end of 2023. The vast majority (87%) of these projects are located in the northern part of the state, totaling \$88.5-Bil with the south capturing only \$13.2-Bil (13%). Below is a list of some high dollar projects (A full list can be found in the addendum of this report, starting on page 19).



Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Turnpike and Parkway - New Jersey Turnpike Authority	Pre-Design	Bridges and Culverts, Roads	\$24,000,000,000	Multiple Locations	Trenton	Mercer	North	New Jersey	08608	New		
New Jersey Highway Widening Project - New Jersey Turnpike Authority	Pre-Design	Roads	\$4,500,000,000	Multiple Locations	Woodbridge	Middlesex	North	New Jersey	07095	Alteration		
DEEM Renaissance at Bader Field Redevelopment	Schematic Design	Airport, Apartments, Condominiums, Entertainment, Hotels, Offices, Restaurants, Retail Stores, Sports Arenas/Convention Centers, Townhomes	\$3,300,000,000	545 Albany Ave	Atlantic City	Atlantic	South	New Jersey	08401	New		989
RFP Engineering - Extension Improvements Program Section 2	Pre-Design	Bridges and Culverts	\$2,500,000,000	Multiple Locations	Woodbridge	Middlesex	North	New Jersey	07095	Alteration		
RFP - Walter Rand Transportation District Redevelopment Project	Pre-Design	Auditoriums, College, University, Elementary, Pre Schools, Government - Misc. Bldgs., Government Offices, High Schools, Hospitals, Clinics, Hotels, Junior High Schools, Medical Offices, Museums, Parking Garages, Parks and Landscaping, Restaurants, Reta	\$2,000,000,000	Multiple Locations	Camden	Camden	South	New Jersey	08104	New	224,900	
Glassboro Camden Line Project - New Jersey Transit Corporation	Pre-Design	Railroads and Subways	\$1,800,000,000	Multiple Locations	Gloucester Township	Camden	South	New Jersey	08012	Alteration		
North Bergen Liberty Generating	Pre-Design	Power Plants and Lines	\$1,800,000,000	2531 94th St	North Bergen	Hudson	North	New Jersey	07047	New		
CitiSquare Newark - Phases 2-9	Schematic Design	Apartments, Entertainment, Hotels, Offices, Parking Garages, Restaurants, Retail Stores, Sports Arenas/Convention Centers	\$1,700,000,000	450 Broad St	Newark	Essex	North	New Jersey	07102	New	2,322,500	4,512
PATH Extension - Newark Liberty International Airport	Construction Documents	Railroads and Subways, Transportation Terminals	\$1,700,000,000	3 Brewster Rd	Newark	Essex	North	New Jersey	07114	New		
Century-Old Rail Bridge - New Jersey Transit	Pre-Design	Tunnels	\$1,500,000,000	To Be Determined	Trenton	Mercer	North	New Jersey	08608	New		
RFP Engineering - Design Services for Newark Bay-Hudson County Extension Improvements Program	Pre-Design	Bridges and Culverts	\$1,250,000,000	Multiple Locations	Woodbridge	Middlesex	North	New Jersey	07095	New		
CoreWeave Data Center Development	Pre-Design	Offices	\$1,200,000,000	2000 Galloping Hill Rd	Kenilworth	Union	North	New Jersey	07033	Alteration	280,000	
Atlantic Shores South Offshore Wind Project	Pre-Design	Government - Misc. Bldgs., Power Plants and Lines	\$1,100,000,000	Multiple Locations	Jersey City	Hudson	North	New Jersey	07302	New		
Westinghouse Plant Redevelopment	Pre-Design	Apartments, Hotels, Offices, Retail Stores	\$1,000,000,000	95 Orange St	Newark	Essex	North	New Jersey	07102	New		
RFP - University Hospital Renovation and Expansion Planning Services	Pre-Design	Hospitals, Clinics	\$1,000,000,000	150 Bergen St	Newark	Essex	North	New Jersey	07103	Addition/Alteration		
The Cove Mixed-Use Development	Schematic Design	Apartments, Laboratories, Offices, Parks and Landscaping, Roads	\$1,000,000,000	Aetna St & Jersey Ave	Jersey City	Hudson	North	New Jersey	07302	New		1,544
Morristown Medical Center Expansion	Pre-Design	Hospitals, Clinics, Parking Garages	\$1,000,000,000	100 Madison Ave	Morristown	Morris	North	New Jersey	07960	New		205

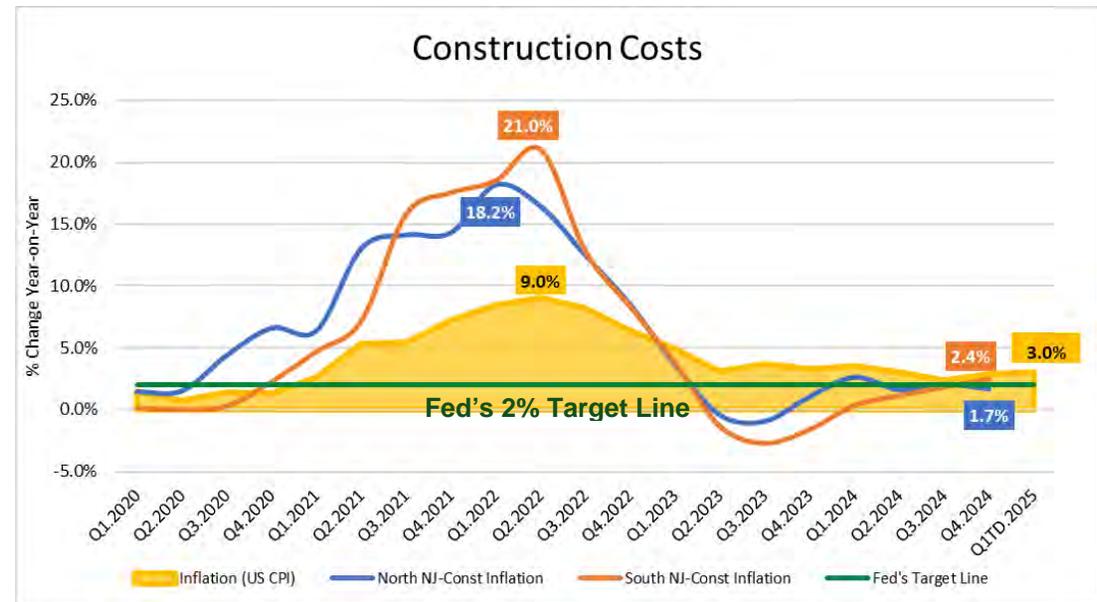
Building Permits

Commercial permits saw a slight decline in 2024, down 4% compared to 2023, totaling about 50-Mil sq ft overall for 2024. Residential permits overall saw an uptick in permits. The multi-family sector saw an 18.4% increase for 2024 with permits totaling 21,000+. Single-family permits saw a 19.2% increase, with permits totaling 15,600+.



Construction Costs

Building costs continue to see gentle increases, with Northern NJ up 1.7% YOY and Southern NJ up 2.4%. The cumulative change over the past 2 years was +2.8% in Northern NJ and +0.8% in Southern NJ. The Consumer Price Index for the US is up by 3.0% over the past year, still higher than the Fed's target of 2% increasing month-on-month since September 2024.

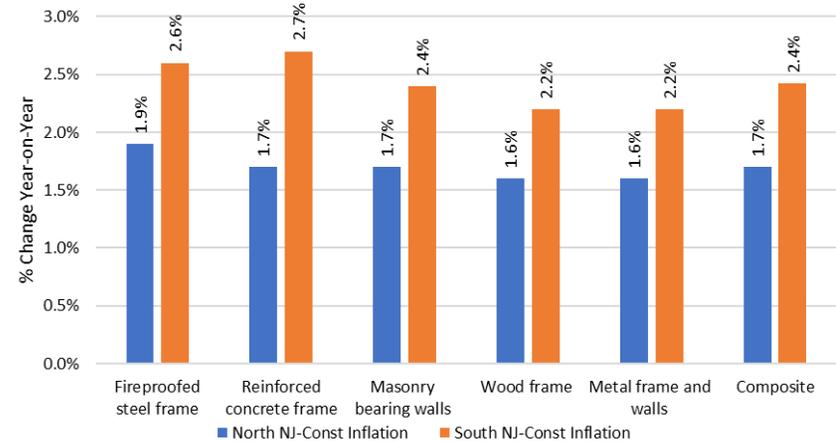


Both Northern & Southern NJ are seeing increases in construction costs across the board. Class A fireproofed steel frame has seen the largest increase in both the North & South. Class D wood frame & Class E metal frame are seeing the smallest increases in both the North & South.

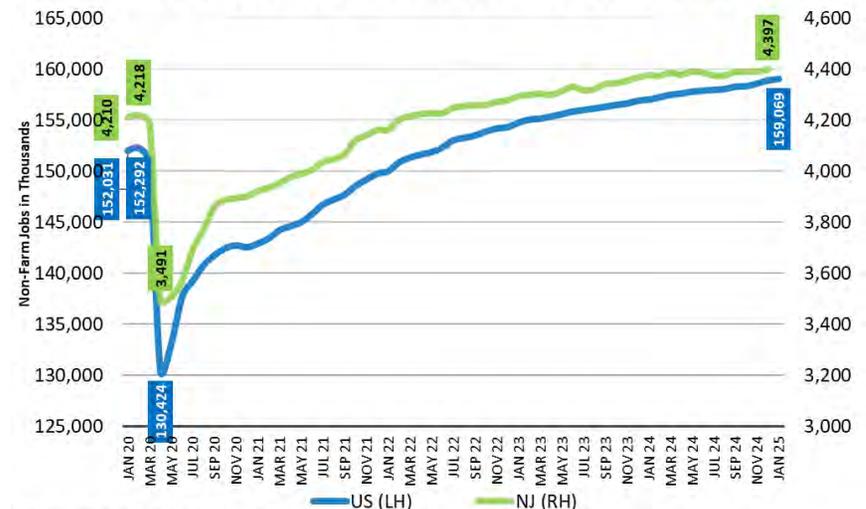
Economic Trends

With the new year comes revisions in the number of jobs created. This reaches beyond a revision to 2024, with 2023 being revised as well. Job gains in 2023 had reported the addition of 3.0-Mil jobs, which have been revised down to 2.6-Mil jobs. 2024 initial reports showed 2.2-Mil jobs added, but revised numbers now show the year end at about 2.0-Mil jobs added. Initial reports for January 2025 job growth are strong with the addition of 143,000 jobs. Despite the recent favorable Core PCE increase of only 0.2% (month-on-month), the overall CPI reading of 3.0% (YOY) remains well above the Federal Reserve’s 2% target line. And while the ‘Fed’ cut the Fed Funds interest rate by an additional quarter of a percent to 4.50% in late December, they have indicated a ‘wait and see’ approach for future rate cuts. Market expectation reflects only a 25-basis point (1/4%) cut in 2025, as they gauge the strength of the economy and inflation in the New Year. Because of these developments, future declines for interest rates on home mortgages and commercial property are likely to be less than previously expected, which is a disappointment to real estate market participants.

Construction Cost Inflation by Class

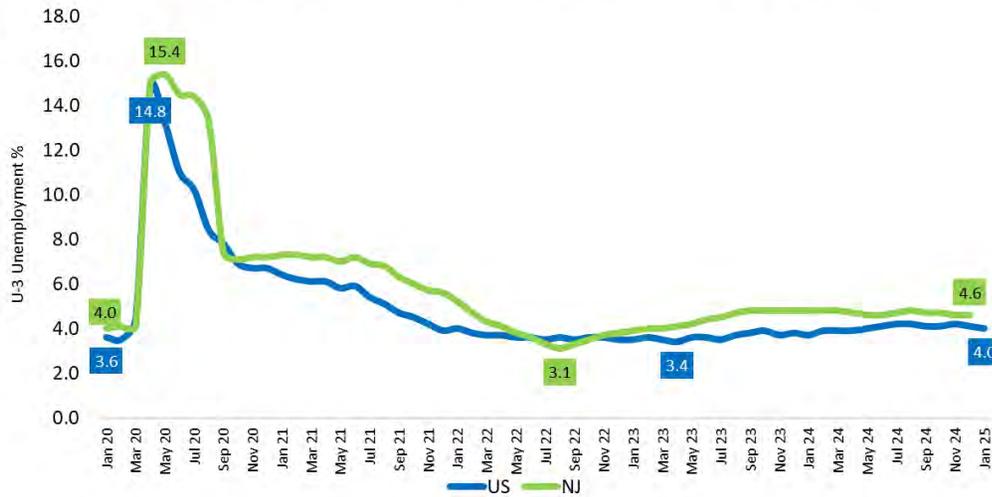


TOTAL EMPLOYMENT - NON-FARM



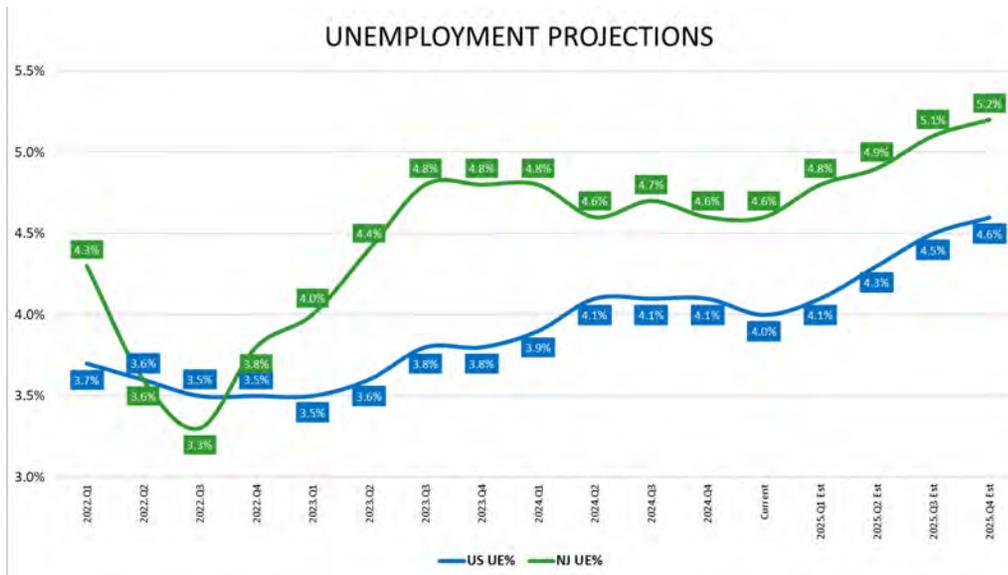
Source: US Dept. of Labor, Bureau of Labor Statistics

UNEMPLOYMENT - SEASONALLY ADJUSTED



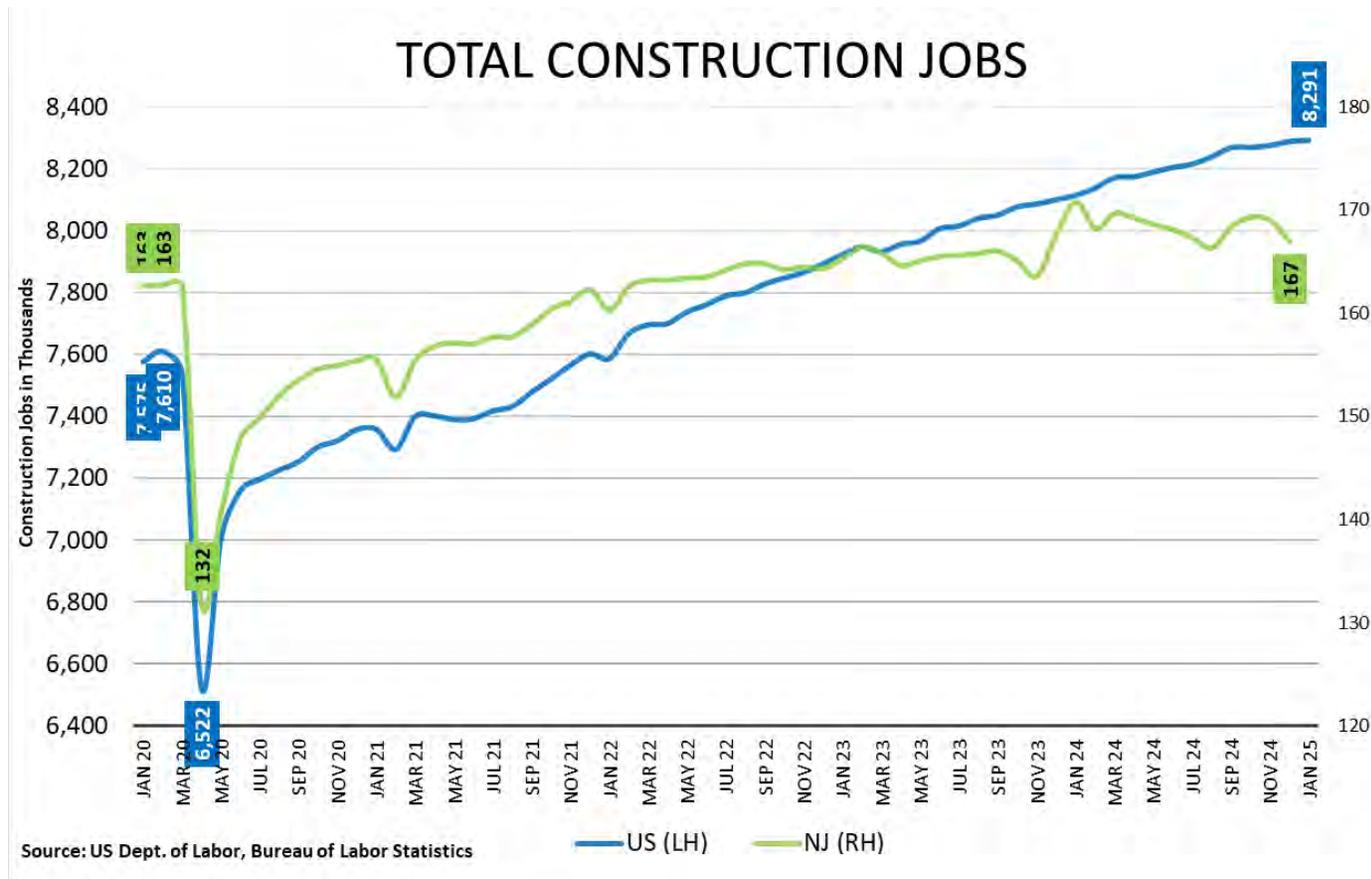
After 2 months of poor job performance, initial readings for December show a gain of 7,200 jobs for NJ. 2024 job creation saw 30,300 new jobs, a 66% decline compared to 2023 when it had added 89,600 jobs. The state's unemployment rate remains above the national level, at 4.6%. The unemployment rate hit a low of 3.1% back in August 2022 and has risen since, up 150 basis points. NJ's initial unemployment claims decreased by 3% week-on-week recently, with 10,313 initial claims last week.

UNEMPLOYMENT PROJECTIONS



The US unemployment rate hit a recent high in July 2024 of 4.3% but has come down in recent months to 4.0%. Local unemployment rates remain higher than the national level, with NJ at 4.6%. Still, both national and local unemployment remains low by historical standards, which is expected to hold steady in the coming months.

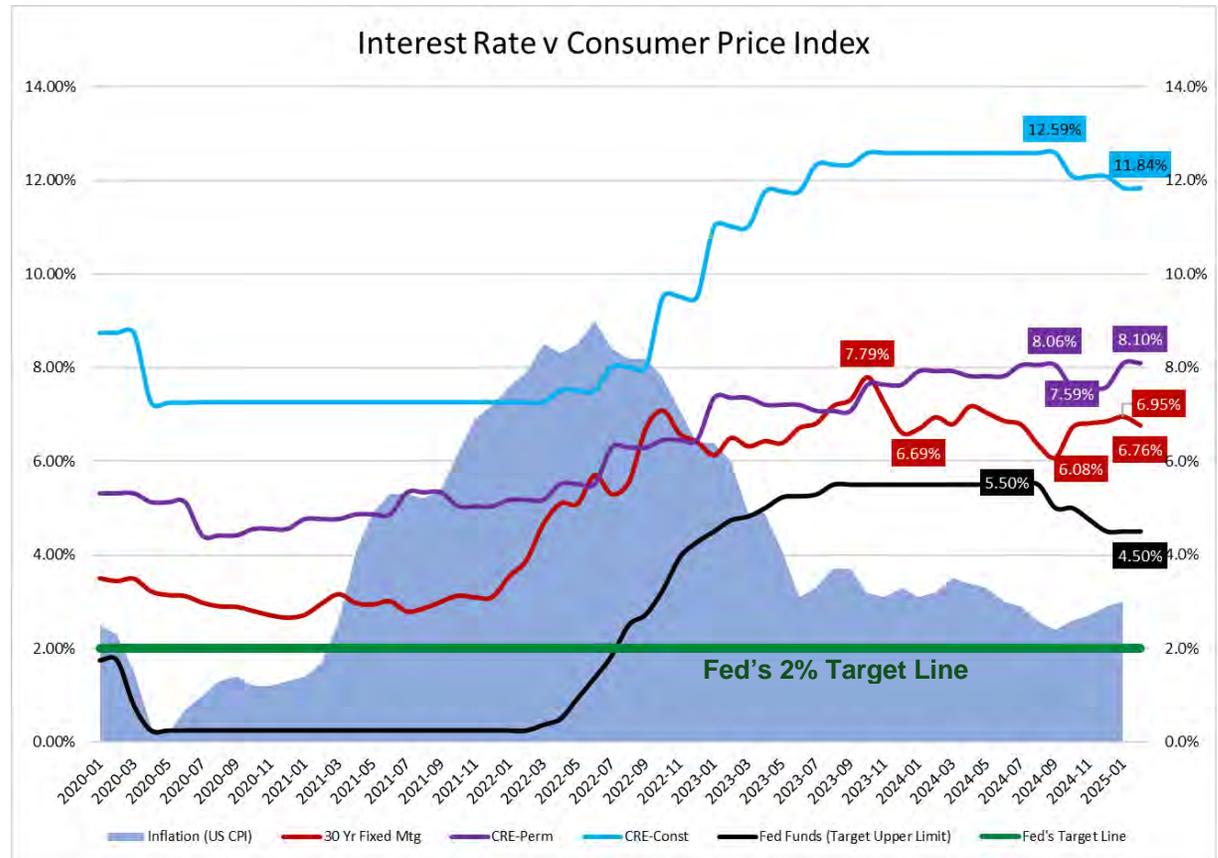
Construction jobs in NJ for 2024 ended the year at a loss of 800 jobs compared to 2023. NJ saw declines in 8 out of 12 months for 2024. The US added 188,000 construction jobs in 2024, underperforming compared to 2023 when it added 207,000 jobs. January 2025 saw the addition of 4,00 jobs for the US, starting the year off with a positive.



Interest Rates

Although the pace of inflation, as measured by the Consumer Price Index (CPI), has slowed significantly from 9.0% in June 2022, the January 2025 reading of 3.0% is the fourth month in a row of increases, and continues to remain above the Federal Reserve Banks benchmark of 2.0% for a neutral stance on monetary policy. The Federal Reserve Bank lowered the Fed Funds Rate again on December 19 to 4.50%, down from a high of 5.50%. Home mortgage rates declined week-on-week by 9 basis points, and they are still down from a high of 7.79% on October 26, 2023, to 6.76% today for a 30-year fixed rate loan. Expectations for lower inflation in the coming months increase

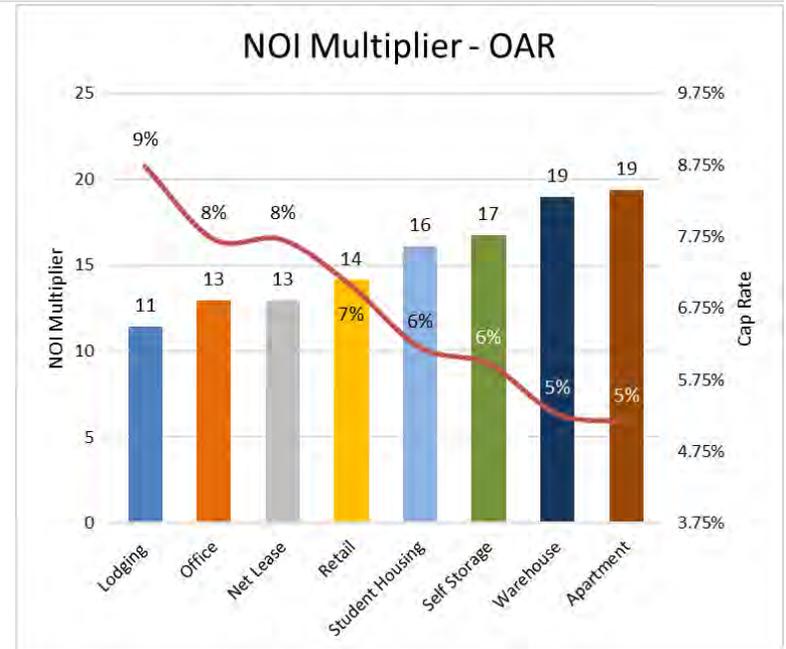
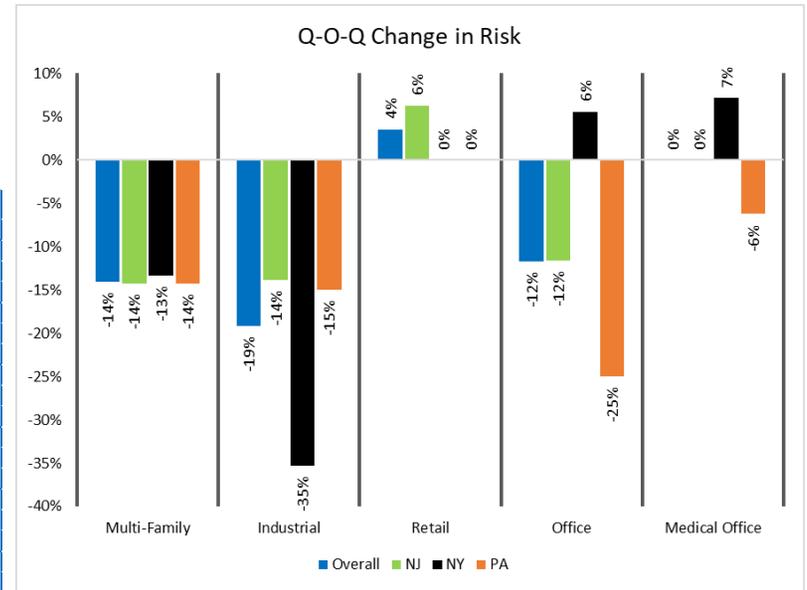
the possibility for more substantial declines in interest rates in 2025, albeit later than initially anticipated. Once a sustained decline in interest rates is realized there will be a surge in real estate deal flow and new construction starts as pent-up demand is released into the market. Another positive development is that wage growth is once again exceeding inflation, indicating that consumers are beginning to feel some relief from higher consumer prices.



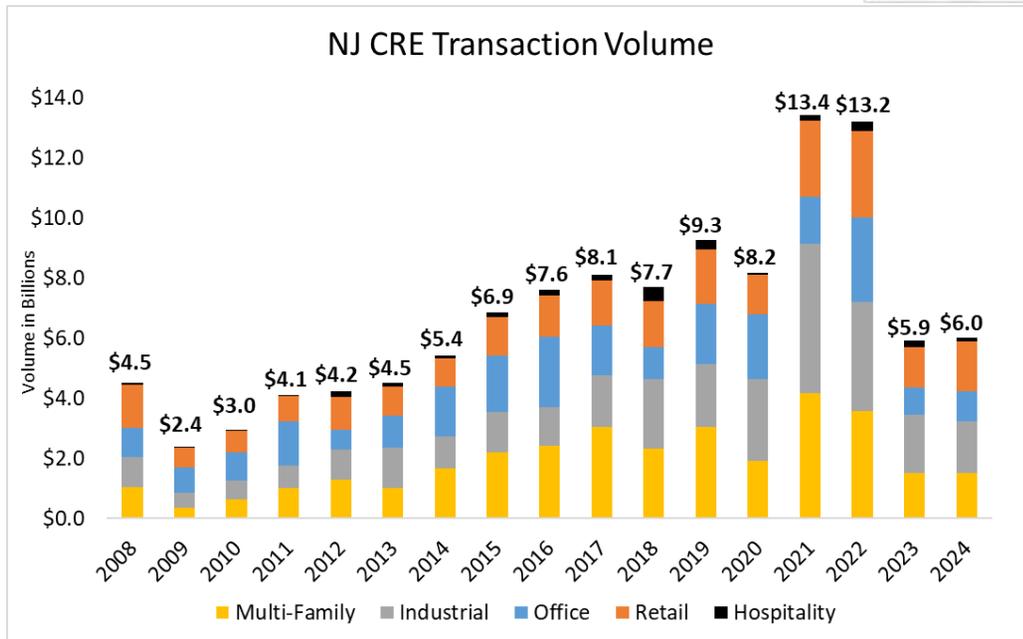
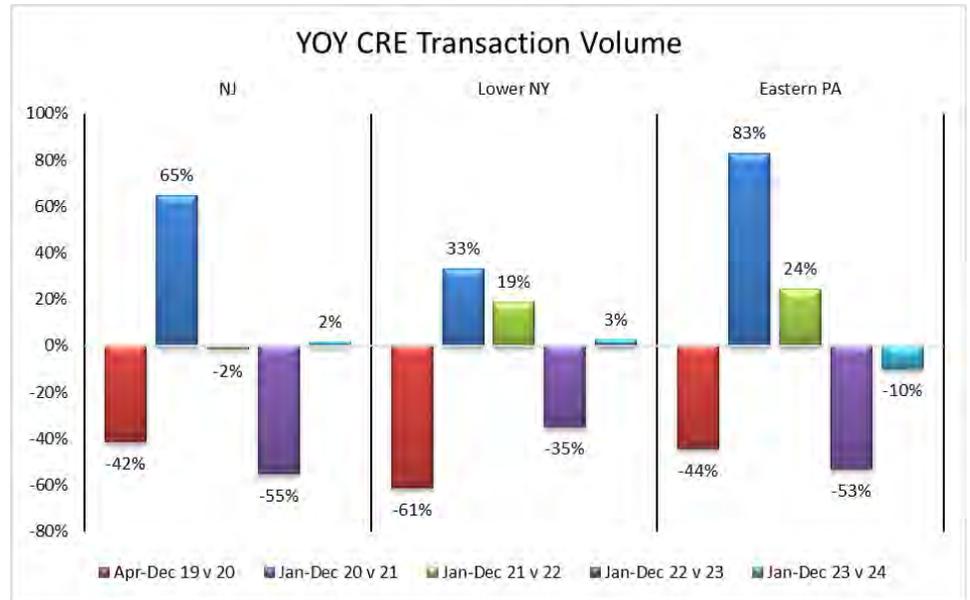
CRE Risk Summary by Sector

New Jersey commercial real estate pricing turned around and increased by 1.4% in 2024.Q4 on an aggregate basis, with warehouse and multi-family fueling that increase. Office in New Jersey experienced the greatest decline in selling prices, down by 12.8% Y-O-Y with Multi-Family seeing the largest increase at 15.0%. CRE in NYC declined at the end of 2024, down 11.1% Y-O-Y. The Office Sector had the largest decrease at 24.2%, with a surprising jump in Warehouse at 31.0%. Hospitality continues its upward trend in the NYC/NJ area, after seeing declines in prices quickly following the pandemic, prices in this sector are seeing a 22.4% YOY increase. Eastern PA saw an overall increase in 2024 at 4.6% with multi-family seeing the largest increase at 18.3%; retail saw the greatest decline in prices at -4.9%. The overall largest risk increase occurred in the Retail Sector, up by 4%. Industrial is seeing the largest decline in risk. Generally, risk has declined in most sectors across the local regions. Converting current ‘Cap Rates’ to their inverse Income-To-Value multiplier demonstrates how investors rank various types of investments. Apartment and Warehouse properties continue to be viewed as having the least risk based upon investors paying an average of 19 & 18 times a single year of net operating income. Lodging continues to be the highest risk, with investors paying an average of only 11 times a single year of NOI.

CRE Price Change			
Sector	Region	YOY	QOQ
All CRE	NJ	1.4%	6.5%
	NYC	-11.1%	1.4%
	Eastern PA	4.6%	-0.8%
Retail	NJ	0.9%	7.4%
	NYC	14.8%	-3.3%
	Eastern PA	-4.9%	-6.1%
Office	NJ	-12.8%	3.1%
	NYC	-24.2%	-5.0%
	Eastern PA	-0.4%	6.2%
Multi-Family	NJ	15.0%	12.4%
	NYC	-8.3%	2.2%
	Eastern PA	18.3%	11.1%
Warehouse & Flex	NJ	11.6%	2.6%
	NYC	31.0%	7.0%
	Eastern PA	14.6%	4.1%
Hospitality	NY Metro	22.4%	5.7%
	Eastern PA	12.6%	3.1%



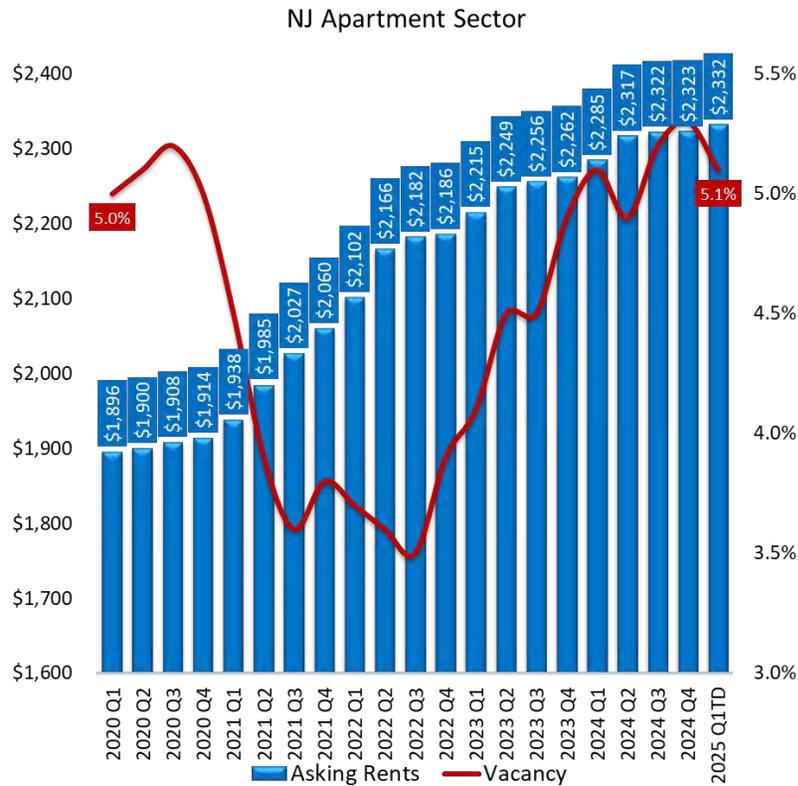
The Commercial Real Estate market saw some turnaround in 2024. NJ saw a modest 2% increase at the year's end. Lower NY also saw an increase in 2024 of 3%. Eastern PA continues to see declines ending the year with a 10% decrease compared to 2023.



As discussed, overall NJ saw a 2% increase in commercial sales volume in 2024. Office, retail & multi-family sectors saw increases for the year, while industrial & hospitality saw declines. Continued increases in sales volume are expected in 2025 as the full effects of lower interest rates will not be realized until sometime later in the new year as rates are expected to decline slowly.

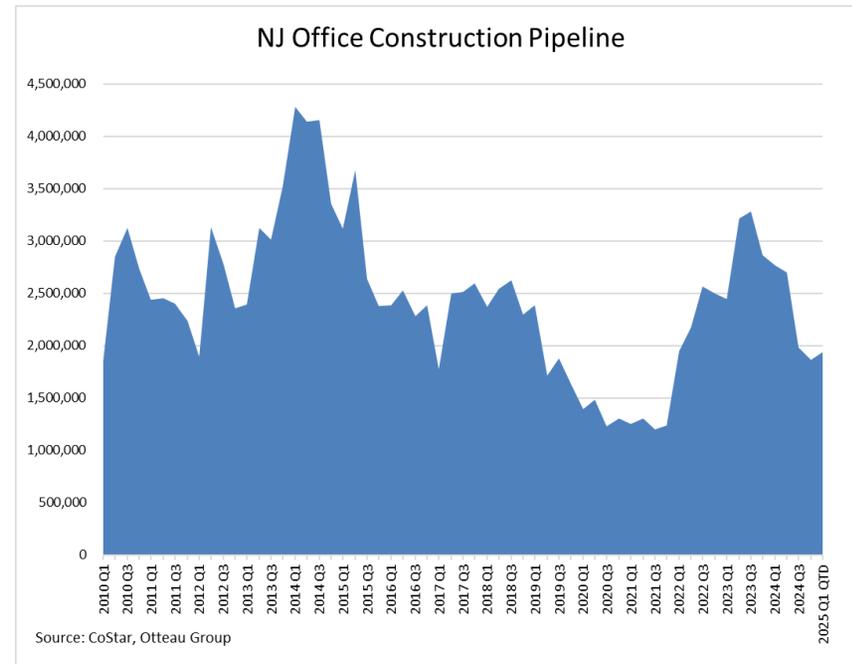
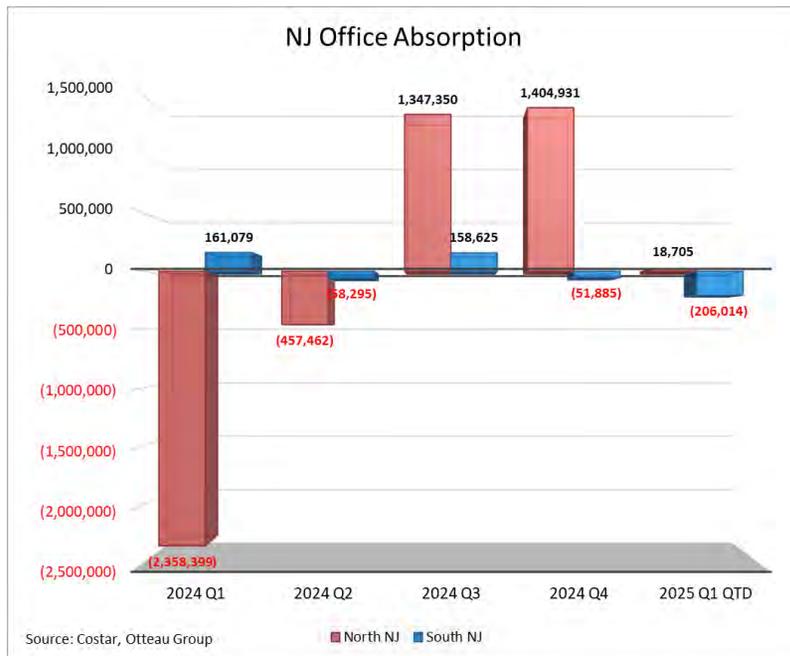
Apartment Market Sector

Rental rates in the state are experiencing continued growth YOY, however, more recently rents have stagnated. For 2025 Q1TD, rental prices have increased 2.1% YOY, but increased only 0.4% from Q3 2024. Rents currently average \$2,332/month in the state. Northern NJ is up by 1.7% for rental prices in Q1TD. Central NJ is up by 2.3% YOY. Southern NJ is seeing the largest increase, up by 3.4%. Vacancy is the same YOY, with quarter-on-quarter dropping 20 bps, currently at 5.1%. Vacancy in the northern part of the state is the same YOY at 5.3%. Central NJ decreased YOY by 10 basis points to 4.4%. Southern NJ saw an increase, up 10 basis points to 5.8%. The construction pipeline for the apartment market saw a decline quarter-on-quarter so far, with Q1TD at about 38,775 units.



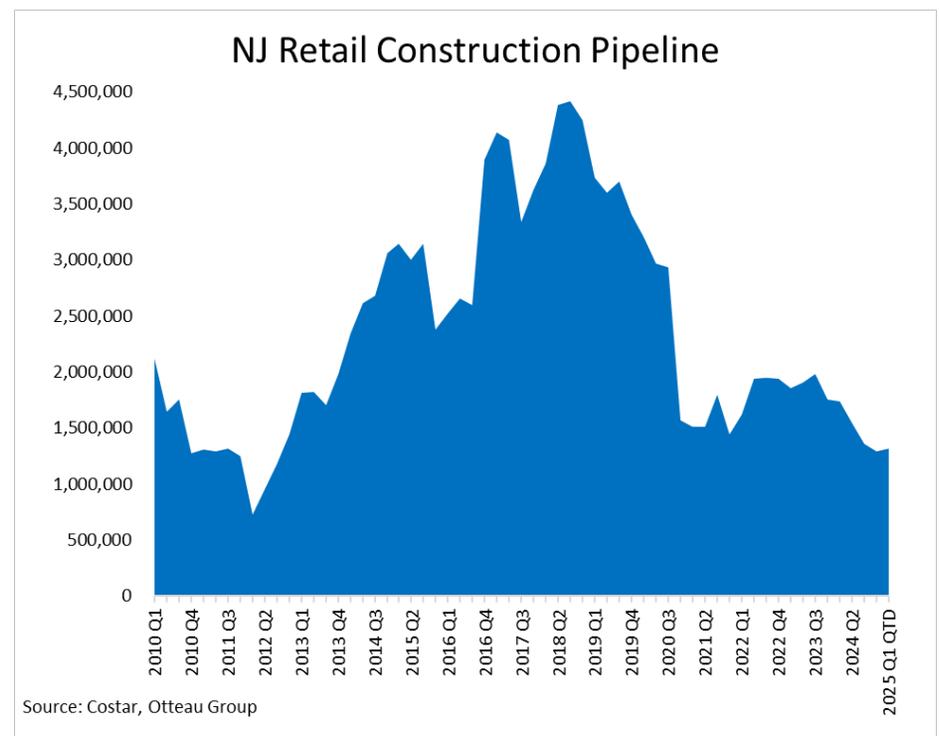
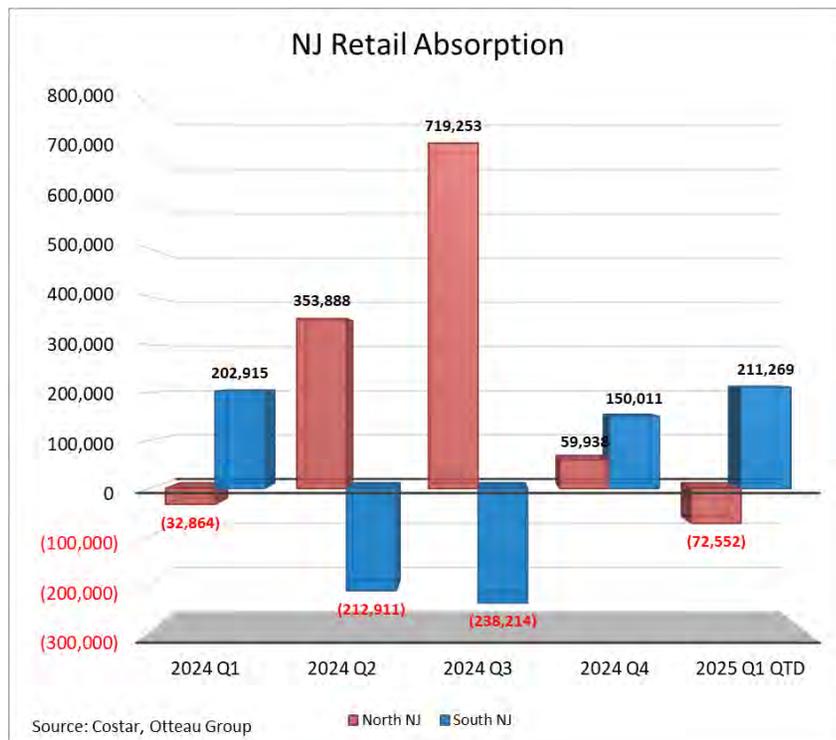
Office Market Sector

Following 4 years of declines, the Office Sector for 2024 actually saw a positive net absorption of almost 146,000 Ft². Northern NJ saw significant improvement in the second half of 2024 with a gain of 2.7-Mil Ft². These gains are attributable to employers continuing to require workers to report to the office instead of working from home. Still, for the entire 2024, Northern NJ’s office market experienced a negative net absorption of 63,580 Ft². Southern NJ was in the black at year’s end however, with positive net absorption of 209,500 Ft² YTD. On a statewide basis, availability declined 30 basis points YOY in NJ to 13.8% Q4 with vacancy down 40 bps to 10.9%. Overall office rents in NJ rose 2.6% YOY in 2024, now at \$24.75/Ft². Class B & C office space continues to outperform Class A, with availability rates of only 8.3% compared to Class A being almost triple that at 23.5%. While it is still early in 2025, this sector is seeing an overall negative net absorption of 187,309 Ft². Looking to the future, vacancy is likely to remain relatively stable as continuing job creation acts as a buffer against companies looking to downsize their office footprint. The Office Construction pipeline increased quarter-on-quarter with approximately 1.9-Mil Ft² currently under construction.



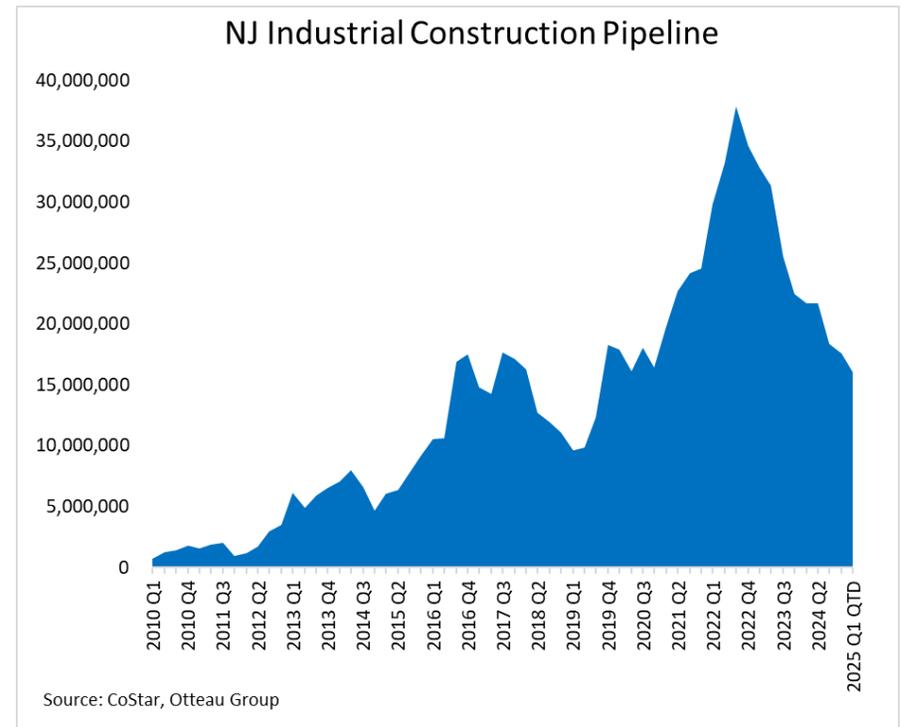
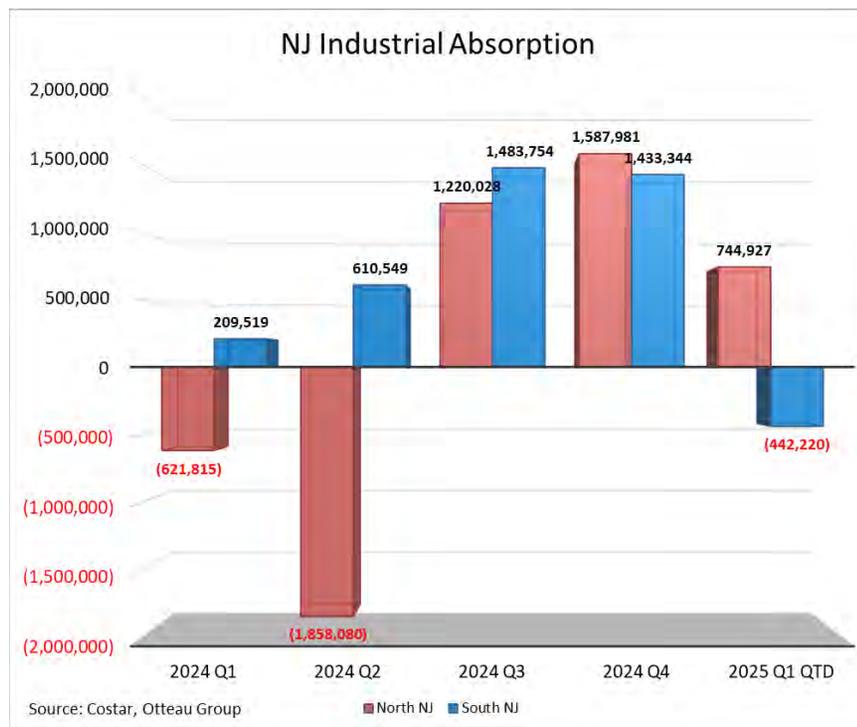
Retail Market Sector

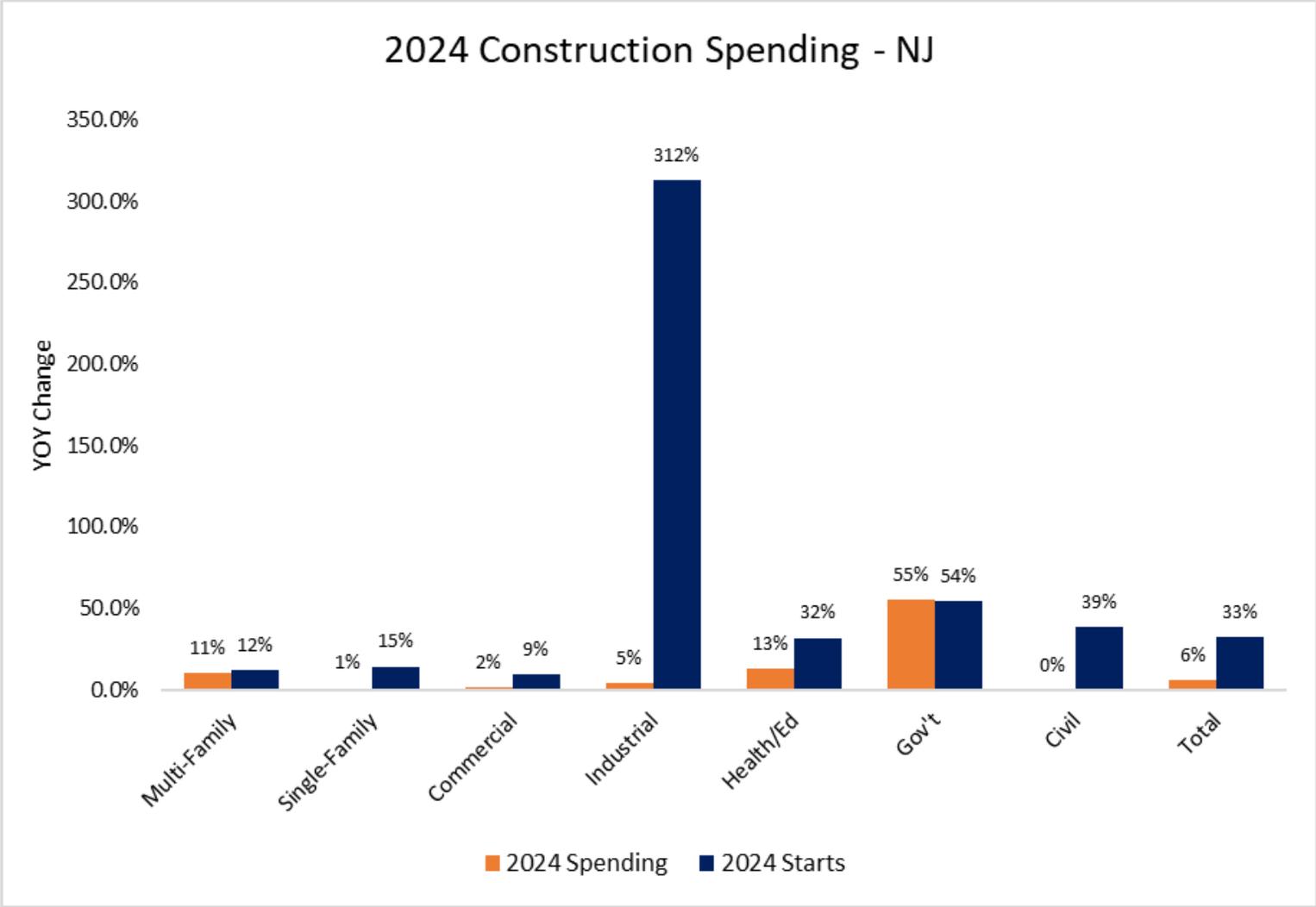
New Jersey’s retail real estate sector has experienced overall positive net absorption for the entire state of 1.0-Mil Ft² in 2024. In northern New Jersey the retail sector had a strong showing in Q2 & Q3 pushing the north to 1.1-Mil Ft² in positive net absorption for the year. Southern NJ saw a decline in 2024 with a negative net absorption of 98,200 Ft². Year-on-year vacancy in the northern part of NJ has declined by 10 basis points to 3.5% while increasing in the southern part of the state by 40 basis points to 4.7%. Statewide asking rents declined YOY to \$22.37/Ft² compared to \$22.77/Ft² in 2023. The Southern part of the state is off to a good start in the new with positive net absorption, while the North is slightly negative for an overall positive net absorption of almost 139,000 Ft² in negative net absorption in a few short weeks. The retail construction pipeline continues to decline in recent quarters, down to approximately 1.3-Mil Ft² reported to be under construction.

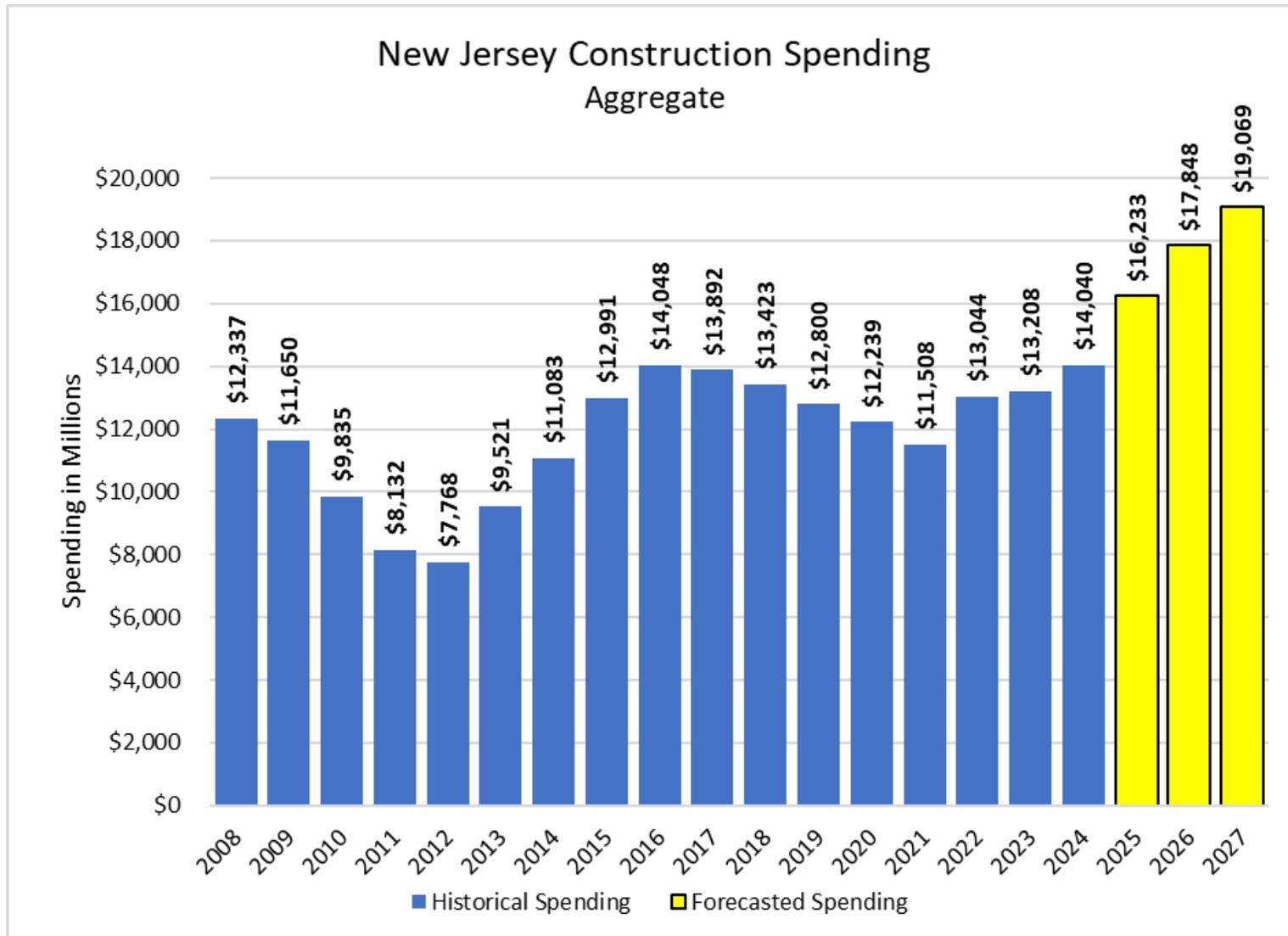


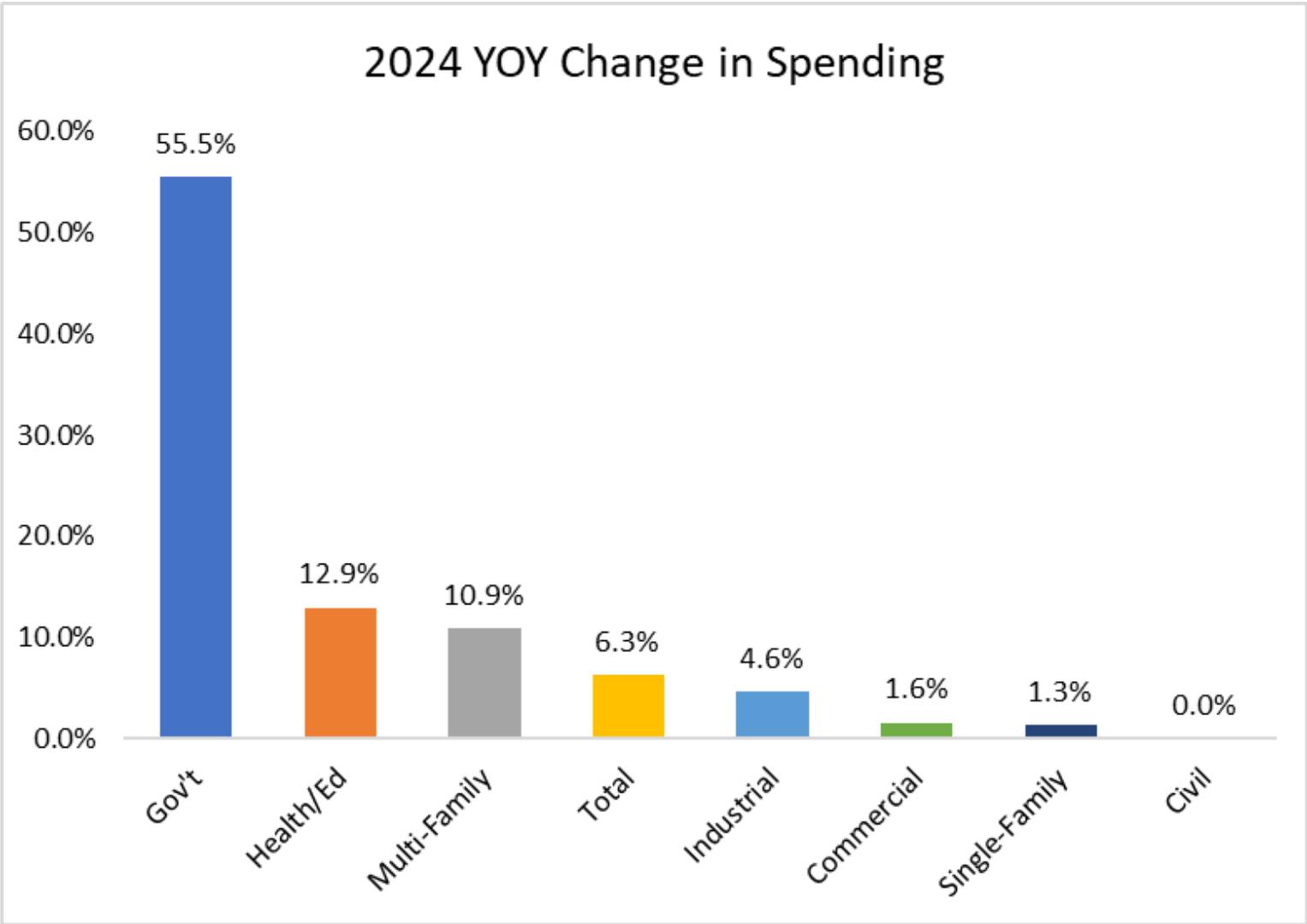
Industrial Market Sector

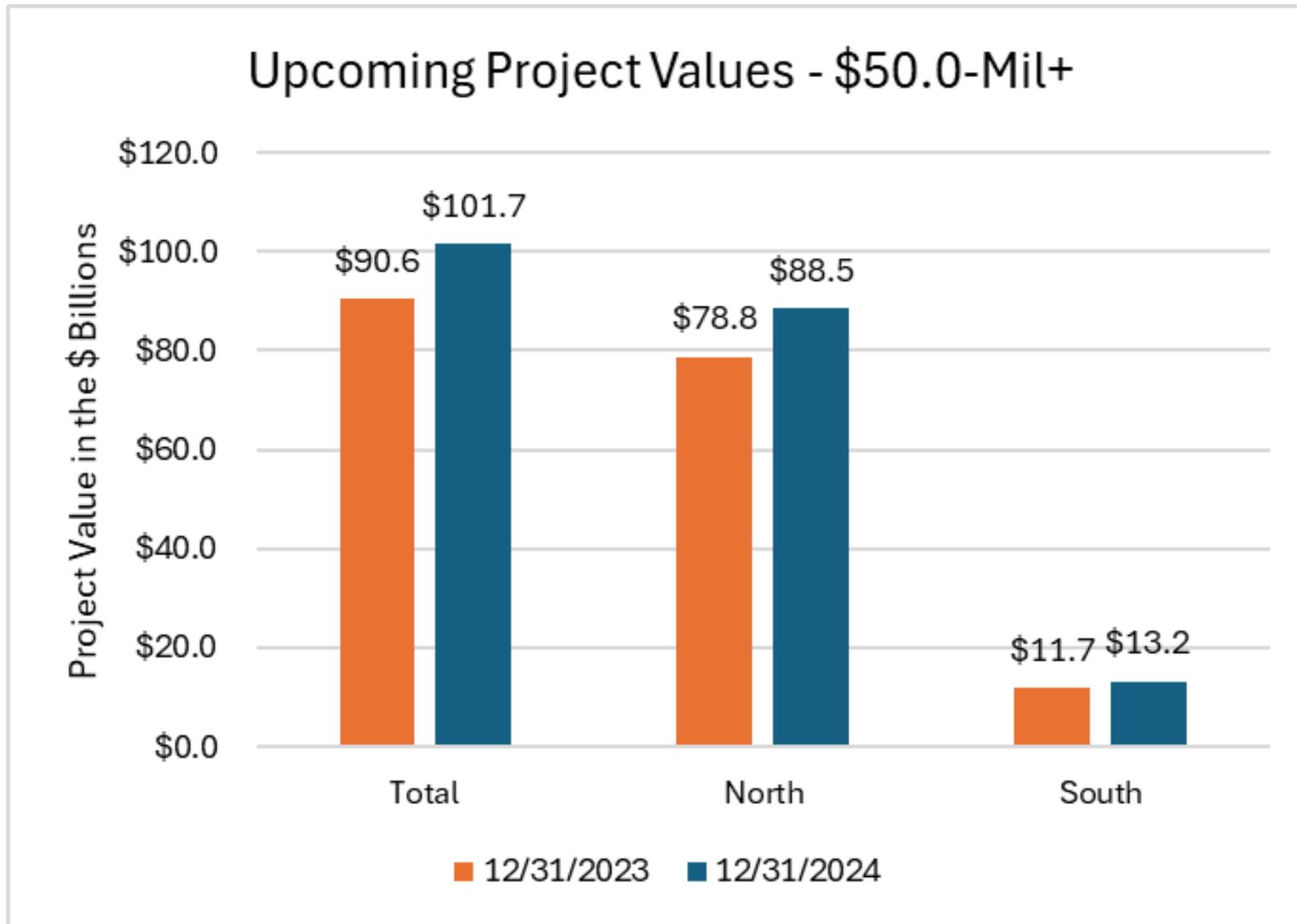
Overall, the Industrial Sector managed to stay positive in 2024 with 4.0-Mil Ft² in positive net absorption, just barely outperforming 2023 with a 7% increase in absorption YOY. The Northern part of the state saw a positive net absorption of 328,000 Ft². Southern NJ saw positive net absorption in 2024 as well, with +3.7-Mil Ft². Vacancy for this sector remains in the low single-digits at 6.9% statewide, but it has been rising for the past 10 quarters and jumped 430 basis points from a low of 2.6% in Q2 2022. Availability in the state rose 170 basis points YOY to 10.4%. Availability in the north increased by 200 basis points YOY to 9.8%, while vacancy remains low at 6.4%. In the south, availability increased by 70 basis points YOY to 12.7%, with vacancy at 8.8%. Rental prices declined quarter-on-quarter in Q4 2024 down by 0.4% to \$13.38/Ft². 2025 so far is seeing a positive net absorption 302,700 Ft² fueled by Northern NJ. Construction pipeline is reported to have approximately 16.0-Mil Ft² in the pipeline, continuing to decline since Q3 of 2022.











Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Atlantic County												
DEEM Renaissance at Badler Field Redevelopment	Schematic Design	Airport, Apartments, Condominiums, Entertainment, Hotels, Offices, Restaurants, Retail Stores, Sports Arenas/Convention Centers, Townhomes	\$3,300,000,000	545 Albany Ave	Atlantic City	Atlantic	South	New Jersey	08401	New		989
Atlantic Logistics Center	Pre-Design	Manufacturing, Warehouses	\$350,000,000	Pomona Road and Atlantic 563	Egg Harbor City	Atlantic	South	New Jersey	08215	New	3,500,000	
RFP Engineering - Preliminary Engineering Design Services Atlantic City Expressway Third Lane Widening Milepost 31.6 to Milepost 44.20	Pre-Design	Roads	\$150,000,000	Atlantic City Expy	Hammononton	Atlantic	South	New Jersey	08037	Alteration		
Offshore Wind Farm Development / Atlantic City	Pre-Design	Power Plants and Lines	\$150,000,000	To Be Determined	Atlantic City	Atlantic	South	New Jersey	08401	New		
Route 9, Chapman Blvd to Route 30 (Whitehorse Pike)	Pre-Design	Roads	\$121,500,000	US-9	Linwood	Atlantic	South	New Jersey	08221	Alteration		
Leading Light Wind	Pre-Design	Power Plants and Lines	\$100,000,000	To Be Determined	Hamilton	Atlantic	South	New Jersey	08215	New		
Atlantic Shores Project 2	Pre-Design	Power Plants and Lines	\$50,000,000	To Be Determined	Egg Harbor City	Atlantic	South	New Jersey	08215	New		
New Decatur Avenue Elementary School - Pleasantville - New Jersey Schools Development Authority	Pre-Design	Elementary, Pre Schools	\$50,000,000	115 W Decatur Ave	Pleasantville	Atlantic	South	New Jersey	08232	New		
Bergen County												
Skymark Center - Vertical Phases	Design Development	Apartments, Hotels, Shopping Centers, Sports Arenas/Convention Centers	\$995,000,000	Route 46	Ridgefield Park	Bergen	North	New Jersey	07660	New	959,250	1,824
615 River Road Mixed-Use Development	Pre-Design	Apartments	\$694,000,000	615 River Rd	Edgewater	Bergen	North	New Jersey	07020	New	1,200,000	1,200
Challenger Road - Mixed use	Design Development	Apartments, Retail Stores	\$400,000,000	64 Challenger Rd	Ridgefield Park	Bergen	North	New Jersey	07660	New		600
Westfield Garden State Plaza - Phase 1	Construction Documents	Apartments, Athletic Bldgs, Hotels, Parks and Landscaping, Retail Stores	\$230,200,000	One Garden State Plaza	Paramus	Bergen	North	New Jersey	07652	New		575
Paramus Park Apartment Phase 1	Pre-Design	Apartments, Offices, Retail Stores	\$136,000,000	700 Paramus Park	Paramus	Bergen	North	New Jersey	07652	New		380
River Street Mixed-Use - Phase III & IV	Schematic Design	Apartments, Clubs, Community Centers, Retail Stores, Roads	\$130,000,000	150 River St	Hackensack	Bergen	North	New Jersey	07601	New		429
Main Street Mixed-Use	Schematic Design	Apartments, Retail Stores, Roads	\$105,000,000	321 Main St	Hackensack	Bergen	North	New Jersey	07601	New		270
Route 17 Bottleneck Alignment Alternate 3A - New Jersey Department of Transportation	Pre-Design	Bridges and Culverts, Roads	\$97,000,000	NJ-17	Maywood	Bergen	North	New Jersey	07662	New		
Edgewood Residential Subdivision	Pre-Design	Single Family	\$85,000,000	449 Rivervale Rd	River Vale	Bergen	North	New Jersey	07675	New		249
Englewood South	Schematic Design	Offices, Parking Garages	\$85,000,000	To Be Determined	Englewood	Bergen	North	New Jersey	07631	New	400,000	
Essex St Mixed Use Building	Schematic Design	Apartments, Retail Stores, Roads	\$85,000,000	Essex St	Hackensack	Bergen	North	New Jersey	07601	New		250
95 Challenger Mixed Use Development	Design Development	Apartments, Retail Stores	\$82,000,000	95 Challenger Rd	Ridgefield Park	Bergen	North	New Jersey	07660	New		216
Parsons Pond Road Multi-Residential Development	Pre-Design	Apartments, Offices, Warehouses	\$80,000,000	400 Parsons Pond Dr	Franklin Lakes	Bergen	North	New Jersey	07417	New		335
Bergen Town Center Redevelopment	Construction Documents	Apartments, Athletic Bldgs, Offices, Roads, Swimming Pools	\$80,000,000	1 Bergen Town Center	Paramus	Bergen	North	New Jersey	07652	New		456
Westfield Garden State Plaza Mill Redevelopment / Paramus	Pre-Design	Apartments, Athletic Bldgs, Hotels, Offices, Parks and Landscaping	\$80,000,000	1 Garden State Plaza Blvd	Paramus	Bergen	North	New Jersey	07652	Alteration		
Design-Build of a New TEB ATCT Facility in Teeterboro, NJ	Construction Documents	Airport	\$73,359,000	225 Fred Wehran Dr	Teeterboro	Bergen	North	New Jersey	07608	New		
Fort Lee Residential Building	Pre-Design	Apartments	\$70,000,000	To Be Determined	Fort Lee	Bergen	North	New Jersey	07024	New		253
Mahwah Crossroads	Pre-Design	Shopping Centers	\$66,817,500	NJ-17 & I-287	Mahwah	Bergen	North	New Jersey	07430	New	600,000	
Waypoint Residential Active Adult Plus Community	Schematic Design	Athletic Bldgs, Clubs, Community Centers, Nursing Homes, Parking Garages, Swimming Pools	\$65,000,000	127 Summit Ave	Montvale	Bergen	North	New Jersey	07645	New		157
The Fletcher Avenue Bridge Replacement - New Jersey Department of Transportation	Pre-Design	Bridges and Culverts	\$65,000,000	U.S. 9	Fort Lee	Bergen	North	New Jersey	07024	New		
2024 Referendum - Hillsdale Public Schools	Pre-Design	Junior High Schools	\$62,400,000	120 Magnolia Ave	Hillsdale	Bergen	North	New Jersey	07642	Addition/Alteration		
Main Street Residential Building	Design Development	Apartments	\$60,000,000	100 Main St	Fort Lee	Bergen	North	New Jersey	07024	New		172
Paramus Park Apartments Phase 2	Pre-Design	Apartments, Offices, Retail Stores	\$60,000,000	700 Paramus Park	Paramus	Bergen	North	New Jersey	07652	New		159
New Middle School - 2024 Referendum - Fairview Public School District	Schematic Design	Junior High Schools	\$60,000,000	To Be Determined	Fairview	Bergen	North	New Jersey	07022	New	91,334	
North Arlington Industrial Project	Pre-Design	Manufacturing, Offices, Roads	\$58,000,000	To Be Determined	North Arlington	Bergen	North	New Jersey	07031	New	111,680	
Oakland Multi-Residential	Pre-Design	Apartments, Townhomes	\$57,000,000	To Be Determined	Oakland	Bergen	North	New Jersey	07436	New		151
Bergen Turnpike - Mixed-Use Development	Pre-Design	Apartments, Offices, Retail Stores	\$54,000,000	30 Bergen Turnpike	Ridgefield Park	Bergen	North	New Jersey	07660	New		150
Soldier Hill Road Apartments	Design Development	Apartments, Clubs, Community Centers, Parks and Landscaping, Roads, Swimming Pools	\$53,000,000	Soldier Hill Rd	Paramus	Bergen	North	New Jersey	07652	New		140
International Boulevard Industrial Warehouse Facility	Schematic Design	Warehouses	\$50,500,000	1 International Blvd	Mahwah	Bergen	North	New Jersey	07430	New	470,000	
189 The Plaza	Design Development	Apartments, Parking Garages, Retail Stores	\$50,000,000	189 State St	Teaneck	Bergen	North	New Jersey	07666	New		48
International Boulevard Warehouse	Pre-Design	Warehouses	\$50,000,000	1 International Blvd	Mahwah	Bergen	North	New Jersey	07430	New	470,000	
Nabisco Redevelopment	Design Development	Warehouses	\$50,000,000	NJ 208	Fair Lawn	Bergen	North	New Jersey	07410	New		
Burlington County												
Wellington Farms Apartments and Retail	Pre-Design	Apartments, Retail Stores	\$115,000,000	NJ-38	Lumberton Twp	Burlington	South	New Jersey	08048	New		304
River Road Office	Pre-Design	Offices	\$111,612,000	1920 River Rd	Burlington Township	Burlington	South	New Jersey	08016	New	524,000	
Tal-Pal Logistics Building - Phase II	Pre-Design	Roads, Warehouses	\$102,000,000	NJ-73	Palmira	Burlington	South	New Jersey	08065	New	700,000	
SMS: Maintenance and Repair at Joint Base McGuire-Dix-Lakehurst (JB-MDL)	Pre-Design	Military - Misc.	\$100,000,000	3021 McGuire Blvd	Trenton	Burlington	South	New Jersey	08641	Alteration		
Rockefeller Group Logistics Center / Mount Holly	Pre-Design	Offices	\$100,000,000	To Be Determined	Mount Holly	Burlington	South	New Jersey	08060	New	345,600	
RFO Contractor - Remedial Action at Roeding Street Superfund Site	Pre-Design	Military - Misc.	\$100,000,000	Multiple Locations	Florence Township	Burlington	South	New Jersey	08554	New		
Coopertown Road Industrial Building	Design Development	Manufacturing	\$98,000,000	Coopertown Rd	Delanco	Burlington	South	New Jersey	08075	New	127,535	
2025 Referendum - Willingboro Township Public Schools	Pre-Design	Athletic Bldgs, Athletic Fields and Courts, Elementary, Pre Schools, High Schools, Junior High Schools, Libraries, Medical Offices	\$67,900,000	Multiple Locations	Willingboro	Burlington	South	New Jersey	08046	New		
Route 130 Mixed Use Development	Design Development	Apartments, Hotels, Restaurants	\$65,000,000	2054 US-130	Burlington Township	Burlington	South	New Jersey	08016	New		344
Borton Landing Family Apartments	Construction Documents	Apartments	\$65,000,000	Borton Landing Rd	Moorestown	Burlington	South	New Jersey	08057	New		152
SMS: Market Research, Joint Base McGuire-Dix-Lakehurst, New Jersey and within the North Atlantic Divisions (NADs) CONJS boundaries	Pre-Design	Military - Misc.	\$50,000,000	Multiple Locations	Mc Guire AFB	Burlington	South	New Jersey	08641	Alteration		
Cedar Lane Mixed-Use Development	Pre-Design	Apartments, Clubs, Community Centers, Hotels, Retail Stores, Swimming Pools	\$50,000,000	US-130 & Cedar Ln	Bordertown	Burlington	South	New Jersey	08505	New		344
Western Drive Warehouse Development	Pre-Design	Offices, Roads, Warehouses	\$50,000,000	50 Western Dr	Westampton	Burlington	South	New Jersey	08060	New	610,000	
Camden County												

Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
RFP - Walter Rand Transportation District Redevelopment Project	Pre-Design	Auditoriums, College, University, Elementary, Pre Schools, Government - Misc. Bldgs., Government Offices, High Schools, Hospitals, Clinics, Hotels, Junior High Schools, Medical Offices, Museums, Parking Garages, Parks and Landscaping, Restaurants, Reta	\$2,000,000,000	Multiple Locations	Camden	Camden	South	New Jersey	08104	New	224,900	
Glassboro Camden Line Project - New Jersey Transit Corporation	Pre-Design	Railroads and Subways	\$1,800,000,000	Multiple Locations	Gloucester Township	Camden	South	New Jersey	08012	Alteration		
Walter Rand Transportation Center Improvement Project - NJ TRANSIT	Pre-Design	Transportation Terminals	\$250,000,000	To Be Determined	Camden	Camden	South	New Jersey	08104	Alteration		
Jefferson Washington Township Hospital Phase II	Construction Documents	Hospitals, Clinics, Parking Garages	\$182,000,000	Hurtville Cross Keys Rd.	Turnersville	Camden	South	New Jersey	08012	New		80
Northgate One Apartment Renovation / Camden	Pre-Design	Apartments	\$130,000,000	433 N 7th St	Camden	Camden	South	New Jersey	08102	Alteration		321
New Eastside High School - New Jersey Schools Development Authority	Pre-Design	Athletic Bldgs, Auditoriums, High Schools, Laboratories, Libraries, Sewers and Water Mains	\$115,000,000	3100 Federal St	Camden	Camden	South	New Jersey	08105	Alteration	164,000	
Business School - Rutgers University-Camden	Pre-Design	College, University	\$80,000,000	424 Market St	Camden	Camden	South	New Jersey	08102	New		
Main Street Redevelopment	Pre-Design	Apartments, Athletic Fields and Courts, Offices, Parking Garages, Retail Stores, Roads, Swimming Pools	\$80,000,000	Main St	Voorhees	Camden	South	New Jersey	08043	New		280
Admiral Wilson Plaza	Pre-Design	Offices, Restaurants, Shopping Centers	\$65,500,000	S 17th St & Admiral Wilson Blvd	Merchantville	Camden	South	New Jersey	08109	New	182,565	
Cherry Hill High School West - 2022 Bond - Cherry Hill School District	Schematic Design	High Schools	\$64,587,879	2101 Chapel Ave	Cherry Hill	Camden	South	New Jersey	08002	Addition/Alteration		
Sicklerville Road Mixed Residential	Design Development	Single Family, Townhomes	\$62,000,000	1401 Sicklerville Rd	Sicklerville	Camden	South	New Jersey	08081	New		162
Construction of Social Services Complex - Camden County	Pre-Design	Government - Misc. Bldgs	\$60,000,000	Mt Ephraim Ave	Camden	Camden	South	New Jersey	08104	Addition/Alteration	178,000	
Campbell's Soup Headquarters Improvements	Pre-Design	Manufacturing, Offices	\$50,000,000	1 Campbell Pl	Camden	Camden	South	New Jersey	08103	Alteration		
Cape May County												
Townsend Inlet Bridge - County of Cape May	Pre-Design	Bridges and Culverts	\$167,750,000	To Be Determined	Ocean City	Cape May	South	New Jersey	08226	New		
Beach Avenue Hotel	Pre-Design	Hotels, Restaurants, Retail Stores	\$150,000,000	1711 Beach Ave	Cape May	Cape May	South	New Jersey	08204	New		160
Isaree Ocean City	Schematic Design	Hotels, Roads	\$150,000,000	To Be Determined	Ocean City	Cape May	South	New Jersey	08226	New		325
Corson's Inlet Bridge - County of Cape May	Pre-Design	Bridges and Culverts	\$105,000,000	To Be Determined	Stratford	Cape May	South	New Jersey	08248	New		
SMS, Beach III - Hereford Inlet to Cape May Inlet Coastal Storm Risk Management Initial Construction	Pre-Design	Sewers and Water Mains	\$100,000,000	Multiple Locations	N Wildwood	Cape May	South	New Jersey	08260	Alteration		
RFQ Contractor - Design/bid Project - Route 50 Bridge Over Cedar Swamp Creek Upper Township, Cape May County	Bid/Date Set	Bridges and Culverts	\$75,000,000	NJ-50	Upper Township	Cape May	South	New Jersey	08270	Alteration		
Cumberland County												
Lassonde Industries Beverage Factory	Pre-Design	Manufacturing	\$200,000,000	1045 Parsonage Rd	Bridgeton	Cumberland	South	New Jersey	08302	New	200,000	
Lassonde processing facility	Pre-Design	Manufacturing	\$200,000,000	To Be Determined	Deerfield	Cumberland	South	New Jersey	08302	New	200,000	
Mill Road Industrial Building	Pre-Design	Manufacturing, Roads	\$85,000,000	N Mill Rd	Vineland	Cumberland	South	New Jersey	08360	New	156,029	
Essex County												
CitySquare Newark - Phases 2-9	Schematic Design	Apartments, Entertainment, Hotels, Offices, Parking Garages, Restaurants, Retail Stores, Sports Arenas/Convention Centers	\$1,700,000,000	450 Broad St	Newark	Essex	North	New Jersey	07102	New	2,322,500	4,512
PATH Extension - Newark Liberty International Airport	Construction Documents	Railroads and Subways, Transportation Terminals	\$1,700,000,000	3 Brewster Rd	Newark	Essex	North	New Jersey	07114	New		
Westinghouse Plant Redevelopment	Pre-Design	Apartments, Hotels, Offices, Retail Stores	\$1,000,000,000	95 Orange St	Newark	Essex	North	New Jersey	07102	New		
RFP - University Hospital Renovation and Expansion Planning Services	Pre-Design	Hospitals, Clinics	\$1,000,000,000	150 Bergen St	Newark	Essex	North	New Jersey	07103	Addition/Alteration		
Medical Science Building Renovation - Rutgers New Jersey Medical School	Pre-Design	Medical Offices	\$600,000,000	185 S Orange Ave	Newark	Essex	North	New Jersey	07103	Alteration	850,000	
Orange Memorial Hospital Redevelopment	Schematic Design	Apartments, Athletic Bldgs, Restaurants, Retail Stores, Roads, Sports Arenas/Convention Centers, Swimming Pools	\$397,000,000	188 S Essex Ave	Orange	Essex	North	New Jersey	07060	New		1,005
Mulberry Street Mixed-Use Building	Schematic Design	Apartments, Retail Stores, Roads	\$380,000,000	315 Mulberry St	Newark	Essex	North	New Jersey	07102	New		1,008
Crown Village	Schematic Design	Apartments, Retail Stores	\$300,000,000	Grove St & S Orange Ave	Newark	Essex	North	New Jersey	07106	New		600
CitySquare Newark - Phase 1	Schematic Design	Apartments, Offices, Restaurants, Retail Stores, Roads	\$225,500,000	To Be Determined	Newark	Essex	North	New Jersey	07102	New		598
Newark Summit Tower	Design Development	Apartments, Retail Stores, Roads	\$220,000,000	200 Market St	Newark	Essex	North	New Jersey	07102	New		578
Parallel Interceptor to Main Interceptor - Passaic Valley Sewerage Commissioners	Pre-Design	Sewers and Water Mains	\$219,000,000	Multiple Locations	Newark	Essex	North	New Jersey	07102	Alteration		
Broad Street Apartment Development	Schematic Design	Apartments	\$208,000,000	800 Broad St	Newark	Essex	North	New Jersey	07102	New		552
Newark Pennsylvania Station Modernization Project	Pre-Design	Transportation Terminals	\$190,000,000	Multiple Locations	Newark	Essex	North	New Jersey	07102	Alteration		
McCartier Highway Mixed-Use Development	Design Development	Apartments, Athletic Bldgs, Parking Garages, Retail Stores, Swimming Pools	\$170,000,000	930 McCartier Hwy	Newark	Essex	North	New Jersey	07102	New	451,063	333
Grace West Manor	Pre-Design	Apartments	\$162,000,000	To Be Determined	Newark	Essex	North	New Jersey	07102	New		429
Back-Up Power Plant	Pre-Design	Power Plants and Lines	\$150,000,000	To Be Determined	Newark	Essex	North	New Jersey	07102	Alteration		
The Portnow	Construction Documents	Apartments, Parking Garages, Retail Stores	\$150,000,000	81-93 Orange St	Newark	Essex	North	New Jersey	07102	New		350
Broad Street Mixed Use	Schematic Design	Apartments, Retail Stores	\$130,239,302	577 Broad St	Newark	Essex	North	New Jersey	07102	New		344
The Arc Tower	Schematic Design	Apartments, Athletic Bldgs, Clubs, Community Centers, Retail Stores	\$130,000,000	571 Broad St	Newark	Essex	North	New Jersey	07102	New	324,870	344
Lionsgate Studio Newark	Schematic Design	Broadcast Studios, Restaurants, Roads	\$125,000,000	741 Frelinghuysen Ave	Newark	Essex	North	New Jersey	07114	New	259,000	
Old Short Hills Road Medical Center	Design Development	Medical Offices, Parking Garages	\$123,400,000	94 Old Short Hills Rd	West Orange	Essex	North	New Jersey	07052	New	238,829	
NJPAC District - Phase II / Newark	Design Development	Apartments, Clubs, Community Centers, Offices, Religious Auditoriums, Retail Stores	\$112,269,885	To Be Determined	Newark	Essex	North	New Jersey	07102	New	577,000	
Mass Timber Office Development / Newark	Schematic Design	Offices	\$107,000,000	To Be Determined	Newark	Essex	North	New Jersey	07102	New	500,000	
Advance Notice to Bidders for the Maintenance Dredging of Newark Bay, New Jersey, Federal Navigation Project	Construction Documents	Marine Work	\$100,000,000	Multiple Locations	Newark	Essex	North	New Jersey	07102	Alteration		
New University High School - Newark City Schools - New Jersey Schools Development Authority	Pre-Design	High Schools	\$100,000,000	To Be Determined	Newark	Essex	North	New Jersey	07102	New		
Park Place Multifamily Apartments	Pre-Design	Apartments	\$87,000,000	2 Park Pl	Newark	Essex	North	New Jersey	07102	Alteration		231
Museum Park	Schematic Design	Apartments, Museums, Retail Stores	\$85,000,000	To Be Determined	Newark	Essex	North	New Jersey	07102	New		250
The Gardens at Roseland	Design Development	Apartments, Clubs, Community Centers, Townhomes	\$80,000,000	146 Harrison Ave	Roseland	Essex	North	New Jersey	07068	New		211
Broad Street Multi-Residential Development	Design Development	Apartments, Retail Stores	\$80,000,000	516-532 Broad St	Newark	Essex	North	New Jersey	07102	New		2,438
2019 - Urban Redevelopment 01 for Various Newark Housing Authority(NHA) Sites and Communities	Pre-Design	Apartments	\$75,000,000	Multiple Locations	Newark	Essex	North	New Jersey	07102	Alteration		

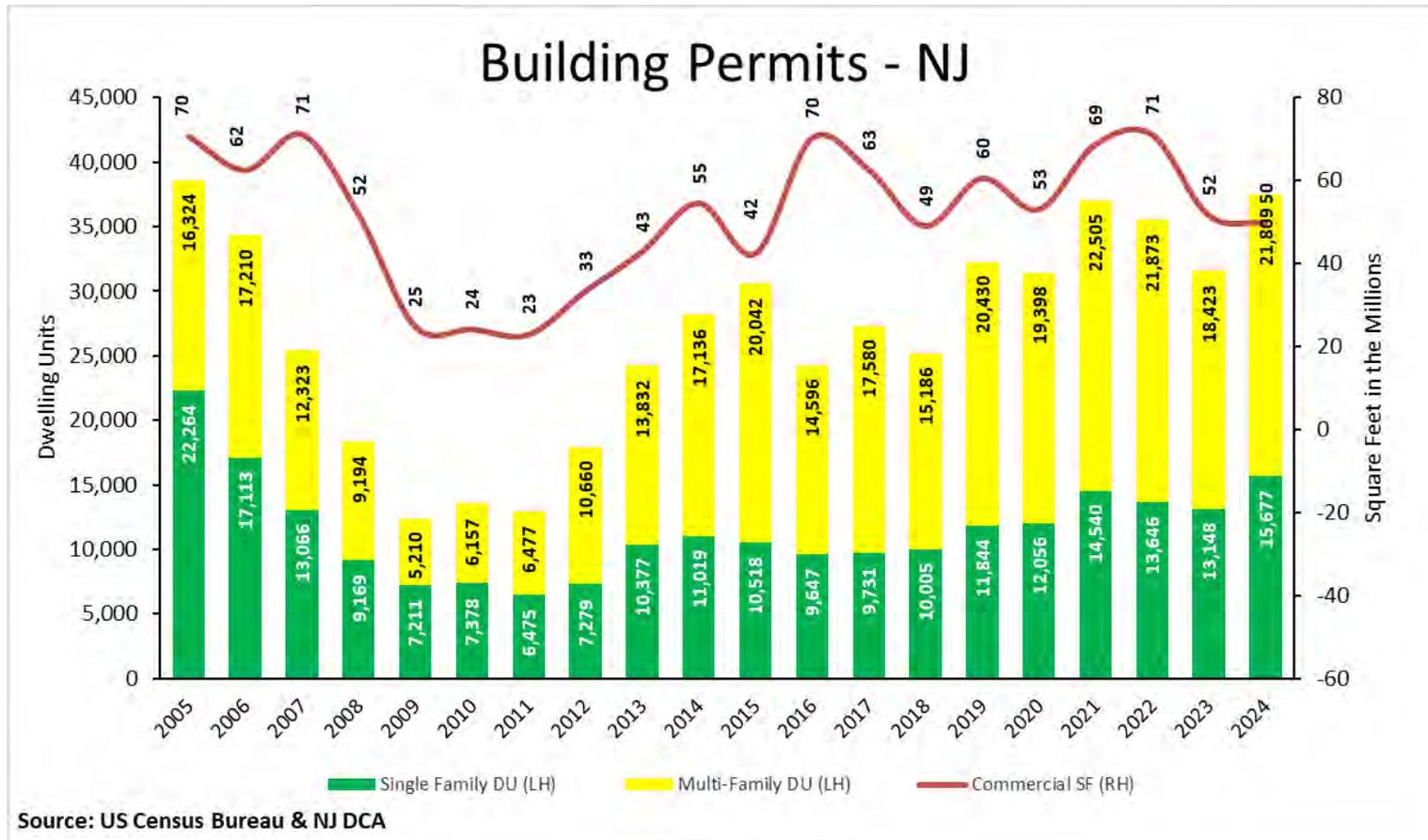
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Academy Street Mixed Use Development	Schematic Design	Apartments, Retail Stores	\$73,000,000	Academy St	Newark	Essex	North	New Jersey	07102	New	10,650	192
Short Hills Mixed Use Development	Pre-Design	Apartments, Hotels	\$98,000,000	To Be Determined	Short Hills	Essex	North	New Jersey	07078	New		446
SMS: RFQ - Master Agreements for General Construction Services on a Work Order Basis Airtrain Newark Replacement Project	Pre-Design	Airport	\$65,000,000	Multiple Locations	Newark	Essex	North	New Jersey	07102	Alteration		
SMS: RFQ - Master Agreements for General Construction Services on a Work Order Basis - Airtrain Newark Replacement Project	Pre-Design	Airport	\$85,000,000	3 Brewster Rd	Newark	Essex	North	New Jersey	07114	Alteration		
Bloomfield Avenue - Mixed Use Residential	Schematic Design	Apartments, Retail Stores, Sports Arenas/Convention Centers	\$83,500,000	675-699 Bloomfield Ave	Bloomfield	Essex	North	New Jersey	07003	New	186,273	200
Farrand Street Multi-Residential Development	Construction Documents	Apartments, Parking Garages	\$60,000,000	2-6 and 26-34 Farrand St.	Bloomfield	Essex	North	New Jersey	07003	New		178
Newark Terminal B - Port Authority of New York and New Jersey	Pre-Design	Airport	\$55,000,000	3 Brewster Rd	Newark	Essex	North	New Jersey	07114	New		
Jefferson Art Walk	Schematic Design	Apartments, Condominiums, Retail Stores	\$50,000,000	8 Jefferson St	Orange	Essex	North	New Jersey	07060	New		
The Station at Brick Church	Schematic Design	Apartments, Parking Garages, Retail Stores	\$50,000,000	30 Evergreen Pl	East Orange	Essex	North	New Jersey	07018	New		308
Newark Symphony Hall Restoration	Schematic Design	Entertainment, Roads	\$50,000,000	To Be Determined	Newark	Essex	North	New Jersey	07102	Alteration		
Bloomfield Avenue Mixed-Use	Schematic Design	Apartments, Clubs, Community Centers, Retail Stores, Roads	\$50,000,000	222-238 Bloomfield Ave	Newark	Essex	North	New Jersey	07104	New	157,153	148
Gloucester County												
New Single Family Homes - Harrison Township	Schematic Design	Single Family	\$974,000,000	To be announced	South Harrison Township	Gloucester	South	New Jersey	08062	New		
Woodbury Health and Education Innovation District	Pre-Design	Apartments, Hotels, Restaurants, Retail Stores, Sports Arenas/Convention Centers	\$250,000,000	To Be Determined	Woodbury	Gloucester	South	New Jersey	08066	New		
Tomlinson Station Road Warehouse Development	Pre-Design	Warehouses	\$80,000,000	Route 322 and Tomlinson Station Rd	South Harrison Township	Gloucester	South	New Jersey	08062	New	700,000	
Route 322 Warehouse Development	Pre-Design	Warehouses	\$80,000,000	US-322	Woolwich Township	Gloucester	South	New Jersey	08065	New	2,100,000	
Glassboro Cross Keys Road Mixed-Use Development	Pre-Design	Nursing Homes, Retail Stores, Sewers and Water Mains, Single Family, Water and Sewage Treatment Plants	\$70,000,000	Glassboro Cross Keys Rd & Pitman Downer Rd	Washington Township	Gloucester	South	New Jersey	08080	New		349
Hudson County												
North Bergen Liberty Generating	Pre-Design	Power Plants and Lines	\$1,800,000,000	2531 94th St	North Bergen	Hudson	North	New Jersey	07047	New		
Atlantic Shores South Offshore Wind Project	Pre-Design	Government - Misc. Bldgs., Power Plants and Lines	\$1,100,000,000	Multiple Locations	Jersey City	Hudson	North	New Jersey	07302	New		
The Cove Mixed-Use Development	Schematic Design	Apartments, Laboratories, Offices, Parks and Landscaping, Roads	\$1,000,000,000	Aelma St & Jersey Ave	Jersey City	Hudson	North	New Jersey	07302	New		1,544
6th Street Mixed-Use	Pre-Design	Apartments, Parking Garages, Retail Stores, Roads	\$750,000,000	2 6th St	Jersey City	Hudson	North	New Jersey	07310	New		1,723
Natural Gas-Fired and Solar Power Plants & Substations - New Jersey Transit Corporation	Pre-Design	Power Plants and Lines	\$557,000,000	Multiple Locations	Kearny	Hudson	North	New Jersey	07032	Alteration		
Jersey City Urby - Phase 2	Construction Documents	Apartments, Athletic Bldgs, Hotels, Retail Stores, Roads	\$500,000,000	191 Hudson St	Jersey City	Hudson	North	New Jersey	07302	New		1,606
HAP Tower	Design Development	Apartments, Clubs, Community Centers, Parks and Landscaping, Retail Stores	\$400,000,000	500 Summit Ave	Jersey City	Hudson	North	New Jersey	07306	New	840,000	902
Washington Boulevard Mixed-Use	Design Development	Apartments, Parking Garages, Retail Stores	\$369,809,696	444 Washington Blvd	Jersey City	Hudson	North	New Jersey	07310	New		950
Hudson Street Mixed Use Building	Construction Documents	Apartments, Clubs, Community Centers, Parking Garages, Retail Stores	\$350,000,000	50 Hudson St	Jersey City	Hudson	North	New Jersey	07302	New		924
12th Street Mixed-Use Development	Schematic Design	Apartments, Retail Stores	\$330,000,000	130-150 12th St	Jersey City	Hudson	North	New Jersey	07310	New		750
1888 Studios	Design Development	Broadcast Studios, Parking Garages, Roads, Sewers and Water Mains	\$319,500,000	W 1st St & Avenue A	Bayonne	Hudson	North	New Jersey	07002	New	1,500,000	
6th Street Embankment / High Line	Schematic Design	Apartments	\$300,000,000	8th St	Jersey City	Hudson	North	New Jersey	07097	New		1,500
Hoboken Yard Redevelopment	Schematic Design	Apartments, Auditoriums, Offices, Parking Garages, Restaurants, Retail Stores, Roads	\$300,000,000	Observer Hwy	Hoboken	Hudson	North	New Jersey	07030	New	1,357,000	
Monroe Street Mixed-Use Development	Schematic Design	Apartments, Retail Stores	\$270,000,000	914-930 Monroe St	Hoboken	Hudson	North	New Jersey	07030	New		675
Coles Street Mixed-Use Development	Design Development	Apartments, Athletic Bldgs, Clubs, Community Centers, Parking Garages, Retail Stores, Roads, Swimming Pools	\$253,000,000	286 Coles St	Jersey City	Hudson	North	New Jersey	07310	New		670
Scitech SoCity Phase 2	Pre-Design	High Schools, Hotels, Laboratories	\$250,000,000	2222 Jersey City Blvd	Jersey City	Hudson	North	New Jersey	07305	New		
Coles Street Mixed Use Building	Design Development	Apartments, Retail Stores	\$250,000,000	296 Coles St	Jersey City	Hudson	North	New Jersey	07310	New		682
Journal Square Plaza Mixed Use	Schematic Design	Apartments, Hotels, Parking Garages, Retail Stores, Roads	\$250,000,000	1 Journal Square Plaza	Jersey City	Hudson	North	New Jersey	07306	New		657
Hudson Bergen Light Rail Expansion	Pre-Design	Apartments, Parks and Landscaping, Retail Stores, Transportation Terminals	\$220,000,000	Multiple Locations	Jersey City	Hudson	North	New Jersey	07302	New		
Steel Tech Mixed-Use Complex	Construction Documents	Apartments, Athletic Bldgs, Entertainment, Offices, Retail Stores	\$195,000,000	417 Communipaw Ave	Jersey City	Hudson	North	New Jersey	07304	New		420
Artwalk Towers	Pre-Design	Apartments	\$175,000,000	Journal Square	Jersey City	Hudson	North	New Jersey	07302	New		595
Carbon Place Residential	Schematic Design	Apartments, Clubs, Community Centers, Manufacturing, Parking Garages, Retail Stores, Roads, Swimming Pools	\$175,000,000	20 Carbon Pl	Jersey City	Hudson	North	New Jersey	07305	New	76,717	547
Grove Street Residential Tower	Schematic Design	Apartments, Religious Auditoriums	\$167,000,000	619 Grove St	Jersey City	Hudson	North	New Jersey	07310	New		444
Hartborside 8	Construction Documents	Apartments, Retail Stores, Roads	\$160,000,000	242 Hudson St	Jersey City	Hudson	North	New Jersey	07302	New	18,962	890
Grove Street Saint Lucy Parcel Mixed-Use Development	Pre-Design	Apartments, Retail Stores, Roads	\$160,000,000	Grove St	Jersey City	Hudson	North	New Jersey	07302	New		444
626 Newark Mixed Use Development / Jersey City	Construction Documents	Apartments, Offices, Retail Stores	\$160,000,000	626 Newark Ave	Jersey City	Hudson	North	New Jersey	07306	New		578
Town Square Place	Schematic Design	Apartments, Offices, Retail Stores	\$160,000,000	110 Town Square Pl	Jersey City	Hudson	North	New Jersey	07310	New	48,450	423
Cottage Street Mixed Use	Schematic Design	Apartments, Clubs, Community Centers, Hotels, Parking Garages, Rental Warehouses, Retail Stores	\$155,000,000	38 Cottage St	Jersey City	Hudson	North	New Jersey	07306	New	430,081	688
1300 Jefferson Mixed Use Development	Design Development	Apartments, Athletic Bldgs, Parking Garages, Retail Stores, Swimming Pools	\$150,000,000	1300 Jefferson St	Hoboken	Hudson	North	New Jersey	07030	New		357
1200 Madison Street Mixed Use	Schematic Design	Apartments, Retail Stores, Roads	\$150,000,000	1200 Madison St	Hoboken	Hudson	North	New Jersey	07030	New	777,430	338
Route 440 Warehouse	Design Development	Roads, Warehouses	\$150,000,000	NJ-440 & NJ-185	Jersey City	Hudson	North	New Jersey	07305	New	1,387,464	
80 Journal Square	Schematic Design	Apartments, Offices, Retail Stores, Roads	\$150,000,000	80 Journal Square Plaza	Jersey City	Hudson	North	New Jersey	07306	New	313,702	400
RB3	Pre-Design	Athletic Bldgs, Athletic Fields and Courts, Condominiums, Offices, Parks and Landscaping, Swimming Pools	\$150,000,000	30 Ave at Port Imperial	West New York	Hudson	North	New Jersey	07093	New		426
Summit Avenue Mixed-use Development	Construction Documents	Apartments, Offices, Retail Stores, Roads	\$145,322,860	415-435 Summit Avenue	Jersey City	Hudson	North	New Jersey	07302	New	355,817	386
Hoboken Rail Redevelopment - Phase 1	Construction Documents	Apartments, Retail Stores	\$145,000,000	To Be Determined	Hoboken	Hudson	North	New Jersey	07030	New	339,219	386
Route 3 Bridge Replacement over Hackensack River - NJDOT	Pre-Design	Bridges and Culverts	\$143,600,000	NJ-3	Secaucus	Hudson	North	New Jersey	07094	New		

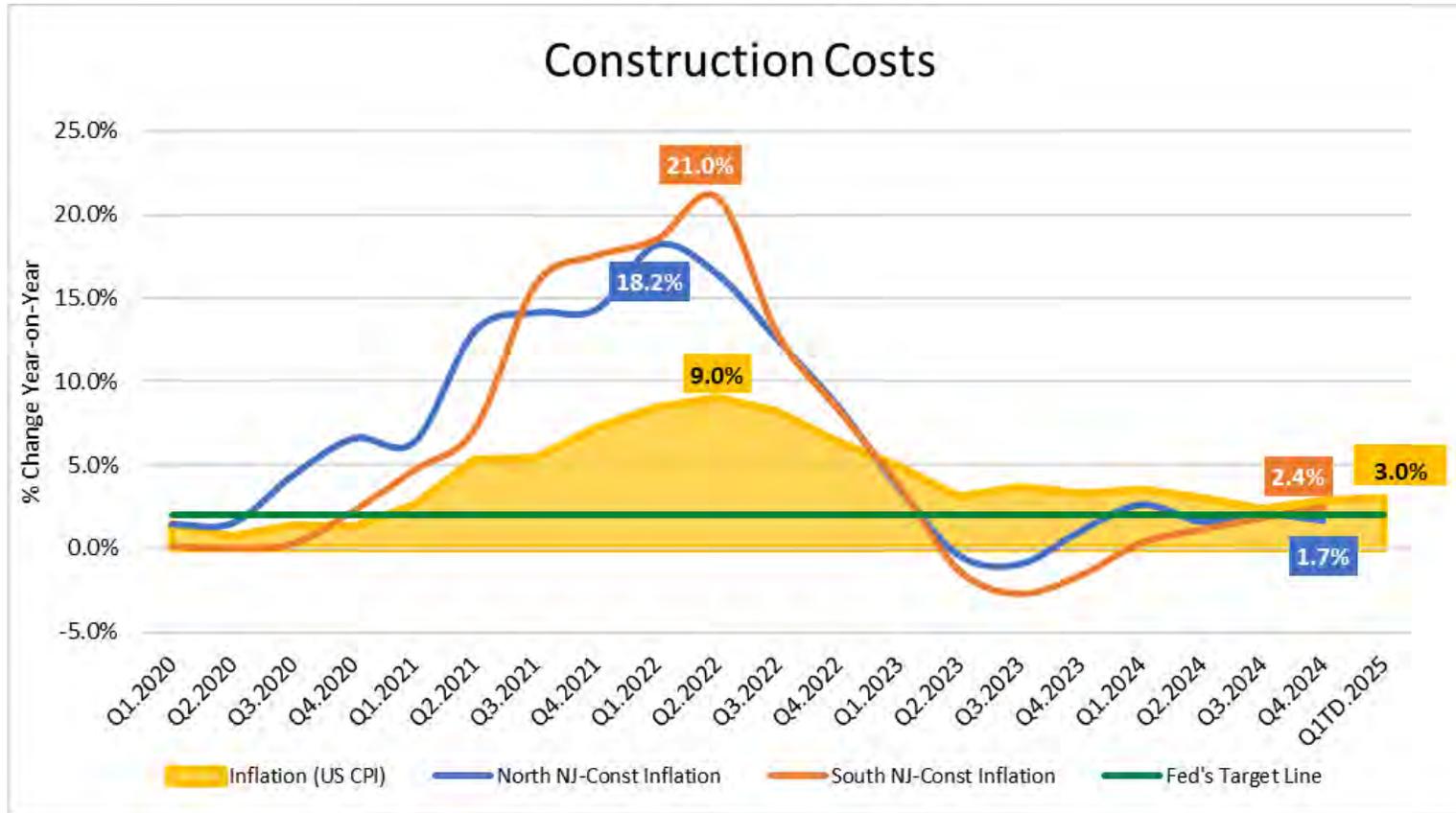
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
305 Coles Street Mixed-Use Project in the SoHo West Neighborhood	Construction Documents	Apartments, Parking Garages, Retail Stores	\$140,000,000	305 Coles St	Jersey City	Hudson	North	New Jersey	07310	New	498,705	465
Culver Avenue Mixed-Use Building	Construction Documents	Apartments, Parking Garages, Retail Stores	\$140,000,000	212 Culver St	Jersey City	Hudson	North	New Jersey	07305	New		365
The Boundary	Schematic Design	Apartments, Medical Offices, Offices, Parking Garages, Restaurants, Retail Stores	\$137,000,000	50 Harrison St	Hoboken	Hudson	North	New Jersey	07030	New	500,000	192
Ironstate Observer Highway Mixed-Use Development	Design Development	Apartments, Retail Stores	\$135,000,000	256 Observer Hwy	Hoboken	Hudson	North	New Jersey	07030	New	370,862	345
Park Lane- Residential Tower	Schematic Design	Apartments, Athletic Bldgs, Parking Garages, Swimming Pools	\$134,000,000	44 Park Ln N	Jersey City	Hudson	North	New Jersey	07310	New		355
Summit Ave Mixed Use	Construction Documents	Apartments, Restaurants, Roads	\$130,000,000	532 Summit Ave	Jersey City	Hudson	North	New Jersey	07306	New		317
Newark Avenue Mixed-Use	Schematic Design	Apartments, Retail Stores	\$120,000,000	701 Newark Ave	Jersey City	Hudson	North	New Jersey	07308	New		360
Morrisia Avenue Mixed-Use Development	Design Development	Apartments, Retail Stores	\$115,000,000	220 Morrisia Ave	Jersey City	Hudson	North	New Jersey	07304	New		304
Loews Jersey Theater Redevelopment	Construction Documents	Auditoriums	\$110,000,000	54 Journal Square Plaza	Jersey City	Hudson	North	New Jersey	07305	New		
Grand Street Mixed-Use	Construction Documents	Apartments, Parking Garages, Retail Stores	\$110,000,000	177 Grand St	Jersey City	Hudson	North	New Jersey	07302	New		287
Aetna Street Mixed-Use Development/Project	Pre-Design	Apartments, Hotels, Medical Offices, Offices, Retail Stores	\$100,000,000	52 Aetna St	Jersey City	Hudson	North	New Jersey	07302	New		
Maintenance Dredging of Newark Bay, New Jersey Federal Navigation Project	Construction Documents	Marine Work	\$100,000,000	Multiple Locations	Jersey City	Hudson	North	New Jersey	07304	Alteration		
Harborside 9	Construction Documents	Apartments	\$100,000,000		Jersey City	Hudson	North	New Jersey	07302	New		
Canal Crossing Mixed Use Development	Schematic Design	Apartments, Offices, Retail Stores	\$100,000,000	880 Garfield Ave	Jersey City	Hudson	North	New Jersey	07305	New		1,367
Stevens Institute Of Technology's Daves Hall Replacement	Design Development	College, University, Dormitories, Laboratories, Offices, Roads	\$97,500,000	Field House Road	Hoboken	Hudson	North	New Jersey	07030	New	238,000	457
Nardone Place Mixed Use	Schematic Design	Condominiums, Hotels, Parking Garages, Restaurants	\$95,000,000	15 Nardone Pl	Jersey City	Hudson	North	New Jersey	07306	New	351,847	389
The Rampart House	Schematic Design	Apartments, Roads	\$83,000,000	535 Monmouth St	Jersey City	Hudson	North	New Jersey	07302	New		246
Union City Bus Garage and Terminal - New Jersey Transit Corporation	Schematic Design	Parking Garages, Transportation Terminals	\$92,325,000	Multiple Locations	Union City	Hudson	North	New Jersey	07087	New		
Academy Street Mixed-Use	Schematic Design	Apartments, Offices, Retail Stores	\$90,000,000	198 Academy St	Jersey City	Hudson	North	New Jersey	07308	New		223
Route 440 Mixed Use Development	Schematic Design	Apartments, Retail Stores, Roads, Swimming Pools	\$92,000,000	692 NJ 440	Jersey City	Hudson	North	New Jersey	07304	New		218
New City Hall Annex - City of Jersey City	Design Development	Government Offices, Parking Garages	\$81,000,000	Martin Luther King Dr	Jersey City	Hudson	North	New Jersey	07305	New	154,000	
Route 440 Mixed-Use Development	Schematic Design	Apartments, Retail Stores, Roads	\$80,000,000	Multiple Locations	Jersey City	Hudson	North	New Jersey	07302	New		219
Jersey Avenue Multi-Residential Development	Pre-Design	Apartments, Roads	\$80,000,000	853 Jersey Ave	Jersey City	Hudson	North	New Jersey	07310	New		322
20 Long Slip	Design Development	Apartments, Athletic Bldgs, Clubs, Community Centers, Offices, Retail Stores	\$80,000,000	Park Ln N	Jersey City	Hudson	North	New Jersey	07310	New		529
The Grand Apartments and Parking Garage	Construction Documents	Apartments, Athletic Bldgs, Food Stores, Offices, Parking Garages	\$75,000,000	508 51st St	West New York	Hudson	North	New Jersey	07093	New		156
New Middle School - New Jersey Schools Development Authority	Pre-Design	Junior High Schools	\$75,000,000	To Be Determined	West New York	Hudson	North	New Jersey	07093	Alteration		
Maritime Park	Schematic Design	Athletic Fields and Courts, Park Facilities, Parks and Landscaping	\$74,500,000	To Be Determined	Hoboken	Hudson	North	New Jersey	07030	New		
Powerhouse Redevelopment	Pre-Design	Apartments, Parking Garages, Retail Stores	\$70,000,000	Washington St	Jersey City	Hudson	North	New Jersey	07302	New		370
Hilton Riverfront Hotel / Hoboken	Construction Documents	Hotels	\$70,000,000	89 River St	Hoboken	Hudson	North	New Jersey	07030	New	230,929	350
Journal Square Estates Mixed-Use Development Phase 1	Schematic Design	Apartments, Retail Stores, Roads	\$70,000,000	3085 John F. Kennedy Blvd	Jersey City	Hudson	North	New Jersey	07305	New		183
Journal Square Estates Mixed-Use Development Phase 2	Schematic Design	Apartments, Retail Stores, Roads	\$70,000,000	3085 John F. Kennedy Blvd	Jersey City	Hudson	North	New Jersey	07308	New		190
Academy Street Mixed Use	Schematic Design	Apartments, Offices, Roads	\$70,000,000	165 Academy St	Jersey City	Hudson	North	New Jersey	07306	New		188
West 5th Street / Mixed Use	Construction Documents	Apartments, Athletic Bldgs, Clubs, Community Centers, Roads, Swimming Pools	\$70,000,000	219 W 5th St	Bayonne	Hudson	North	New Jersey	07002	New	53,567	180
1500 Grand Mixed Use	Schematic Design	Apartments, Retail Stores	\$70,000,000	1500 Grand St	Hoboken	Hudson	North	New Jersey	07030	New	275,530	420
Johnston Avenue Mixed Use	Schematic Design	Apartments, Retail Stores, Roads	\$65,000,000	256 Johnston Ave	Jersey City	Hudson	North	New Jersey	07304	New		169
Summit Avenue Mixed-Use Development	Schematic Design	Apartments, Food Stores, Roads	\$65,000,000	199 Summit Ave	Jersey City	Hudson	North	New Jersey	07304	New		174
The Bayfront Promenade	Pre-Design	Apartments, Athletic Bldgs, Automotive, Entertainment, Offices, Parking Garages, Restaurants, Retail Stores, Special, Vocational Schools	\$64,000,000	440 Route	Jersey City	Hudson	North	New Jersey	07305	New		210
Port Imperial Apartments	Pre-Design	Athletic Bldgs, Athletic Fields and Courts, Condominiums, Libraries, Parking Garages, Retail Stores, Swimming Pools	\$61,000,000	1400 Ave at Port Imperial	Weehawken	Hudson	North	New Jersey	07086	New		282
Bayonne Logistics Center	Pre-Design	Warehouses	\$60,000,000	To Be Determined	Bayonne	Hudson	North	New Jersey	07002	New	1,400,000	
52nd Street Multi Residential Development	Pre-Design	Apartments, Roads	\$60,000,000	Multiple Locations	West New York	Hudson	North	New Jersey	07093	New		156
E-Residences at Arts District	Schematic Design	Apartments, Museums, Retail Stores	\$60,000,000	7000 Adams St	Guttenberg	Hudson	North	New Jersey	07093	New		156
Harborside 4	Design Development	Apartments	\$60,000,000	20 Christopher Columbus Dr	Jersey City	Hudson	North	New Jersey	07302	New		800
Slip Avenue Mixed-Use	Schematic Design	Apartments, Offices, Parking Garages, Retail Stores, Roads	\$60,000,000	232 Slip Ave	Jersey City	Hudson	North	New Jersey	07306	New		151
The Metro Apartments	Construction Documents	Apartments	\$59,000,000	511 53rd St	West New York	Hudson	North	New Jersey	07093	New		156
Montgomery Street Mixed Use	Design Development	Apartments, Medical Offices, Parking Garages	\$58,000,000	591 Montgomery St	Jersey City	Hudson	North	New Jersey	07302	New	28,000	98
Hudson Crossing Office Mixed Use Tower	Design Development	Offices, Retail Stores	\$55,134,500	1000 Maxwell Ln	Hoboken	Hudson	North	New Jersey	07030	New	363,000	
Clark Cotton and Thread Company Mixed-Use	Schematic Design	Apartments, Parking Garages, Retail Stores	\$55,000,000	900 Passaic Ave	East Newark	Hudson	North	New Jersey	07029	New	201,300	616
Mallory Ave Mixed-Use	Construction Documents	Apartments, Parking Garages, Retail Stores	\$55,000,000	70 Mallory Ave	Jersey City	Hudson	North	New Jersey	07304	New		136
Grove Street Mixed-Use Building	Design Development	Apartments, Retail Stores	\$52,403,000	659 Grove St	Jersey City	Hudson	North	New Jersey	07310	New		139
Monroe Street Resiliency Park - City of Hoboken	Schematic Design	Flood Control, Parks and Landscaping	\$50,000,000	800 Monroe St	Hoboken	Hudson	North	New Jersey	07030	Alteration		
Harrison North of Guyon NGO Mixed-Use District Waterfront Redevelopment	Schematic Design	Auditoriums, Offices, Parking Garages, Restaurants, Retail Stores, Single Family	\$50,000,000	Guyon Dr	Harrison	Hudson	North	New Jersey	07029	New		518
Newark Avenue and Cottage Street Development	Schematic Design	Apartments, Athletic Bldgs, Entertainment, Hotels, Retail Stores, Roads	\$50,000,000	Multiple Locations	Jersey City	Hudson	North	New Jersey	07302	New	6,000	383
503 Newark Hotel and Multi-Use Development	Design Development	Hotels, Offices, Retail Stores, Swimming Pools	\$50,000,000	503 Newark St	Hoboken	Hudson	North	New Jersey	07030	New		195
Westview Phase 2	Design Development	Apartments, Retail Stores	\$50,000,000	80 Water St	Jersey City	Hudson	North	New Jersey	07305	New		1,567
Liberty Commerce Center	Pre-Design	Warehouses	\$50,000,000	84 Harbor Dr	Jersey City	Hudson	North	New Jersey	07305	New	414,368	
Cottage Street Mixed-Use Development	Construction Documents	Apartments, Retail Stores	\$50,000,000	35 Cottage St	Jersey City	Hudson	North	New Jersey	07308	New		588
Jersey City Luxury Apartments	Pre-Design	Apartments	\$50,000,000	To Be Determined	Jersey City	Hudson	North	New Jersey	07302	New		800
Aetna Street Mixed-Use Development	Schematic Design	Apartments, Offices, Retail Stores, Roads	\$50,000,000	52 Aetna St	Jersey City	Hudson	North	New Jersey	07302	New		515
Morris Revisited Mixed-Use Building	Schematic Design	Apartments, Roads, Special, Vocational Schools	\$50,000,000	250 Morris Blvd	Jersey City	Hudson	North	New Jersey	07302	New		300
SMS- RFG - Master Agreements for Path Track Improvements on a Work Order Basis	Pre-Design	Government - Misc. Bldgs.	\$50,000,000	Multiple Locations	Jersey City	Hudson	North	New Jersey	07302	Alteration		
Hickensack Meridian Palisades Medical Center Emergency Department	Pre-Design	Hospitals, Clinics	\$50,000,000	7600 Rber Rd	North Bergen	Hudson	North	New Jersey	07047	New		20,000
1500 Clinton Street Residences	Biddate Set	Apartments	\$50,000,000	1500 Clinton St	Hoboken	Hudson	North	New Jersey	07030	New		319,196

Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Hunterdon County												
Stagcoach at Flemington	Schematic Design	Apartments, College, University, Hotels , Parking Garages, Restaurants, Retail Stores	\$120,000,000	76 Main St	Flemington	Hunterdon	North	New Jersey	08822	New		350
Mercer County												
Turpike and Parkway - New Jersey Turnpike Authority	Pre-Design	Bridges and Culverts, Roads	\$24,000,000,000	Multiple Locations	Trenton	Mercer	North	New Jersey	08608	New		
Century-Old Rail Bridge - New Jersey Transit	Pre-Design	Tunnels	\$1,500,000,000	To Be Determined	Trenton	Mercer	North	New Jersey	08608	New		
Princeton University Quantum Institute for Quantum Science and Engineering	Schematic Design	College, University	\$250,000,000	Fitzrandolph Rd & Ivy Ln	Princeton	Mercer	North	New Jersey	08540	New	467,000	
RFP Architecture - New Correctional Facility for Women in Chesterfield Township	Pre-Design	Prisons	\$243,573,350	To Be Determined	Trenton	Mercer	North	New Jersey	08608	New		
RFP - Construction Management Services for New Correctional Facility for Women	Pre-Design	Prisons	\$243,573,350	To Be Determined	Trenton	Mercer	North	New Jersey	08608	New		
Avalon West Windsor Mixed-Use Development at W Squared	Construction Documents	Apartments, Retail Stores	\$200,000,000	Washington Rd	West Windsor Township	Mercer	North	New Jersey	08540	New		536
Trenton Mercer Airport Passenger Terminal - County of Mercer	Construction Documents	Airport	\$200,000,000	1100 Terminal Cir Dr	Ewing	Mercer	North	New Jersey	08628	New	125,000	
Woodmont at Hopewell	Schematic Design	Apartments	\$175,000,000	87 Federal City Rd	Lawrence Township	Mercer	North	New Jersey	08948	New	639,896	300
Hovione Manufacturing Plant Expansion	Pre-Design	Manufacturing	\$170,000,000	40 Lake Dr	East Windsor	Mercer	North	New Jersey	08520	Addition		
Princeton University Student Housing Complex	Construction Documents	Apartments	\$150,000,000	Washington Rd	West Windsor Township	Mercer	North	New Jersey	08540	New	330,000	379
The Collection at Hopewell	Schematic Design	Apartments, Condominiums, Townhomes	\$140,000,000	Multiple Locations	Hopewell	Mercer	North	New Jersey	08525	New		379
Route 27 Mixed Use Development	Design Development	Apartments, Nursing Homes	\$127,800,000	NJ-27	Princeton	Mercer	North	New Jersey	08540	New		302
Korman Corporate Suites at AVE Princeton	Design Development	Hotels , Roads, Sewers and Water Mains	\$108,720,000	Carnegie Center Blvd	West Windsor Township	Mercer	North	New Jersey	08540	New	360,000	270
Capital Health Continuing Care Retirement Community	Pre-Design	Nursing Homes	\$106,000,000	To Be Announced	Hopewell	Mercer	North	New Jersey	08525	New		900
Clarksville Road Community Development	Schematic Design	Apartments, Athletic Bldgs, Medical Offices, Offices, Retail Stores, Special, Vocational Schools	\$100,000,000	Clarksville Rd. and Quakerbridge Rd.	West Windsor	Mercer	North	New Jersey	08550	New		
Heritage at West Windsor	Design Development	Clubs, Community Centers, Townhomes	\$100,000,000	2044 Old Trenton Rd	Trenton	Mercer	North	New Jersey	08690	New		253
Eastern Campus Athletic Fields & Parking	Pre-Design	Athletic Bldgs, Roads, Sports Arenas/Convention Centers	\$100,000,000	To Be Determined	Princeton	Mercer	North	New Jersey	08544	New		
Joint Base McGuire-Dow-Lakehurst (MDL) Construction Project	Pre-Design	Airport, Military - Misc., Transportation Terminals	\$90,000,000	Multiple Locations	Trenton	Mercer	North	New Jersey	08608	Addition/Alteration		
The Trail at Princeton Pike	Pre-Design	Apartments, Townhomes	\$84,000,000	2000 Lenox Dr	Lawrence Township	Mercer	North	New Jersey	08648	New		189
Trenton New Elementary School - New Jersey Schools Development Authority	Pre-Design	Elementary, Pre Schools	\$83,700,000	401 Dayton St	Trenton	Mercer	North	New Jersey	08610	New	124,000	
SMS: RFO Design - Architect-Engineering Services for the Princeton Plasma Innovation Center (PPIC)	Pre-Design	Laboratories	\$75,000,000	100 Stellarator Rd	Princeton	Mercer	North	New Jersey	08540	Alteration	85,000	
Princeton Junction Mixed Use Development at W Squared	Pre-Design	Apartments, Condominiums, Retail Stores, Townhomes	\$75,000,000	Washington Rd & Station Dr	West Windsor	Mercer	North	New Jersey	08550	New		198
Princeton Forrestal Village Apartments - Building 1 / Phase 1	Schematic Design	Apartments	\$61,450,500	College Rd W	Princeton	Mercer	North	New Jersey	08540	New	300,000	394
Route 130 Apartments	Design Development	Apartments, Automotive, Food Stores	\$60,000,000	1080 US-130	Robbinsville	Mercer	North	New Jersey	08691	New		150
Terhune Multifamily Housing	Design Development	Apartments, Athletic Fields and Courts, Roads	\$50,200,000	351 Terhune Rd	Princeton	Mercer	North	New Jersey	08540	New		125
Congoleum Site Redevelopment	Pre-Design	Warehouses	\$50,000,000	816 Sloan Ave	Hamilton	Mercer	North	New Jersey	08619	New	500,000	
Princeton Executive Park Office Buildings and Hotel	Schematic Design	Apartments, Hotels , Offices	\$50,000,000	One Meadow Rd.	West Windsor	Mercer	North	New Jersey	08550	New		786
Dynamic Hilco Warehouse	Pre-Design	Roads, Warehouses	\$50,000,000	1365 Lambertson Rd	Trenton	Mercer	North	New Jersey	08611	New	1,230,973	
South Broad Street Mixed Use Development	Pre-Design	Apartments, Offices, Restaurants, Retail Stores, Roads	\$50,000,000	150 -170 South Broad St	Lawrence Township	Mercer	North	New Jersey	08648	New	9,842	336
Spruce Street Apartments	Schematic Design	Apartments, Clubs, Community Centers, Roads	\$50,000,000	1052 Spruce St	Trenton	Mercer	North	New Jersey	08648	New		129
Parkway Avenue Warehouse Redevelopment	Pre-Design	Warehouses	\$50,000,000	1500 Parkway Ave	Ewing	Mercer	North	New Jersey	08628	New	345,440	
Gordon-Simpson Development	Pre-Design	Apartments, Restaurants, Retail Stores, Roads, Townhomes	\$50,000,000	US-130 & Gordon Rd	Robbinsville Township	Mercer	North	New Jersey	08638	New		306
Middlesex County												
New Jersey Highway Widening Project - New Jersey Turnpike Authority	Pre-Design	Roads	\$4,500,000,000	Multiple Locations	Woodbridge	Middlesex	North	New Jersey	07095	Alteration		
RFP Engineering - Extension Improvements Program Section 2	Pre-Design	Bridges and Culverts	\$2,500,000,000	Multiple Locations	Woodbridge	Middlesex	North	New Jersey	07095	Alteration		
RFP Engineering - Design Services for Newark Bay-Hudson County Extension Improvements Program	Pre-Design	Bridges and Culverts	\$1,250,000,000	Multiple Locations	Woodbridge	Middlesex	North	New Jersey	07095	New		
Middlesex Energy Center	Pre-Design	Power Plants and Lines	\$600,000,000	562 Jerree Mill Rd	Sayreville	Middlesex	North	New Jersey	08872	New		
East Brunswick Town Center	Pre-Design	Apartments, Hotels , Parking Garages, Restaurants, Retail Stores, Transportation Terminals	\$500,000,000	NJ-18	East Brunswick	Middlesex	North	New Jersey	08918	New		800
Cornell-Dubiler Superfund Site OUt - Reaches 2-4 - Remedial Action	Construction Documents	Marine Work	\$500,000,000	To Be Determined	South Plainfield	Middlesex	North	New Jersey	07080	Alteration		
Rehabilitation of New Jersey Turnpike Passaic and Raritan River Bridges Structure Numbers W107.87, E107.88 and 84.24	Design Development	Bridges and Culverts	\$247,945,055	Multiple Locations	Woodbridge	Middlesex	North	New Jersey	07095	Alteration		
Colonial Oaks Apartments	Design Development	Apartments	\$215,000,000	New Brunswick Ave	South Plainfield	Middlesex	North	New Jersey	07080	New		569
Perth Amboy Waterfront Redevelopment	Pre-Design	Apartments, Parking Garages, Roads, Sewers and Water Mains	\$200,000,000	Multiple Locations	Perth Amboy	Middlesex	North	New Jersey	08861	New		802
Fairway Lane Warehouses	Pre-Design	Offices, Warehouses	\$170,000,000	Fairway Lane and White Oak Lane	Old Bridge	Middlesex	North	New Jersey	08857	New	1,559,392	
Fairway Lane Warehouse Buildings - Glenwood Country Club Site	Construction Documents	Warehouses	\$168,000,000	Multiple Locations	Old Bridge	Middlesex	North	New Jersey	08857	New	1,500,000	
Riverwalk Crossing Apartments	Pre-Design	Apartments	\$160,000,000	Parterson St	Perth Amboy	Middlesex	North	New Jersey	08861	New		
Bond Referendum School - Monroe Township School District	Pre-Design	High Schools, Junior High Schools	\$148,717,000	Multiple Locations	Monroe Township	Middlesex	North	New Jersey	08931	New	152,315	
Helix Health + Life Science Exchange II-2 / Nokia Bell Labs	Design Development	Laboratories, Offices	\$126,000,000	10 French St	New Brunswick	Middlesex	North	New Jersey	08901	New	415,000	
Route 1 Bridge Between Edison and New Brunswick - New Jersey Department of Transportation	Pre-Design	Bridges and Culverts, Roads	\$110,000,000	Multiple Locations	Old Bridge	Middlesex	North	New Jersey	08857	New		
Main Street Mixed Use Development	Pre-Design	Apartments, Retail Stores	\$105,000,000	10 Main St	Woodbridge	Middlesex	North	New Jersey	07095	New		279
Bayard Street Mixed-Use Development	Design Development	Apartments, Retail Stores	\$98,700,000	90 Bayard St	New Brunswick	Middlesex	North	New Jersey	08901	New		331
Bridge Point 78 Phase 3 Warehouse	Pre-Design	Warehouses	\$94,700,000	1 Cragwood Rd	South Plainfield	Middlesex	North	New Jersey	07080	New	877,019	
Vermella East Brunswick - Phase II	Schematic Design	Apartments, Roads	\$91,000,000	261 NJ-18	East Brunswick	Middlesex	North	New Jersey	08816	New		218
Helix Health + Life Science Exchange H-3	Pre-Design	Apartments, Offices	\$90,000,000	To Be Determined	New Brunswick	Middlesex	North	New Jersey	08901	New		220
SMS: RFO - Order for Professional Services Number	Pre-Design	Bridges and Culverts, Roads	\$80,000,000	Multiple Locations	Woodbridge	Middlesex	North	New Jersey	07095	Alteration		
RFP Engineering - Design Services for Grade Separated U-Turn Structures at Mileposts 6-4, 13-4 and 43-8 and Grade Separated U-Turn Structures at Mileposts 10-0, 20-5 and 40-1	Pre-Design	Tunnels	\$78,000,000	Multiple Locations	Woodbridge	Middlesex	North	New Jersey	07095	New		
Woodmont MetroPark Residential	Design Development	Apartments, Parking Garages, Roads	\$75,440,000	186 S Wood Ave	Woodbridge Township	Middlesex	North	New Jersey	08830	New		200
RFO Engineering - Rehabilitation of the Westerly Alignment Bridges	Pre-Design	Bridges and Culverts	\$70,000,000	To Be Determined	Woodbridge	Middlesex	North	New Jersey	07095	Alteration		
Princeton Orchard Apartments Addition / Dayton	Pre-Design	Apartments	\$69,400,000	356 Ridge Rd	South Brunswick Township	Middlesex	North	New Jersey	08910	New		184
Brook Street Apartment Building	Pre-Design	Apartments	\$66,500,000	55 Brook St	Woodbridge	Middlesex	North	New Jersey	07095	New	241,000	145

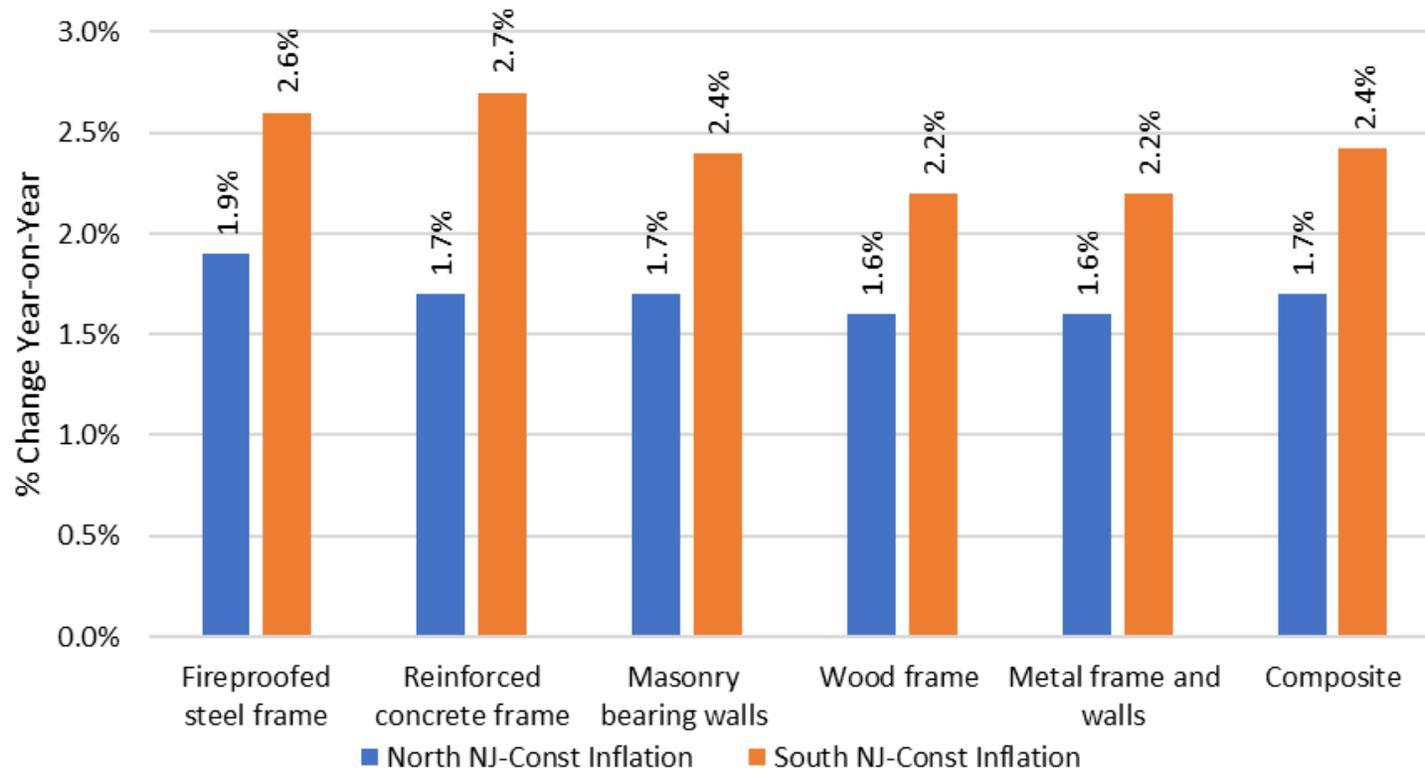
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Gateway Warehouse Development	Pre-Design	Roads, Warehouses	\$51,000,000	Herbert St	Perth Amboy	Middlesex	North	New Jersey	08861	New		25
Route 278 Warehouse Development	Schematic Design	Offices, Warehouses	\$50,000,000	Rte. 278 and 440	Cranbury	Middlesex	North	New Jersey	08512	New		
Main Street NB Transit Village Project - New Jersey Transit	Pre-Design	Transportation Terminals	\$50,000,000	Multiple Locations	New Brunswick	Middlesex	North	New Jersey	08902	New		
Paddock Street - Duke Realty Paddock Street Urban Renewal, LLC	Pre-Design	Warehouses	\$50,000,000	2 Paddock St	Woodbridge Township	Middlesex	North	New Jersey	07001	New		
Lincoln Annex School Reconstruction	Design Development	College, University	\$50,000,000	50 Jersey Ave	New Brunswick	Middlesex	North	New Jersey	08901	New	135,000	
North Brunswick Train Station - Middlesex County Improvement Authority	Pre-Design	Transportation Terminals	\$50,000,000	To Be Determined	North Brunswick	Middlesex	North	New Jersey	08902	New		
Monmouth County												
Netflix Studios	Design Development	Broadcast Studios, Rental Warehouses, Roads	\$900,000,000	To Be Determined	Oceanport	Monmouth	North	New Jersey	07703	New	303,270	
Sunset Avenue Industrial Development / Ocean	Pre-Design	Manufacturing	\$340,817,253	Sunset Ave	Ocean	Monmouth	North	New Jersey	07712	Alteration	634,669	
Robert Wood Johnson Vogel Medical Campus at Tinton Falls	Construction Documents	Medical Offices	\$200,000,000	To Be Determined	Tinton Falls	Monmouth	North	New Jersey	07724	New	150,000	
Oceanport Mixed-Use Development	Schematic Design	Hotels, Retail Stores	\$200,000,000	To Be Determined	Oceanport	Monmouth	North	New Jersey	07757	New		498
Adventure Crossing Phase 3	Schematic Design	Apartments, Clubs, Community Centers, Retail Stores	\$180,000,000	567 Monmouth Rd	Cream Ridge	Monmouth	North	New Jersey	08514	New		480
Monmouth Park / Oceanport	Design Development	Apartments, Athletic Bldgs, Auditoriums, Hotels, Retail Stores, Shopping Centers, Swimming Pools	\$160,000,000	175 Oceanport Ave	Oceanport	Monmouth	North	New Jersey	07757	New		498
Colts Neck Manor	Pre-Design	Apartments	\$136,000,000	302 County Rd 537	Colts Neck	Monmouth	North	New Jersey	07722	New		360
Iron Ore Road Townhouse Development	Pre-Design	Apartments, Clubs, Community Centers, Townhomes	\$120,000,000	Iron Ore Rd	Manalapan	Monmouth	North	New Jersey	07726	New		320
Views at Monmouth Manor	Pre-Design	Condominiums, Single Family, Townhomes	\$120,000,000	Sunnyside Rd & Fort Plains Rd	Howell	Monmouth	North	New Jersey	07731	New		319
Fairfield Road Warehouse	Pre-Design	Offices, Warehouses	\$101,000,000	Fairfield Rd	Freehold	Monmouth	North	New Jersey	07728	New	368,050	
Fort Hancock Redevelopment Multi Residential	Pre-Design	Apartments, Retail Stores	\$100,000,000	To Be Determined	Middletown Township	Monmouth	North	New Jersey	07732	New		21
Stone Rise	Schematic Design	Apartments, Clubs, Community Centers, Parks and Landscaping, Swimming Pools	\$100,000,000	137 Texas Rd	Matawan	Monmouth	North	New Jersey	07747	New		280
The Mediterranean	Schematic Design	Apartments, Parking Garages, Restaurants, Retail Stores, Swimming Pools	\$92,000,000	To Be Determined	Belmar	Monmouth	North	New Jersey	07719	New		240
Old Bridge Township Warehouse Building	Pre-Design	Rental Warehouses	\$90,000,000	To Be Determined	Matawan	Monmouth	North	New Jersey	07747	New	808,510	
The Shoppes at Middletown	Construction Documents	Shopping Centers	\$89,200,000	376 Kings Hwy E	Middletown	Monmouth	North	New Jersey	07748	New	338,000	
176 Riverside Mixed-Use Development	Design Development	Apartments, Medical Offices, Parking Garages, Retail Stores	\$85,000,000	176 Riverside Ave	Red Bank	Monmouth	North	New Jersey	07701	New	9,000	210
Asbury Park Mixed-Use Development	Construction Documents	Apartments, Retail Stores, Townhomes	\$85,000,000	To Be Determined	Asbury Park	Monmouth	North	New Jersey	07712	New		226
Manalapan Crossing 2 Subdivision	Pre-Design	Apartments, Automotive, Retail Stores	\$80,000,000	NU-33 & Millhurst Rd	Manalapan	Monmouth	North	New Jersey	07726	New	279,772	
Project Labor Agreements (PLAs) Union Beach, Raritan Bay and Sandy Hook Bay, New Jersey Coastal Storm Risk Management Project	Construction Documents	Marine Work	\$70,000,000	Multiple Locations	Union Beach	Monmouth	North	New Jersey	07735	Alteration		
Route 33 Industrial Warehousing	Pre-Design	Warehouses	\$69,500,000	NI-33	Manalapan	Monmouth	North	New Jersey	07726	New	616,125	343
New Ramon Sea Bright Bridge - Monmouth County	Design Development	Bridges and Culverts	\$60,000,000	NI-36	Sea Bright	Monmouth	North	New Jersey	07760	New		
Fort Monmouth Redevelopment Mixed Use	Design Development	Food Stores, Offices, Rental Warehouses, Warehouses	\$60,000,000	To Be Determined	Oceanport	Monmouth	North	New Jersey	07703	New	215,000	
Route 524 Warehouse	Pre-Design	Warehouses	\$60,000,000	725 Rte 524	Alertown	Monmouth	North	New Jersey	08501	New	566,840	
Wyckoff Road Apartments	Pre-Design	Apartments	\$60,000,000	Wyckoff Rd	Wall Township	Monmouth	North	New Jersey	07727	New		160
Front Street Apartments	Schematic Design	Apartments	\$57,000,000	141 W Front St	Red Bank	Monmouth	North	New Jersey	07701	New		150
Holly Boulevard Apartments	Design Development	Apartments	\$57,000,000	NI-34 & Holly Blvd	Wall Township	Monmouth	North	New Jersey	08736	New		152
Mixed Use Development	Pre-Design	Automotive, Clubs, Community Centers, Rental Warehouses, Single Family	\$54,000,000	NI-36	Eatontown	Monmouth	North	New Jersey	07724	New	42,096	145
Eatontown Mixed-Use Development	Pre-Design	Apartments, Retail Stores	\$50,000,000	To Be Determined	Eatontown	Monmouth	North	New Jersey	07724	New		302
Randolph Road Warehouse Development	Pre-Design	Warehouses	\$50,000,000	Randolph Rd & Lakewood Farmingdale Rd	Howell	Monmouth	North	New Jersey	07731	New	940,400	
Howell Ridge Residential Development / Howell Township	Pre-Design	Apartments, Parking Garages, Single Family, Townhomes	\$50,000,000	W Farms Rd & Casino Dr	Wall Township	Monmouth	North	New Jersey	07727	New		458
Morris County												
Morristown Medical Center Expansion	Pre-Design	Hospitals, Clinics, Parking Garages	\$1,000,000,000	100 Madison Ave	Morristown	Morris	North	New Jersey	07960	New		205
Parsippany Road Multi-Residential Development	Pre-Design	Apartments, Offices, Restaurants, Retail Stores, Swimming Pools	\$201,000,000	Parsippany Rd	Parsippany	Morris	North	New Jersey	07054	New		441
Tabor Park at Fifty Three	Pre-Design	Laboratories, Offices, Warehouses	\$176,000,000	Multiple Locations	Morris Plains	Morris	North	New Jersey	07950	New	587,790	
High Point on 10 Industrial Development	Pre-Design	Warehouses	\$135,000,000	NI-10 & Ridgedale Ave	East Hanover	Morris	North	New Jersey	07936	New	584,000	
Millcreek Apartment Complex / Modero Morville	Schematic Design	Apartments, Offices, Parking Garages	\$115,434,680	To Be Determined	Monville	Morris	North	New Jersey	07945	New		295
River Road Residential Development	Pre-Design	Townhomes	\$80,000,000	River Rd	East Hanover	Morris	North	New Jersey	07936	New		607
Morris County Courthouse Expansion	Schematic Design	Courthouses	\$62,000,000	10 Court St	Morristown	Morris	North	New Jersey	07960	Addition/Alteration		
Convent Road Residential Subdivision	Design Development	Single Family	\$59,000,000	2 Convent Rd	Morristown	Morris	North	New Jersey	07960	New		150
Main Street At Woolwich and Woolwich Commons	Construction Documents	Apartments, Parking Garages, Retail Stores	\$57,325,500	Main St	Chatham	Morris	North	New Jersey	07928	New	522,700	341
AC Hotel by Marriott / Hanover Township	Construction Documents	Hotels	\$50,000,000	190 Park Ave	Morristown	Morris	North	New Jersey	07960	New	89,962	160
Kings Highway Warehouse	Pre-Design	Warehouses	\$50,000,000	271 Kings Hwy	Landing	Morris	North	New Jersey	07850	New		470,044
Ocean County												
Heritage Minerals Residential	Pre-Design	Single Family	\$960,000,000	NI-70 & NI-37	Manchester Township	Ocean	North	New Jersey	08759	New		2,450
MACO 2 / New Jersey	Pre-Design	Manufacturing	\$750,000,000	741 US-9	Berkeley Township	Ocean	North	New Jersey	08731	New		
Jackson Parke North and South Sections	Pre-Design	Apartments, Single Family	\$400,000,000	To Be Determined	Jackson	Ocean	North	New Jersey	08527	New		1,100
The Parke at Lakewood	Pre-Design	Clubs, Community Centers, Single Family	\$209,000,000	888 Cross St	Lakewood	Ocean	North	New Jersey	08701	New		556
New Jersey Natural Gas Co. - Southern Reliability Link	Pre-Design	Miscellaneous	\$160,000,000	Multiple Locations	Lakewood	Ocean	North	New Jersey	08701	New		
Jackson Woods S.E. Clubhouse	Pre-Design	Clubs, Community Centers, Roads, Sewers and Water Mains, Townhomes	\$150,000,000	To Be Determined	Jackson	Ocean	North	New Jersey	08527	New		465
Swanborne Subdivision Mixed Use	Pre-Design	Apartments, Religious Auditoriums, Single Family	\$97,500,000	E Veterans Hwy & Whitesville Rd	Jackson	Ocean	North	New Jersey	08527	New		252
Beach Nourishment Manasquan Inlet to Barnegat Inlet	Construction Documents	Marine Work, Roads, Sewers and Water Mains	\$96,945,013	To Be Determined	Lakewood	Ocean	North	New Jersey	08701	Alteration		
Manchester Apartments - Phase 1C	Schematic Design	Apartments	\$80,000,000	2035 NI-37	Manchester Township	Ocean	North	New Jersey	08759	New		210
Chandler Road School Development / Jackson	Pre-Design	High Schools	\$80,000,000	360 Chandler Rd	Jackson	Ocean	North	New Jersey	08527	New		4
Georgian Court University Campus Upgrade / Lakewood	Pre-Design	College, University, Dormitories	\$75,000,000	900 Lakewood Ave	Lakewood	Ocean	North	New Jersey	08701	Alteration		
Justice Complex Addition - Ocean County	Schematic Design	Courthouses, Prisons	\$70,000,000	To Be Determined	Toms River	Ocean	North	New Jersey	08753	New		120,000
NJ Route 37 Post-Acute Care Facility	Design Development	Hospitals, Clinics	\$70,000,000	2132 NI-37	Manchester Township	Ocean	North	New Jersey	08759	New		124
Tuff Field - 2022 Bond - Clearview Regional School District	Schematic Design	High Schools, Junior High Schools	\$59,000,000	Multiple Locations	Jackson	Ocean	North	New Jersey	08527	Addition/Alteration		
Oxycons Addition and Renovation - 2024 Referendum - Stafford Township School District	Schematic Design	Elementary, Pre Schools, Roads	\$56,299,100	250 N Main St	Stafford Township	Ocean	North	New Jersey	08050	Addition/Alteration		

Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Route 9 Apartments	Pre-Design	Apartments	\$53,000,000	U.S. 9	Toms River	Ocean	North	New Jersey	08753	New		141
Manchester Apartments - Phase 1B	Schematic Design	Apartments	\$53,000,000	2035 NJ-37	Manchester Township	Ocean	North	New Jersey	08759	New		140
Aquaferra Apartments	Schematic Design	Apartments	\$50,000,000	To Be Determined	Jackson	Ocean	North	New Jersey	08527	Now		154
County Line Road Office and Warehouse Development	Construction Documents	Offices, Warehouses	\$50,000,000	N County Line Rd	Jackson	Ocean	North	New Jersey	08527	New	432,295	
Passaic County												
Toys R Us Redevelopment	Pre-Design	Apartments, Entertainment, Offices, Restaurants, Retail Stores, Single Family, Townhomes	\$512,000,000	1 Geoffrey Way	Wayne	Passaic	North	New Jersey	07470	New		1,360
STEAM High School - New Jersey Schools Development Authority	Pre-Design	High Schools	\$160,300,000	764 11th Ave	Paterson	Passaic	North	New Jersey	07514	Now	245,000	
Main Street Multi-Residential Development	Pre-Design	Apartments	\$108,200,000	Main St	Little Falls	Passaic	North	New Jersey	07424	Now		287
Hamburg Tpke - Adult Community	Schematic Design	Nursing Homes	\$92,000,000	1982 Hamburg Tpke	Wayne	Passaic	North	New Jersey	07470	New		295
Route 23 Housing & Retail	Design Development	Apartments, Restaurants, Retail Stores	\$87,000,000	NJ-23	Wayne	Passaic	North	New Jersey	07470	New		494
Jefferson Street Mixed Use Development	Pre-Design	Apartments, Food Stores	\$80,000,000	Jefferson St & Prospect St	Passaic	North	New Jersey	07055	New			1,400
Rifle Camp Road Apartment Remodel	Construction Documents	Apartments	\$75,400,000	385 Rifle Camp Rd	Woodland Park	Passaic	North	New Jersey	07424	Alteration		400
Rail Maintenance of Way Facility - New Jersey Transit Corporation	Pre-Design	Transportation Terminals	\$75,000,000	Kuler Rd	Clifton	Passaic	North	New Jersey	07011	New		
RFP Design - RAD Architecture and Engineering Services	Pre-Design	Apartments, Roads	\$50,000,000	Multiple Locations	Paterson	Passaic	North	New Jersey	07505	Alteration		
Salem County												
Broadway Warehouse Development	Pre-Design	Warehouses	\$186,000,000	329 N Broadway	Pennsville	Salem	South	New Jersey	08070	New	1,725,000	
New Collins Drive Warehouse Development	Pre-Design	Warehouses	\$70,000,000	17 Collins Dr	Penns Grove	Salem	South	New Jersey	08069	New	586,000	
Somerset County												
Connell Drive Mixed Use Development	Pre-Design	Apartments, Retail Stores	\$146,400,000	Connell Dr	Plainfield	Somerset	North	New Jersey	07069	New		328
King George Road Mixed Use Development	Pre-Design	Apartments, Hotels, Restaurants, Townhomes	\$130,000,000	King George Rd	Warren	Somerset	North	New Jersey	07059	New	8,000	460
Eliot Logistics Park / Somerset	Pre-Design	Offices, Roads, Single Family, Warehouses	\$125,000,000	47 Veronica Ave	Franklin Township	Somerset	North	New Jersey	08873	New	425,250	2
The Residences at Mountain View	Design Development	Single Family	\$106,000,000	Mountainview Blvd	Basking Ridge	Somerset	North	New Jersey	07920	New		280
The Village Walk at Montgomery	Construction Documents	Apartments, Auditoriums, Entertainment, Restaurants, Retail Stores, Townhomes	\$90,000,000	To Be Determined	Belle Mead	Somerset	North	New Jersey	08502	New	228,720	208
Claremont Manor	Design Development	Condominiums, Parking Garages	\$86,750,000	24-26 Claremont Rd	Bernardsville	Somerset	North	New Jersey	07924	New	41,800	23
Glen Gery Quarry Subdivision	Pre-Design	Electrical Work, Roads, Sewers and Water Mains, Single Family	\$75,000,000	95 Hamilton Rd	Hillsborough	Somerset	North	New Jersey	08844	New		188
Mountain View Corporate Center	Pre-Design	Offices, Parking Garages	\$74,600,000	180 Mountainview Rd	Bernards	Somerset	North	New Jersey	07959	New	350,000	
Dobbsfort School Student Life Center	Schematic Design	Parking Garages, Special, Vocational Schools	\$65,000,000	230 Mendham Rd	Bernardsville	Somerset	North	New Jersey	07924	New	128,679	
The Haven at Princeton	Schematic Design	Apartments, Townhomes	\$64,000,000	Millstone River Rd	Hillsborough	Somerset	North	New Jersey	08844	New		154
Springhill Suites and Residence Inn by Marriott / Bridgewater	Schematic Design	Hotels	\$50,000,000	To Be Announced	Bridgewater	Somerset	North	New Jersey	08807	New		227
Grant Street Warehouse	Pre-Design	Warehouses	\$50,000,000	Grant St & Elizabeth Ave	Franklin Township	Somerset	North	New Jersey	08873	Now	438,960	
EHRM Infrastructure Upgrades Lyons, NJ	Schematic Design	Hospitals, Clinics, Military - Misc	\$50,000,000	151 Knickerott Rd	Bernards	Somerset	North	New Jersey	07939	Alteration		
Prologis / Somerset	Pre-Design	Manufacturing, Roads	\$50,000,000	187 Davidson Ave	Franklin Township	Somerset	North	New Jersey	08873	New	438,900	
Sussex County												
Overland Village 2	Pre-Design	Townhomes	\$260,000,000	To Be Determined	Newton	Sussex	North	New Jersey	07860	New		683
Diamond Chip Logistics Park	Pre-Design	Manufacturing, Offices, Warehouses	\$75,600,000	33 Demarest Rd	Sparta	Sussex	North	New Jersey	07871	New	700,000	
Andover Station for the New Jersey Transit System	Design Development	Parking Garages, Transportation Terminals	\$75,000,000	Roseville Road	Andover	Sussex	North	New Jersey	07821	New		125
The Shoppes at Lafayette Apartments	Pre-Design	Apartments, Retail Stores	\$50,000,000	NJ-15 & NJ-94	Lafayette	Sussex	North	New Jersey	07848	New		138
Union County												
Core/Weaver Data Center Development	Pre-Design	Offices	\$1,200,000,000	2000 Galloping Hill Rd	Kenilworth	Union	North	New Jersey	07033	Alteration	280,000	
New Providence Lantern Hill- Phase 4	Schematic Design	Apartments, Nursing Homes, Roads, Sewers and Water Mains	\$250,000,000	575 Mountain Ave	New Providence	Union	North	New Jersey	07974	Now		998
Bella Plainfield Mixed Use	Schematic Design	Apartments, Restaurants, Retail Stores	\$100,000,000	107 Central Ave	North Plainfield	Union	North	New Jersey	07060	New		
The District	Pre-Design	Apartments, Parks and Landscaping, Restaurants, Retail Stores	\$100,000,000	To Be Determined	Berkeley Heights	Union	North	New Jersey	07922	Addition		300
Clark Reservoir Improvements	Construction Documents	Marine Work, Park Facilities, Roads, Sewers and Water Mains	\$67,837,269	To Be Determined	Elizabeth	Union	North	New Jersey	07201	New		
New Elizabeth Public School Elementary School / Joseph Battin School - New Jersey Schools Development Authority	Pre-Design	Elementary, Pre Schools, High Schools	\$65,000,000	To Be Determined	Elizabeth	Union	North	New Jersey	07201	Now	142,000	
Stratton House	Construction Documents	Apartments, Parking Garages	\$60,000,000	428 - 434 Springfield Ave.	Berkeley Heights	Union	North	New Jersey	07922	Now		211
Warren County												
Warren Warehousing	Schematic Design	Manufacturing, Warehouses	\$280,000,000	35 S Foul Rift Rd	Belvidere	Warren	North	New Jersey	07823	New	2,600,000	580
The Cubes at Phillipsburg	Construction Documents	Offices, Warehouses	\$155,000,000	To Be Determined	Phillipsburg	Warren	North	New Jersey	08865	New	1,420,500	
Apartment Buildings	Pre-Design	Apartments, Offices, Parking Garages	\$100,000,000	25 Airport Rd	Hackettstown	Warren	North	New Jersey	07940	New		324
Vermella Hackettstown	Design Development	Apartments, Clubs, Community Centers	\$51,300,000	Willow Grove St & Billy Rd	Hackettstown	Warren	North	New Jersey	07840	Now		138
Howard Street Industrial Development	Pre-Design	Warehouses	\$50,000,000	170 Howard St	Phillipsburg	Warren	North	New Jersey	08865	New		

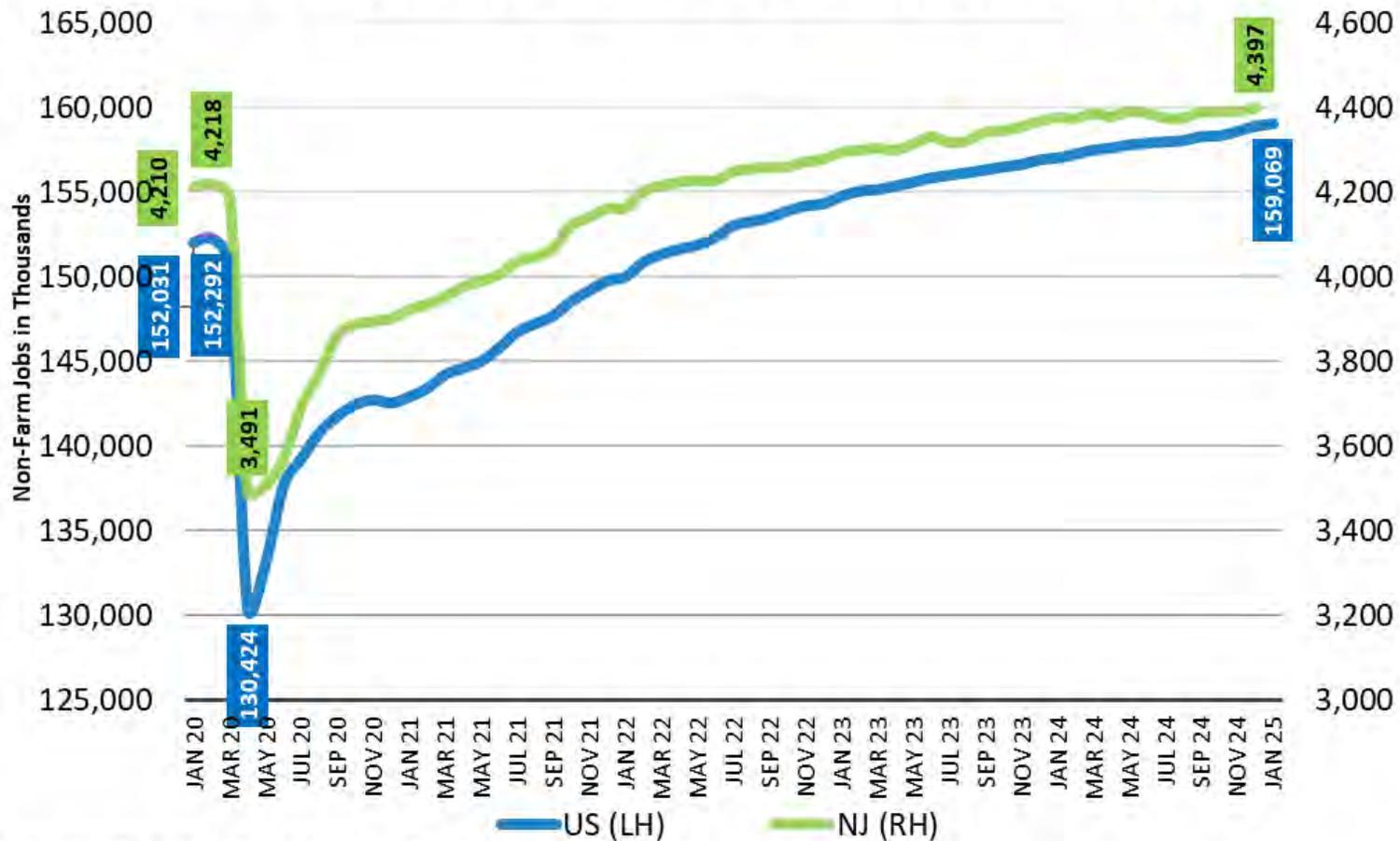




Construction Cost Inflation by Class

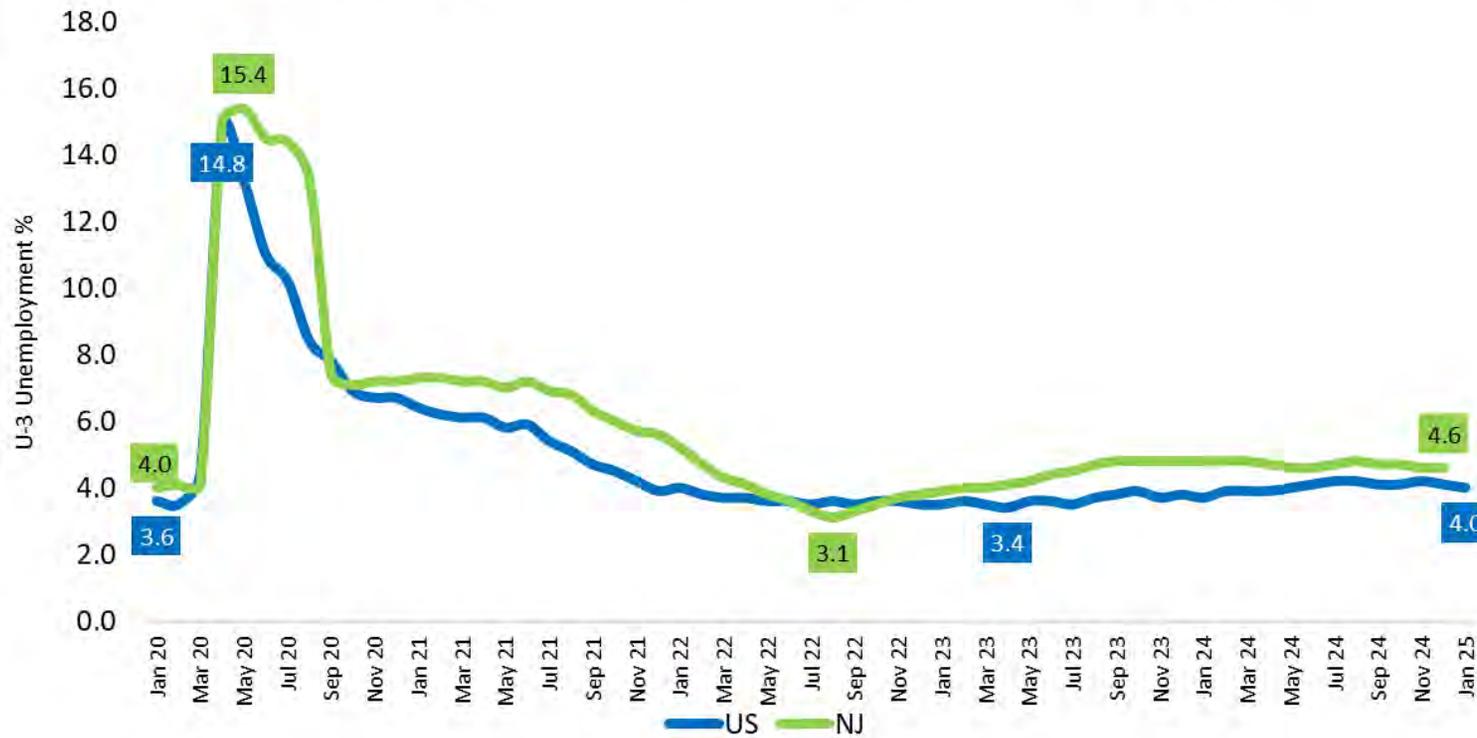


TOTAL EMPLOYMENT - NON-FARM

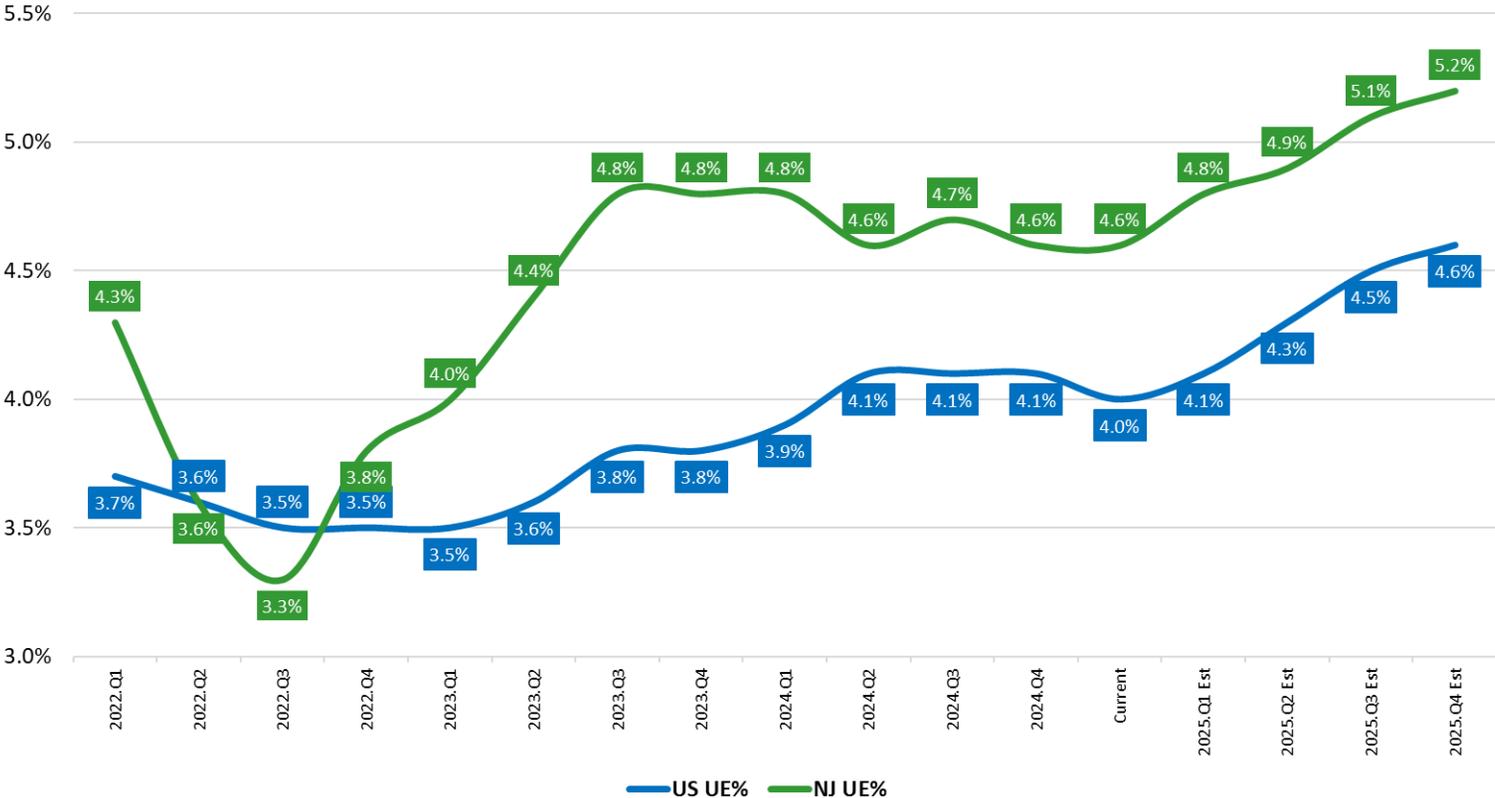


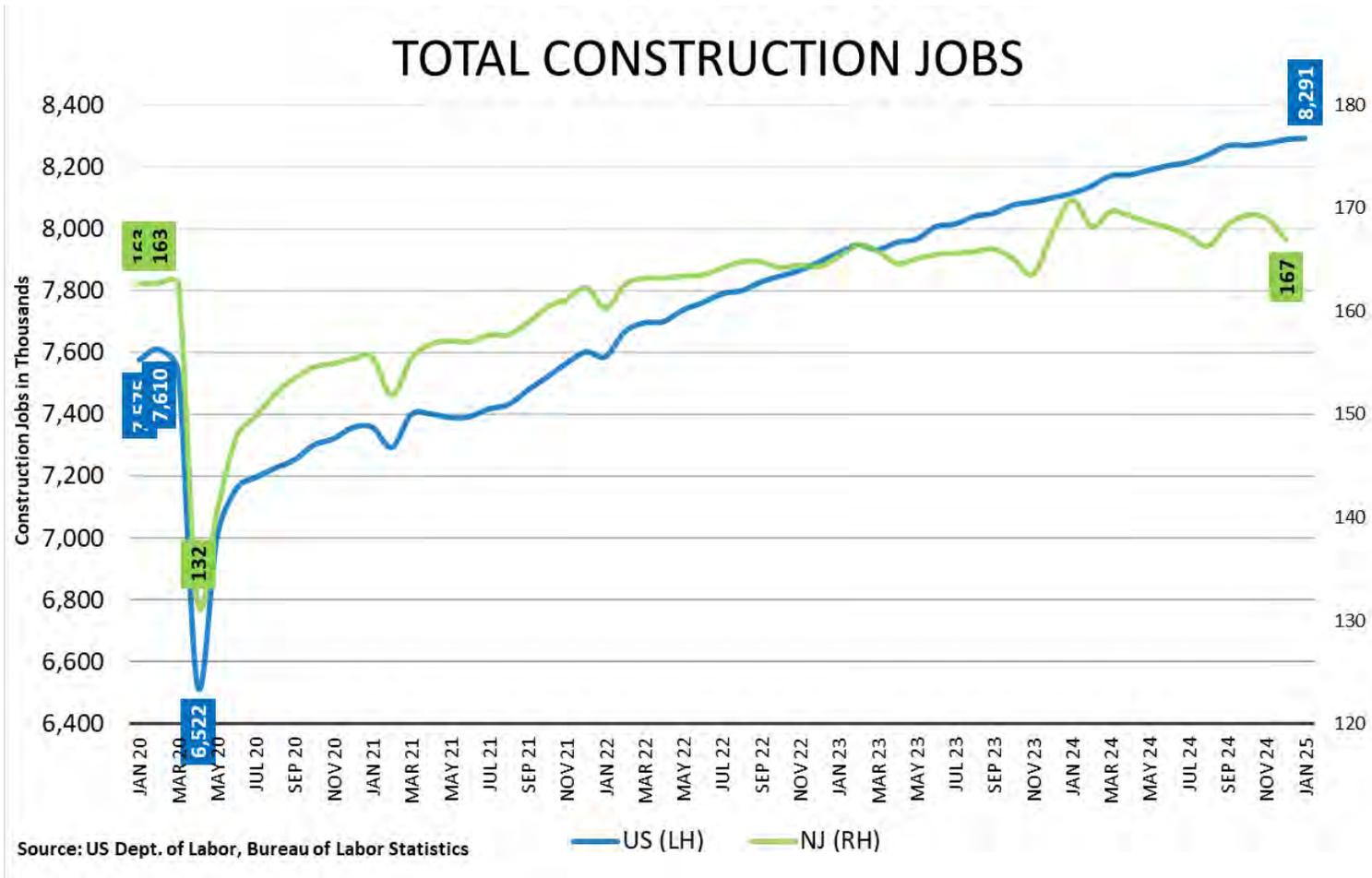
Source: US Dept. of Labor, Bureau of Labor Statistics

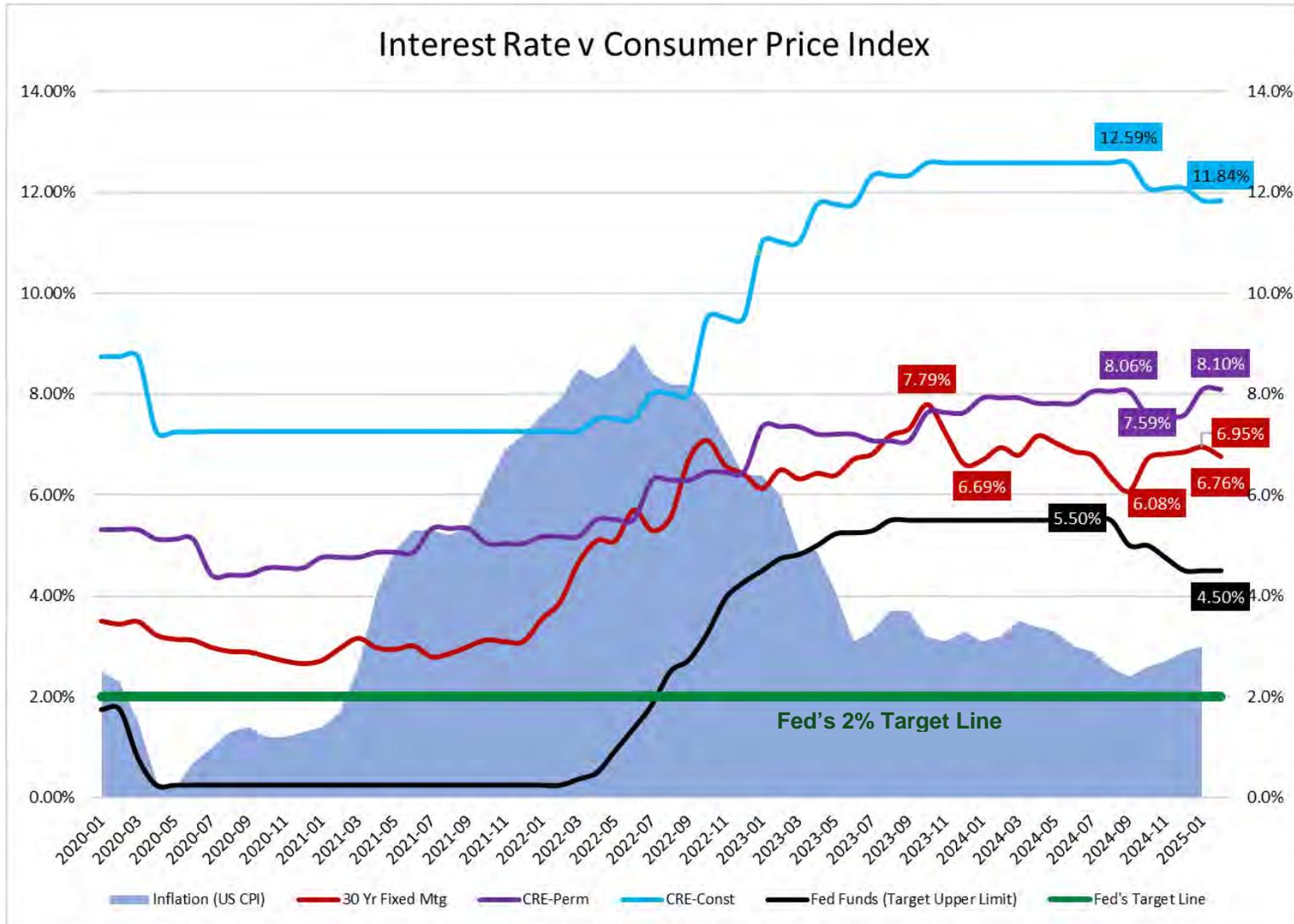
UNEMPLOYMENT - SEASONALLY ADJUSTED

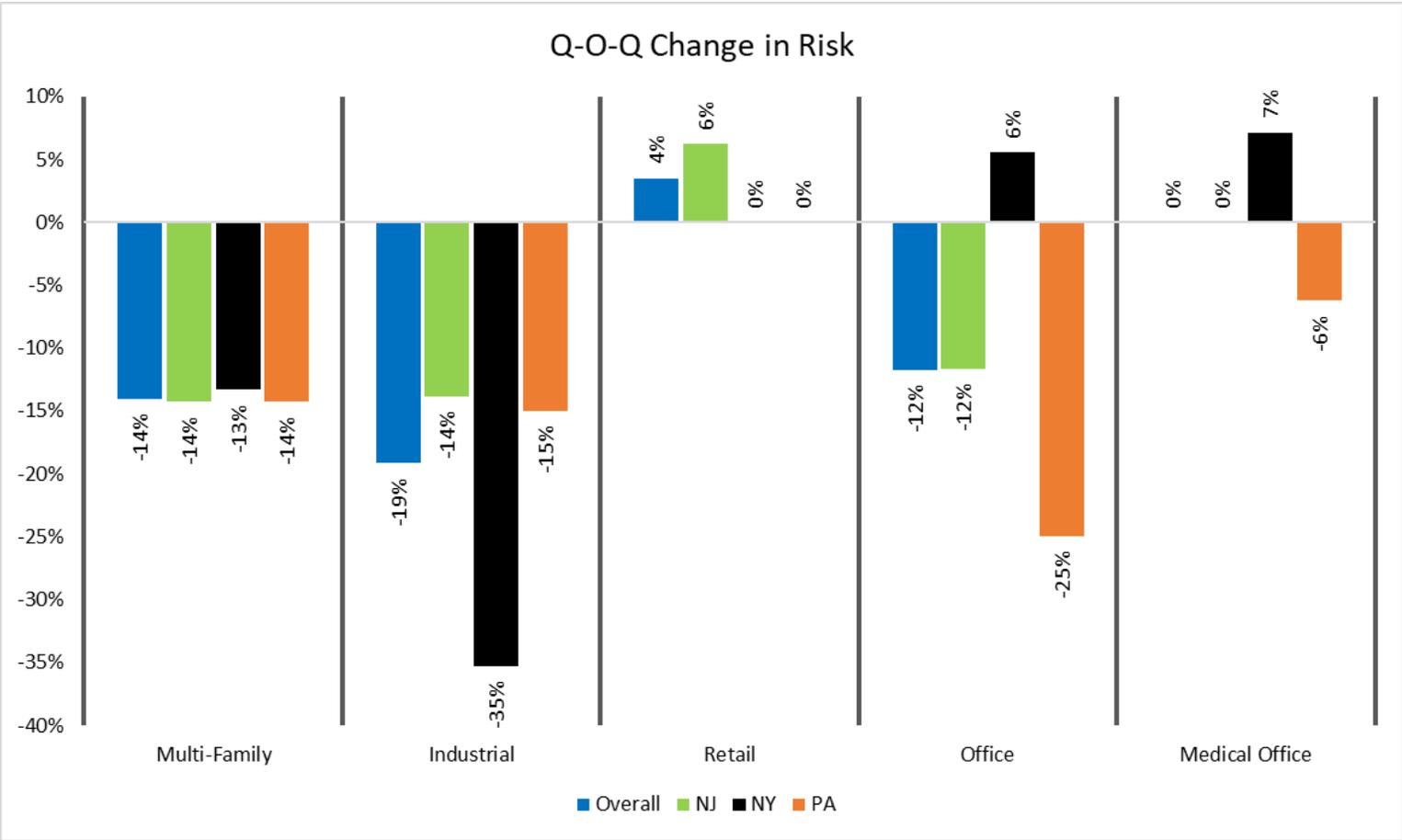


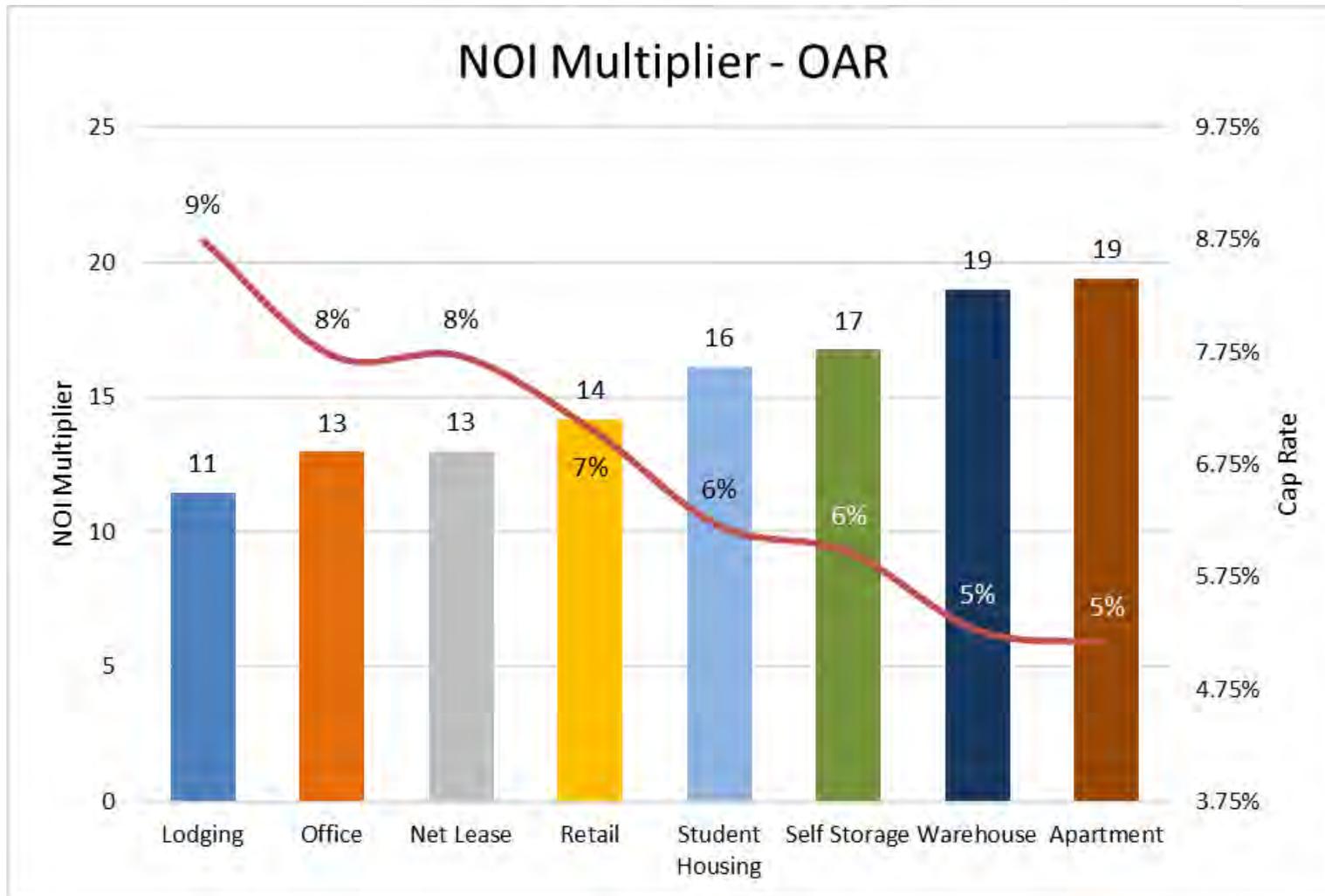
UNEMPLOYMENT PROJECTIONS

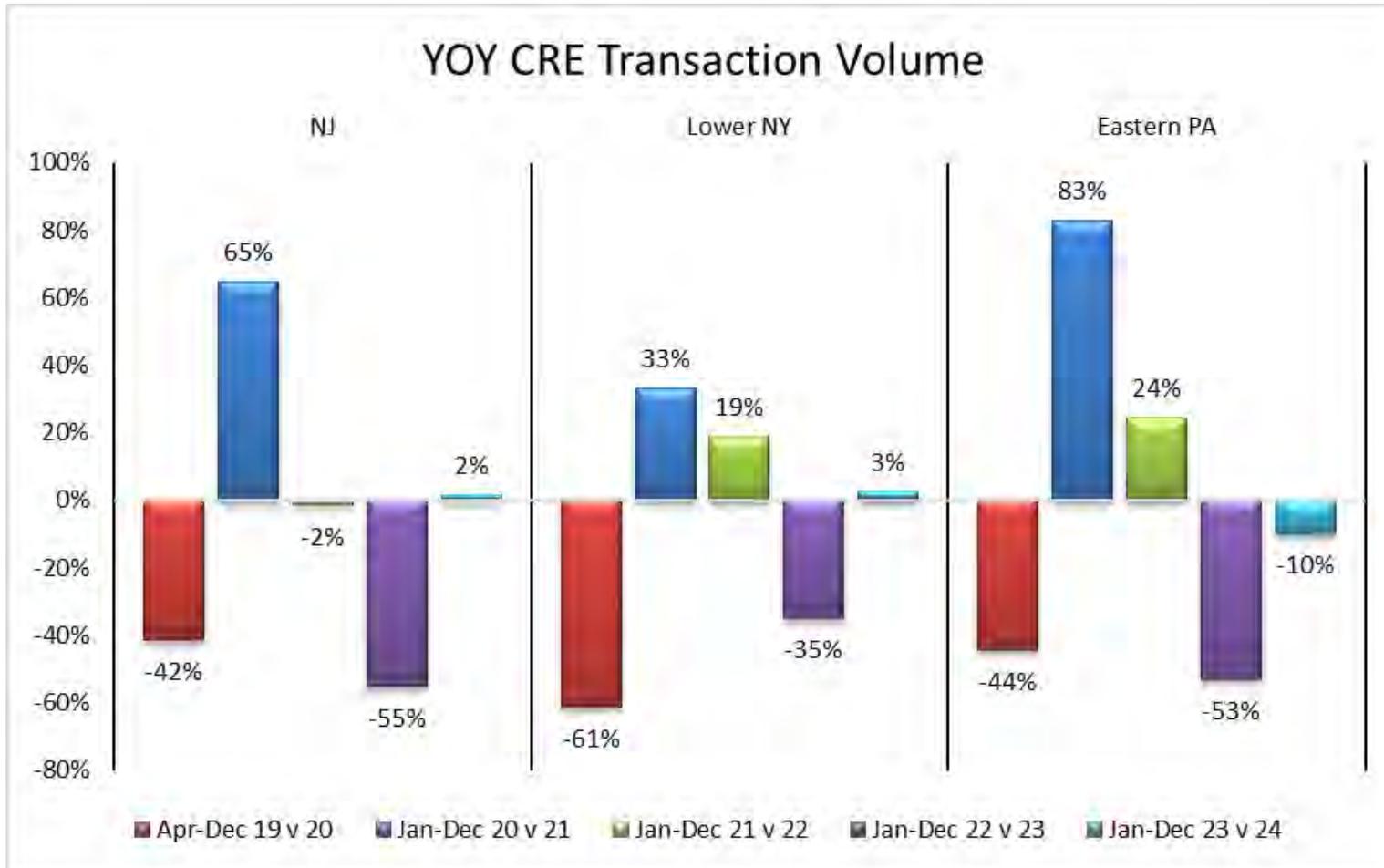


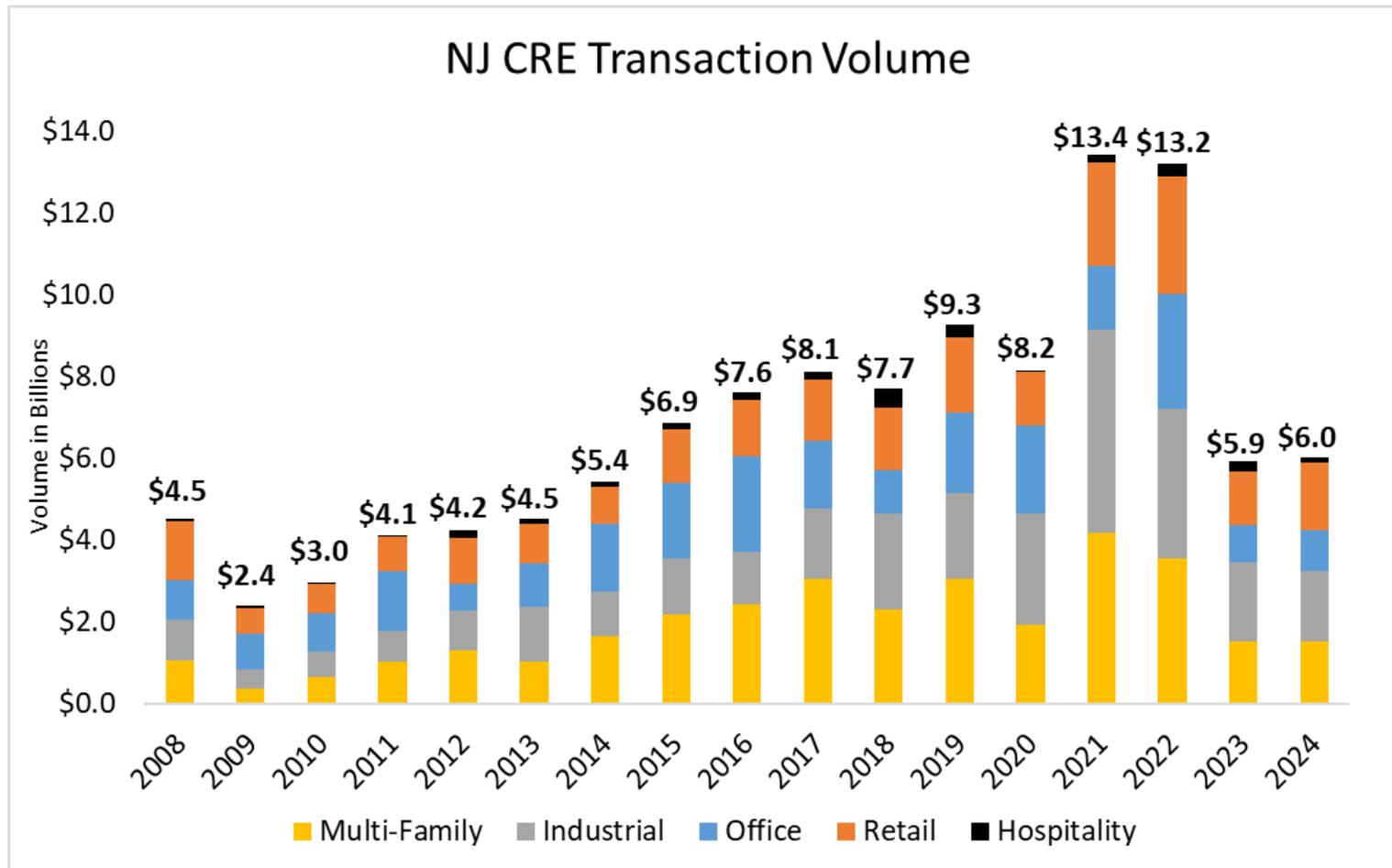




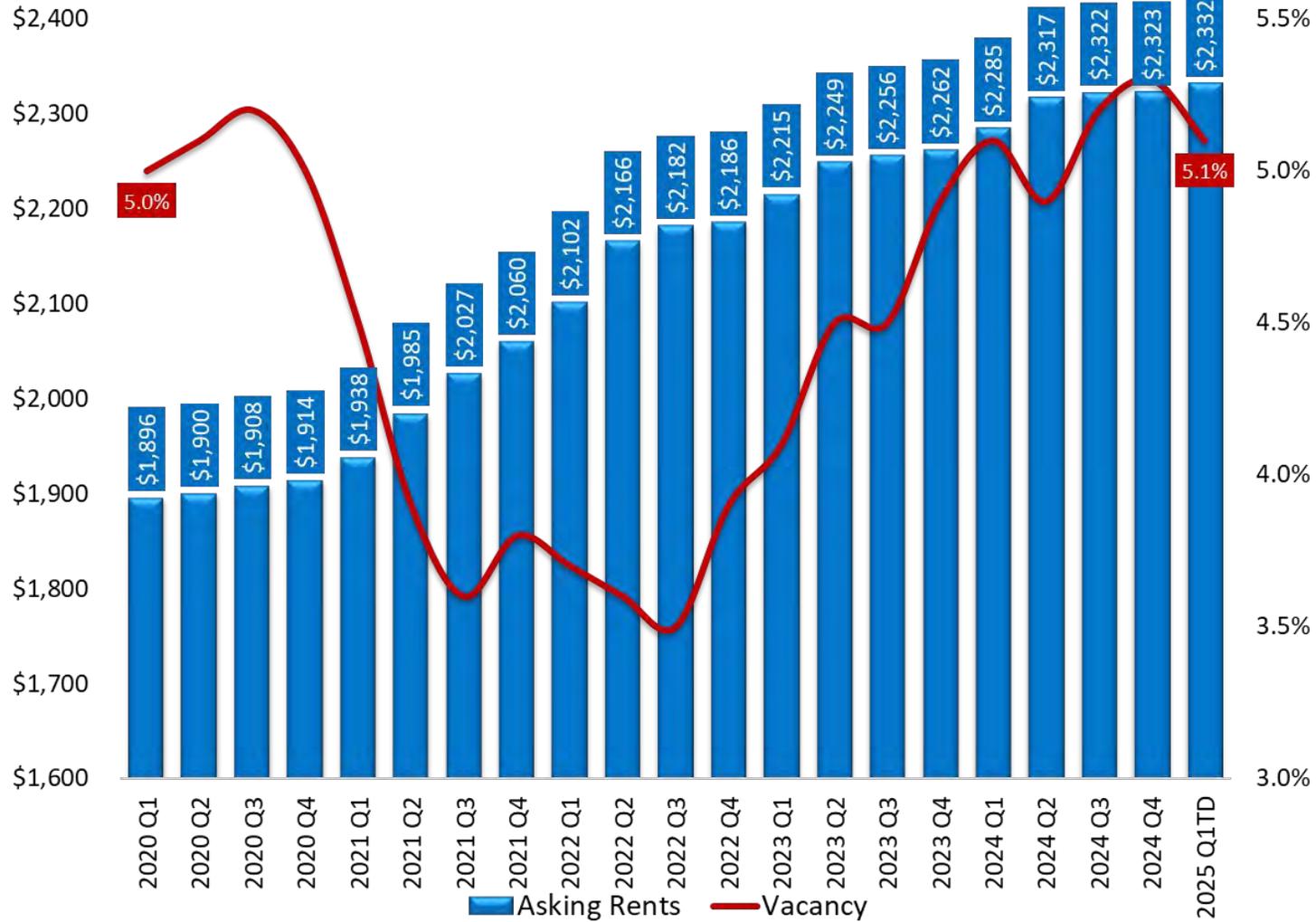


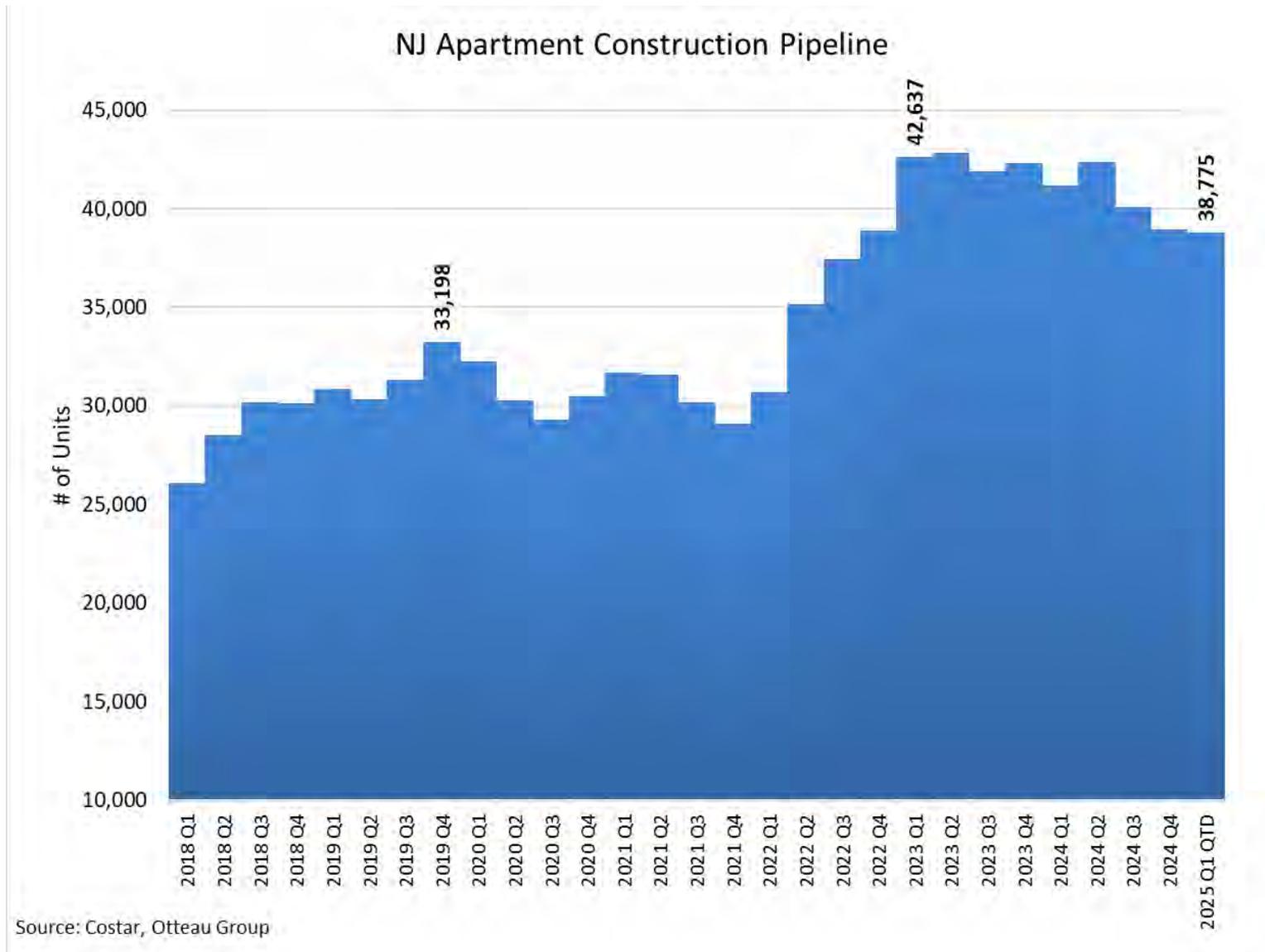


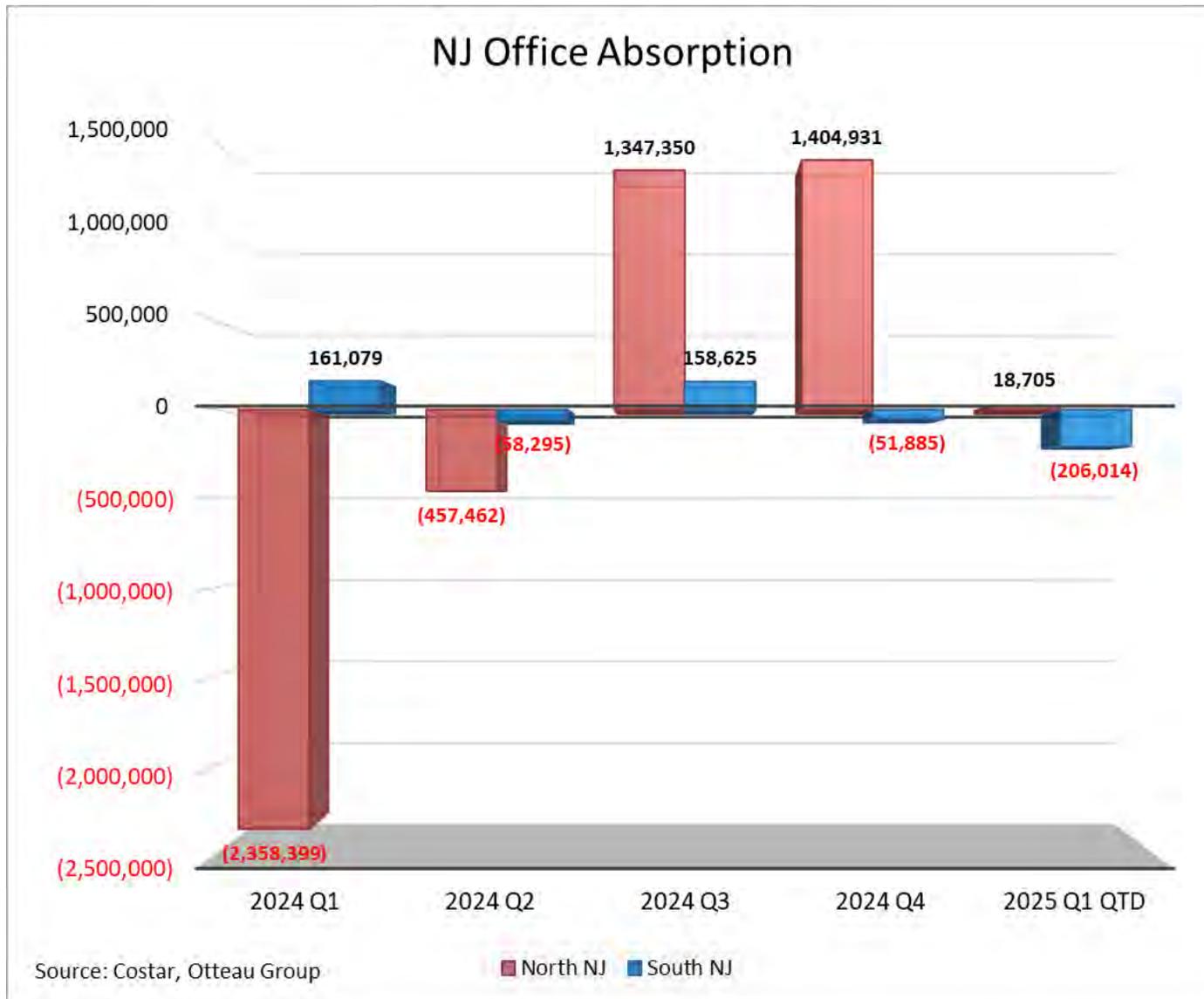


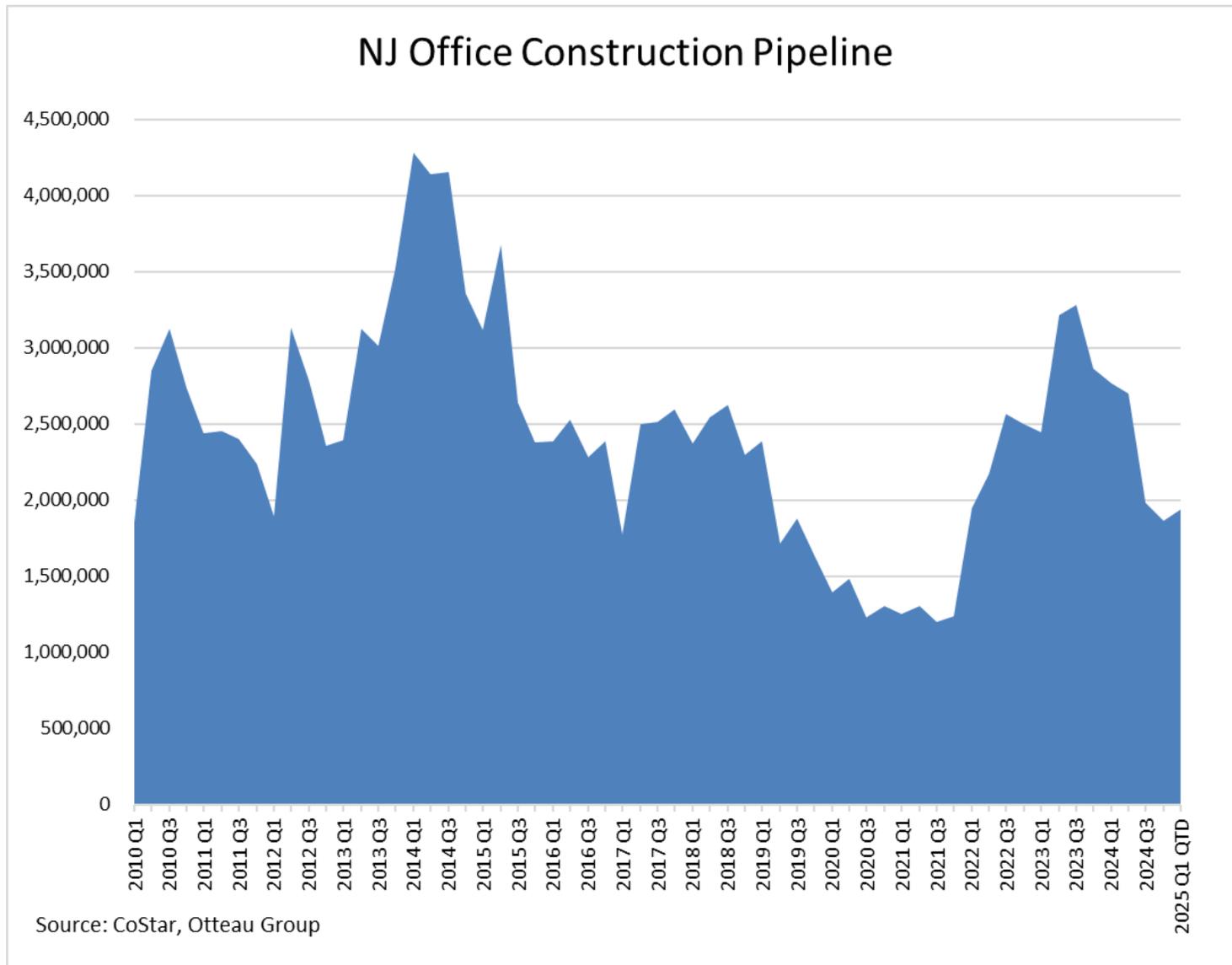


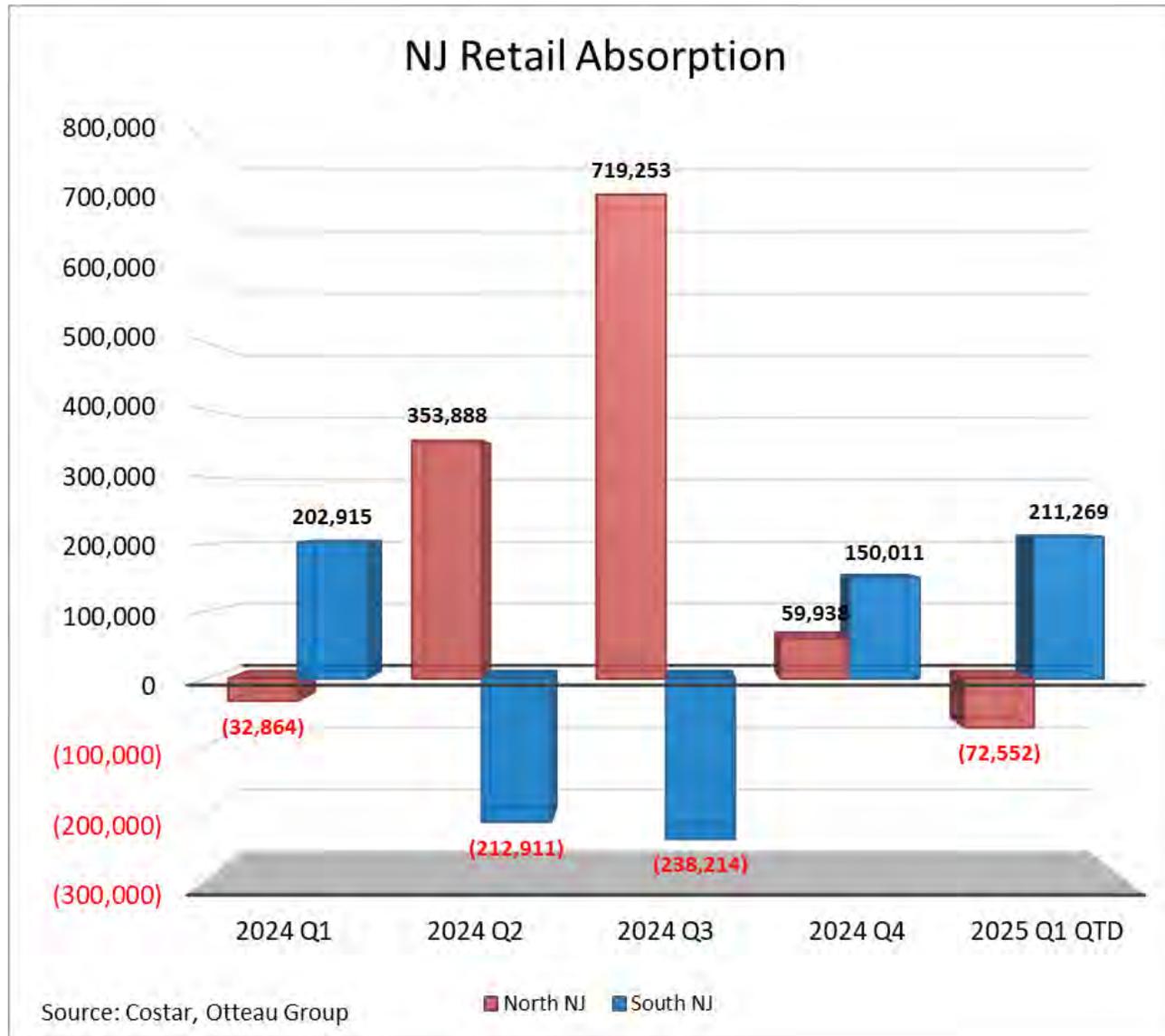
NJ Apartment Sector

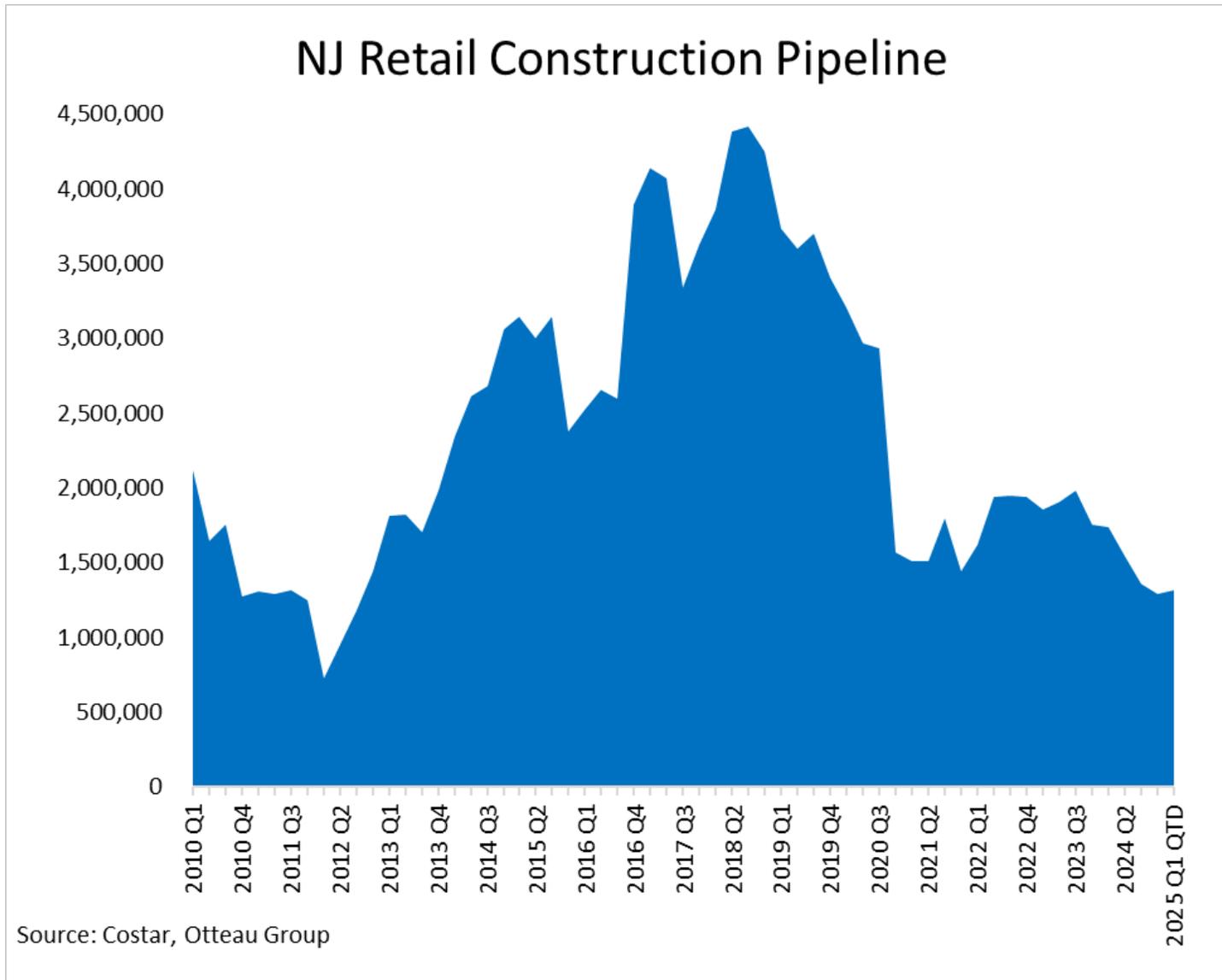


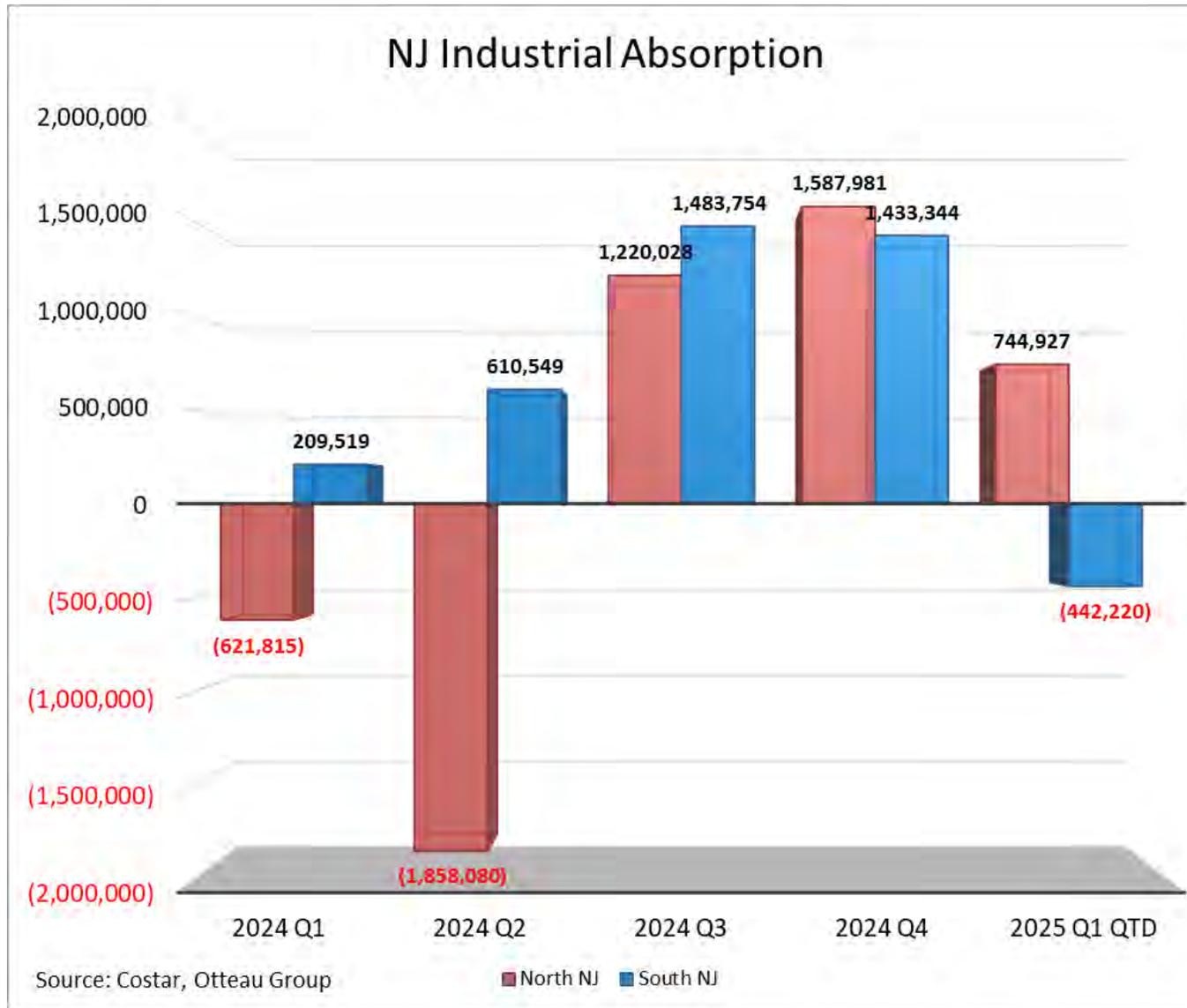


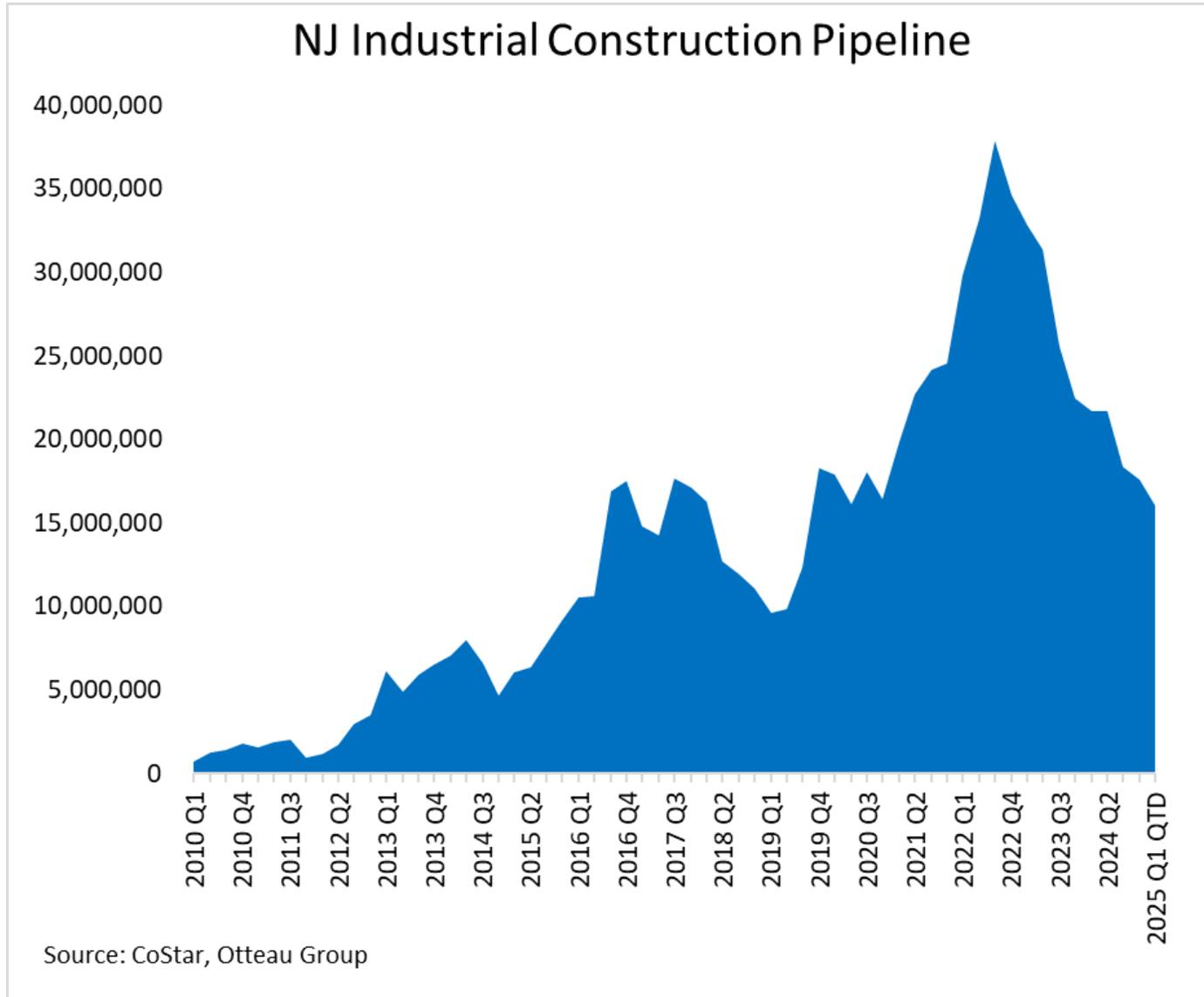












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