

MarketCAST

Construction Analytics



Prepared For

Jack Kocsis, Jr.
Chief Executive Officer
Associated Construction Contractors
of New Jersey
Raritan Center Plaza II
91 Fieldcrest Avenue, Suite A 19
Edison, NJ 08837

Otteau Group

100 Matawan Road, Suite 320
Matawan, NJ 07747

112 W. 34th Street, 18th Floor
Manhattan, NY 10120

325-41 Chestnut Street, Suite 800
Philadelphia, PA 19106

1615 S Congress Ave, Suite 103
Delray Beach, FL 33445

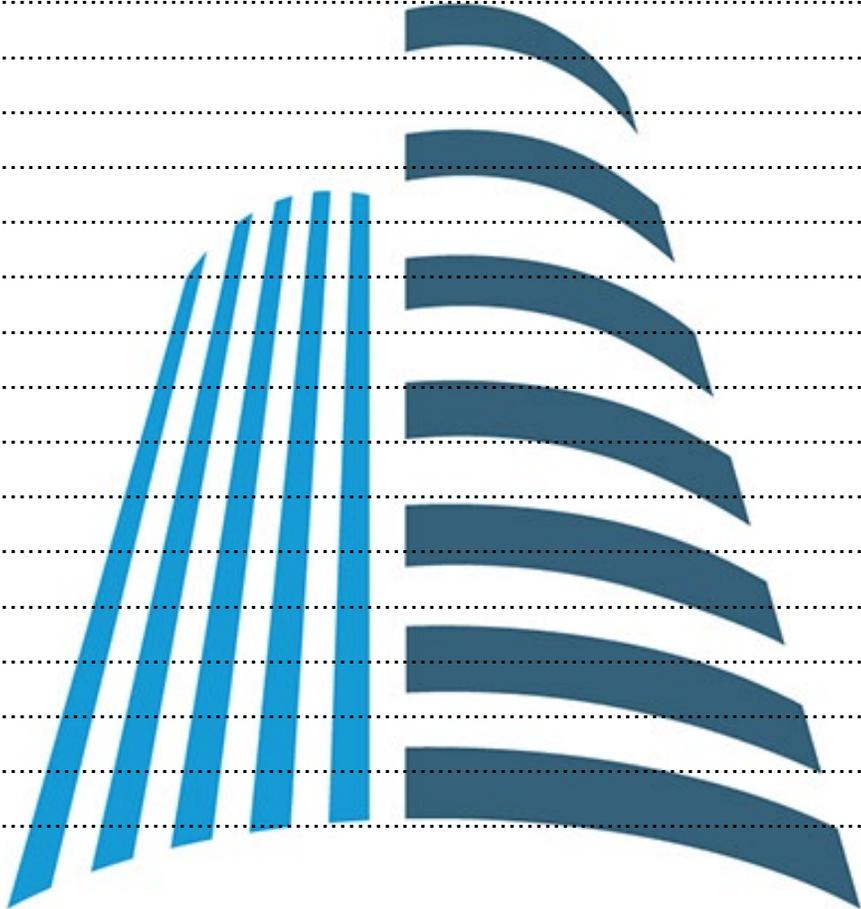
800.458.7161



In This Issue

Contents

From the Economics Desk	1
Economic Impacts of Construction in NJ	2
Construction Spending	3
Building Permits	7
Construction Costs	7
Economic Trends	8
Interest Rates	11
CRE Risk Summary by Sector	12
Civil Construction Sector	14
Apartment Market Sector	15
Office Market Sector	16
Retail Market Sector	17
Industrial Market Sector	18
About Otteau Group, Inc.	43
Copyright	43
Disclaimer	43



From the Economics Desk

The Glidepath to a More Robust Real Estate Economy

The latest print on Inflation showed a drop to 2.4% in January, down from 2.7% in December. Considering that the long-term average inflation rate for the twenty-year period preceding the Pandemic was 2.2%, it's reasonable to say that inflation has now normalized. Looking ahead, the combined effects of softer job creation, lower oil prices and sagging home prices indicate that another surge in inflation is unlikely. And while the recent Supreme Court ruling that many of the tariffs imposed by the Trump Administration in 2025 were a bridge too far caused quite a stir, the forecast for softer inflation momentum is unchanged.

The takeaway from these dynamics is that the Federal Reserve is likely to announce 2 additional interest rate cuts @ 25 bps in 2026, resulting in further improvements to construction profitability. These dynamics, combined with accelerating economic growth tracking at 3.1% in 2026.Q1, expanding capital investment, relaxed lending standards by commercial banks and strong redevelopment interest, create a favorable forecast for construction spending in the coming years.

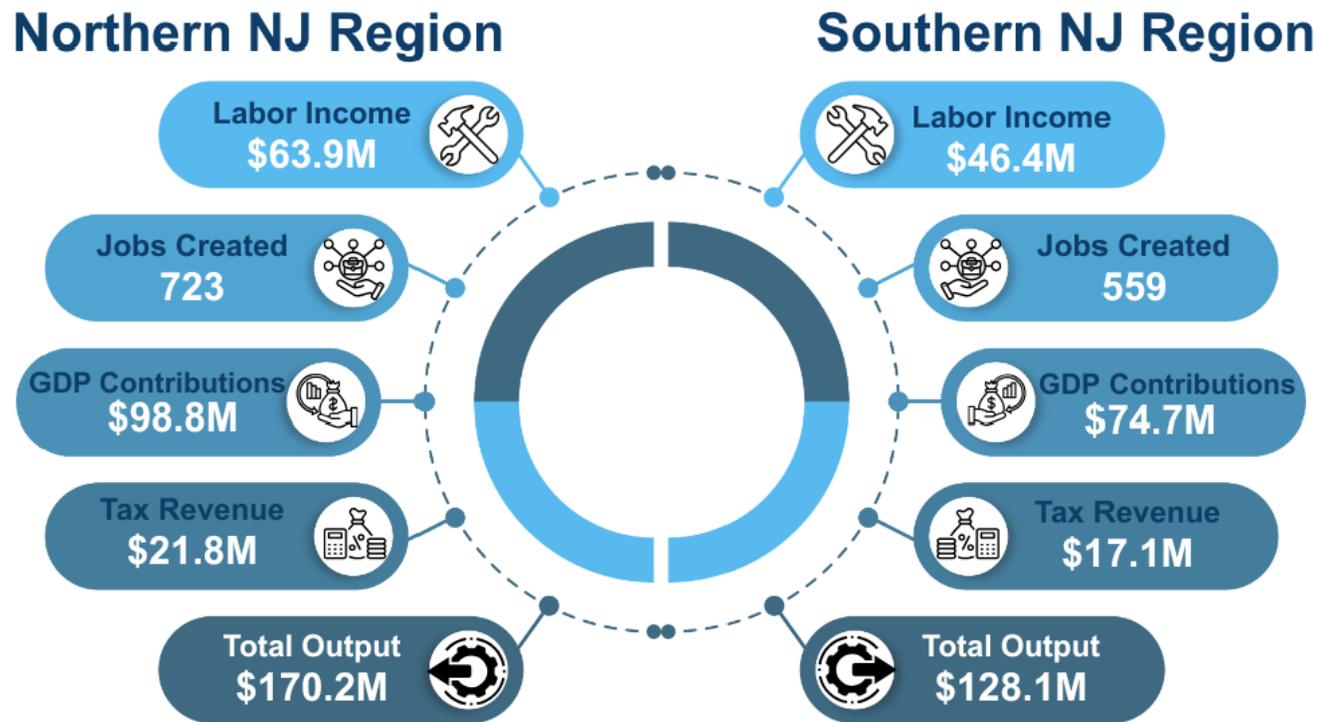
Inside this issue you will find lots of fresh economic and construction data which include increased construction spending despite a modest slowdown in new starts, strong growth in the government & commercial sectors for both spending & starts, stabilized construction inflation and the prospects for continued growth in the coming year with a forecasted increase of 6% for 2026. We invite you to explore the fresh data inside of this issue.



Jeffrey Otteau
Chief Economist

Economic Impacts of Construction in NJ

This latest segment in our continuing analysis of the **Economic Impact** of construction projects focuses on constructing a 300-Unit Multi-Family Building in New Jersey. The results indicate that construction spending on these types of projects generates downstream economic benefits to New Jersey far exceeding their actual cost to build. A detailed explanation of the methodology and analysis behind these findings can be found in the **Supplemental Economic Impact** report distributed by ACCNJ to its members.

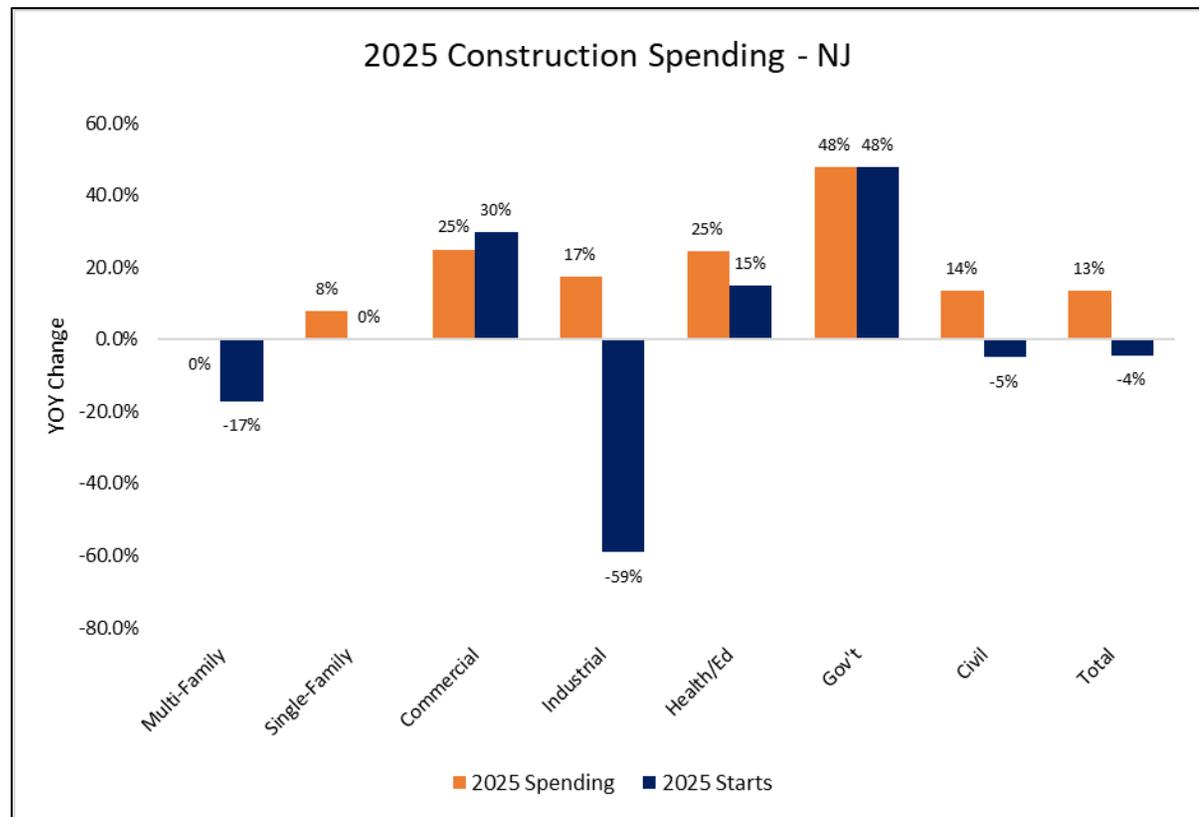


Every \$1M in construction spending generates approximately 13 jobs—resulting in total regional multipliers between 1.7x and 1.8x



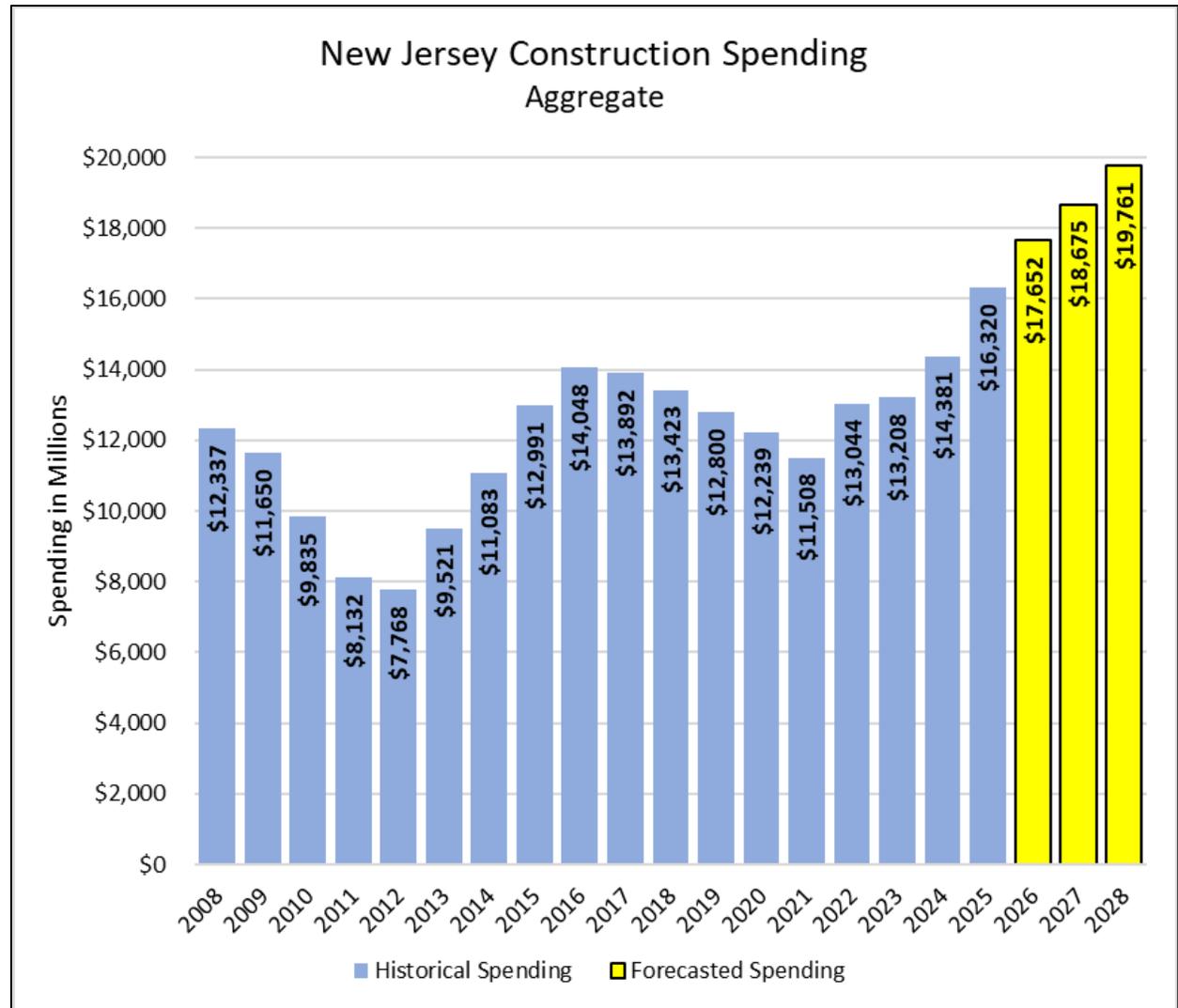
Construction Spending

Construction Starts – Construction starts, for which spending will be spread across multiple months and years, are reported to have increased by 8% in 2025 for the US overall. NJ saw a slowdown in the fourth quarter, with a YOY decline of 29%; pushing 2025 to see a decline of 4%. Industrial starts continue to show declines, down 59% for the year. The Government Sector saw the largest increase in 2025 at 48%. The largest aggregate dollar volume of construction starts 2025 have occurred in the Civil Sector with \$4.8-Bil, followed by Healthcare & Education and Single-Family both at \$2.9-Bil.

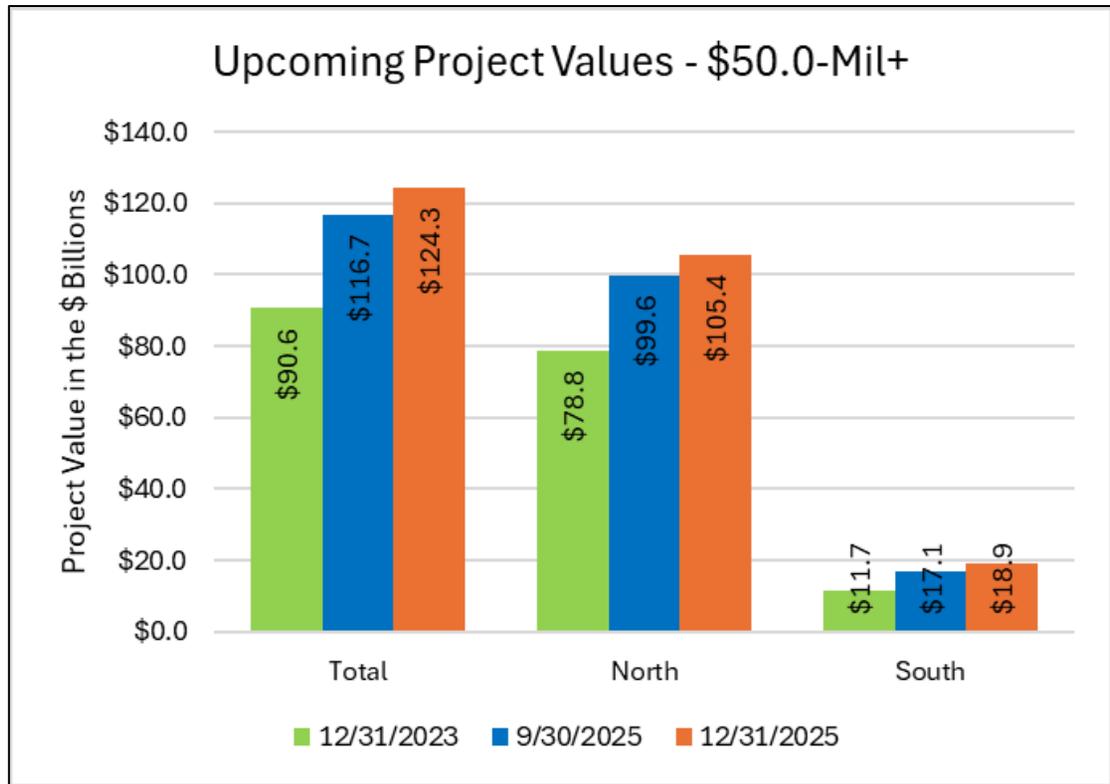


Construction Spending - Total construction spending in New Jersey was up in 2025 versus 2024 (+13%). Although US construction starts are seeing an increase, spending in the US is reporting a 1% decline YOY. Spending in NJ is showing increases in all but 1 category at the individual sector levels with Multi-Family about the same as 2024. The largest increase in spending can be seen in the Government Sector.

Although construction starts have seen a slowdown for the year, spending increases were still strong. Year-end the state ended up seeing a 13% increase. Increases in spending are expected to continue into the coming years with hopes that the economy will remain stable.



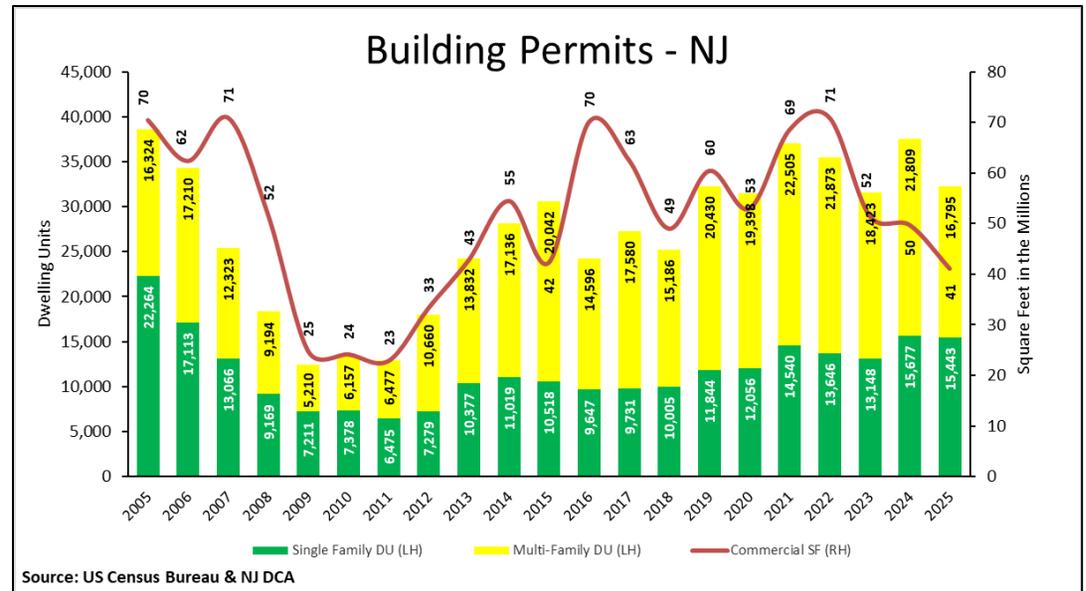
Upcoming Projects – Looking at the pipeline of future construction projects reported to be in the planning & bidding phase – overall there are more than 6,300 projects of all values totaling \$151.6-Bil. Focusing on projects with values over \$50.0-Mil, these projects alone allot for approximately \$124.3-Bil worth of future spending planned in New Jersey. This reflects a 37% increase compared to the \$90.6-Bil reported at the end of 2023 and an increase of 7% quarter-on-quarter. The vast majority (85%) of these projects are located in the northern part of the state, totaling \$105.4-Bil with the south capturing only \$18.9-Bil (15%). Both Northern & Southern NJ experienced quarter-on-quarter increases at 6% & 11%, respectively. On the following page is a list of some high dollar projects (A list of projects valued at \$50-Mil+ can be found in the addendum of this report, starting on page 44).



HIGH VALUE UPCOMING PROJECTS - \$1.0-BIL+												
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		
Interchanges 14 to 14A - The Newark Bay-Hudson County Extension Improvements Program - New Jersey Turnpike Authority	Pre-Design	Bridges and Culverts, Roads	\$6,200,000,000	I-78	Newark	Essex	North	New Jersey	07114	Alteration		
Newark Bay Bridge Expansion	Design Development	Bridges and Culverts	\$6,000,000,000	129 Newark Bay Brq	Bayonne	Hudson	North	New Jersey	07002	New		
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	
Interchanges 1 to 4 Capacity Enhancements - New Jersey Turnpike Authority	Pre-Design	Bridges and Culverts, Roads	\$2,000,000,000	Multiple Locations	Voorhees	Camden	South	New Jersey	08043	Alteration		
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		
Lincoln Tunnel Access Project (LTAP)	Construction Documents	Tunnels	\$1,800,000,000	Multiple Locations	Jersey City	Hudson	North	New Jersey	07302	Alteration		
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		
Mays Landing Rd Composting Facility	Pre-Design	Manufacturing	\$1,623,333,333	Mays Landing Rd	Vineland	Cumberland	South	New Jersey	08361	New		
Washington Street Mixed Use Waterfront Tower 1, 2 and 3	Schematic Design	Apartments, Parks and Landscaping, Retail Stores, Roads	\$1,500,000,000	310 Washington St	Jersey City	Hudson	North	New Jersey	07302	New		2,025
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	Design Development	Offices	\$1,200,000,000	2000 Galloping Hill Rd	Kenilworth	Union	North	New Jersey	07033	Alteration	280,000	
The Journal	Pre-Design	Apartments	\$1,000,100,000	To Be Determined	Jersey City	Hudson	North	New Jersey	07302	New	2,000,000	1,189
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
Interchanges 14A to 14B - The Newark Bay-Hudson County Extension Improvements Program - New Jersey Turnpike Authority	Pre-Design	Roads	\$1,000,000,000	I-78	Bayonne	Hudson	North	New Jersey	07002	Alteration		
Interchanges 14B to Columbus Drive - The Newark Bay-Hudson County Extension Improvements Program - New Jersey Turnpike Authority	Pre-Design	Roads	\$1,000,000,000	I-78	Jersey City	Hudson	North	New Jersey	07305	Alteration		
Columbus Drive to Jersey Avenue - The Newark Bay-Hudson County Extension Improvements Program - New Jersey Turnpike Authority	Pre-Design	Roads	\$1,000,000,000	I-78	Jersey City	Hudson	North	New Jersey	07305	Alteration		
Delaware River Bridge Project	Pre-Design	Bridges and Culverts	\$1,000,000,000	I-95	Hamilton	Mercer	North	New Jersey	08691	New		
Morristown Medical Center Expansion	Construction Documents	Hospitals, Clinics, Parking Garages	\$1,000,000,000	100 Madison Ave	Morristown	Morris	North	New Jersey	07960	New		133

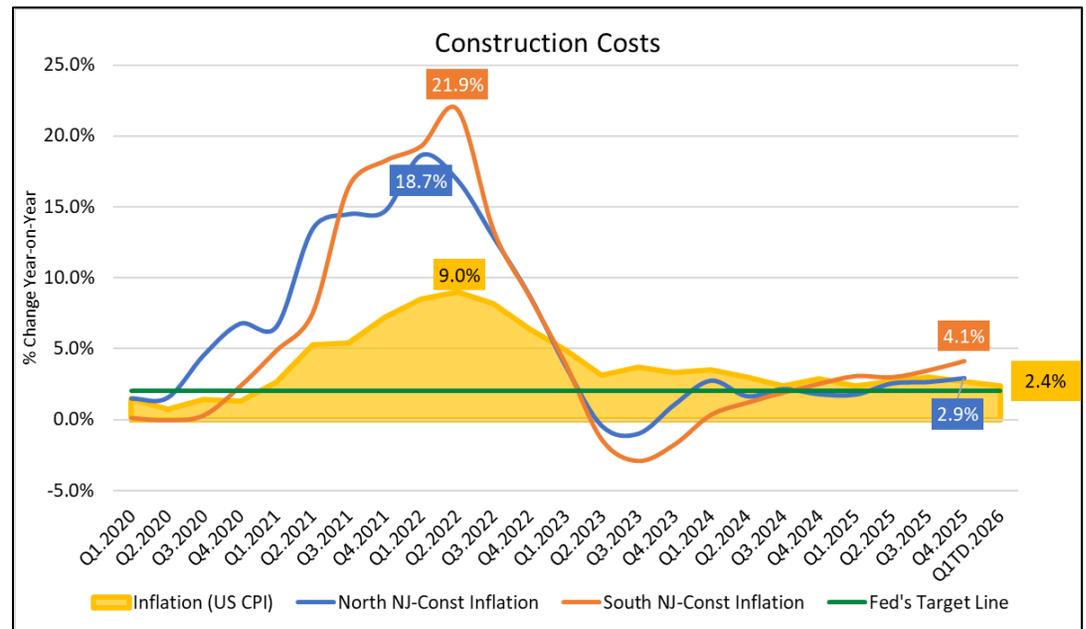
Building Permits

Preliminary numbers reported for 2025 show commercial permits are down compared to 2024. This sector is seeing only 41-Mil sq ft in permits, a 17% decline YOY. The multi-family sector also saw declines in 2025, declining by 23%. Single-family permits saw a very gentle decrease at -1%.



Construction Costs

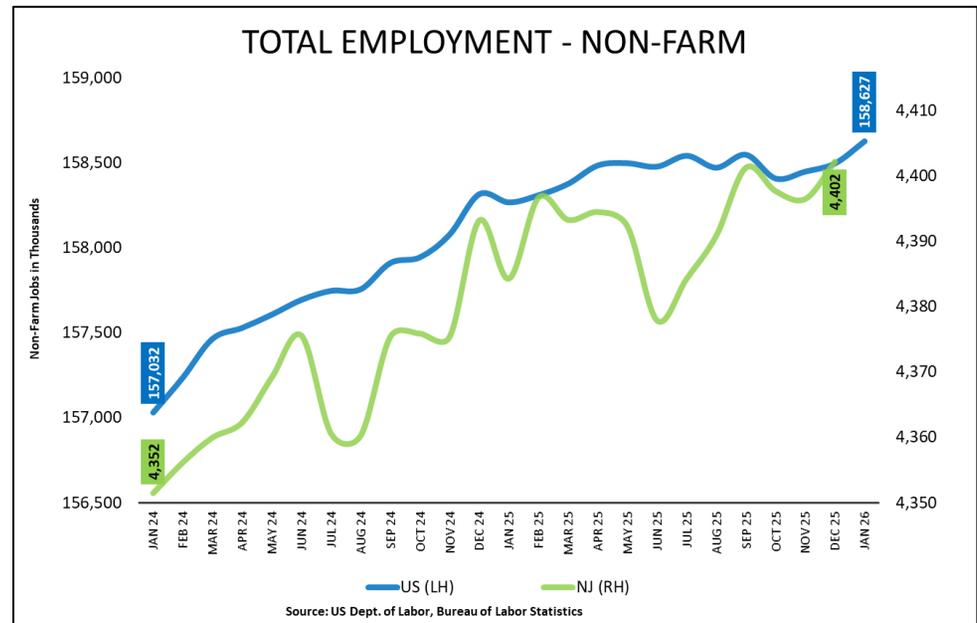
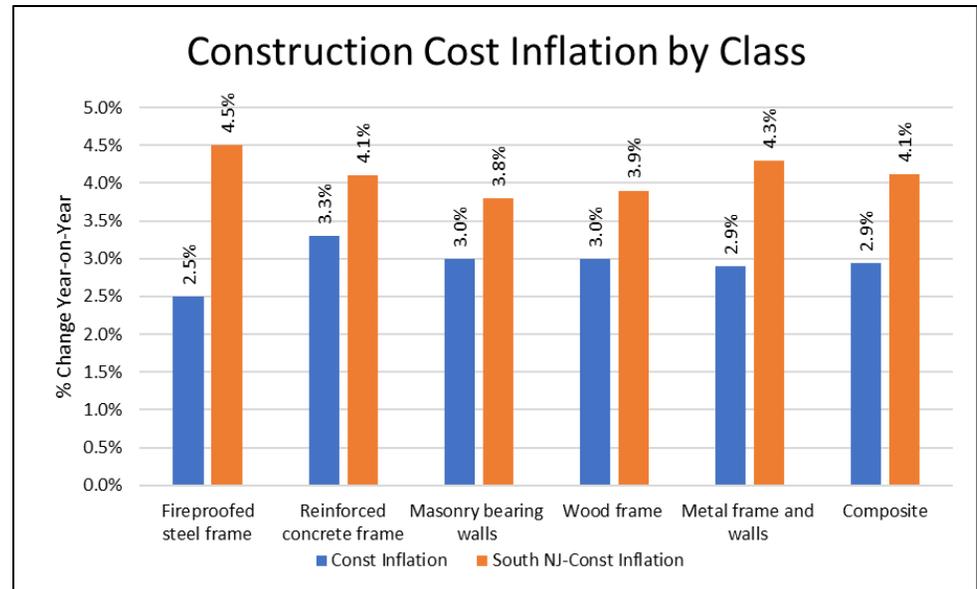
Building costs continue to see increases, with Northern NJ up 2.9% YOY and Southern NJ up 4.1%. The cumulative change over the past 2 years is +4.7% in Northern NJ and +6.6% in Southern NJ. The Consumer Price Index for the US is up by 2.4% over the past year, staying lower than construction cost inflation.

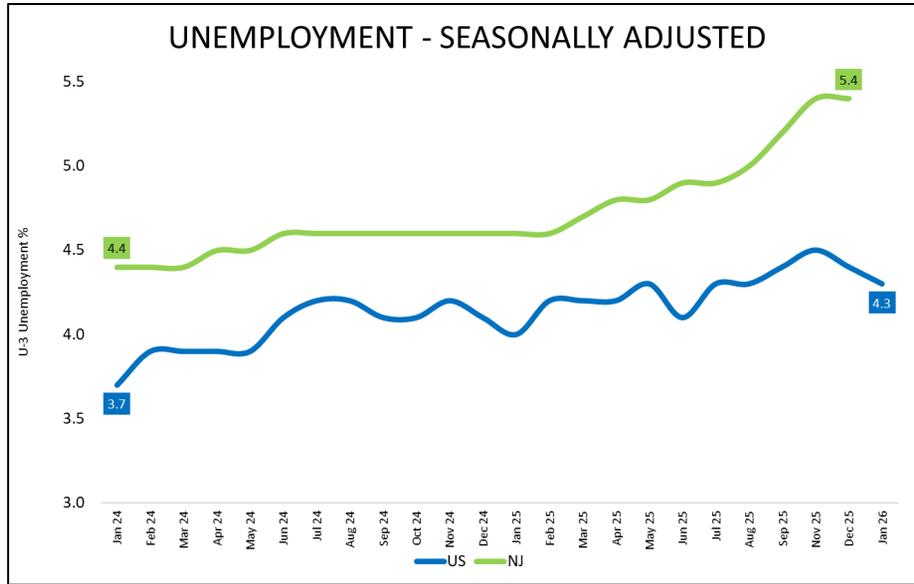


Both Northern & Southern NJ are seeing increases in construction costs across the board. Class B reinforced concrete frame saw the largest increase in Northern NJ, with Class A fireproofed steel frame seeing the largest increase in Southern NJ.

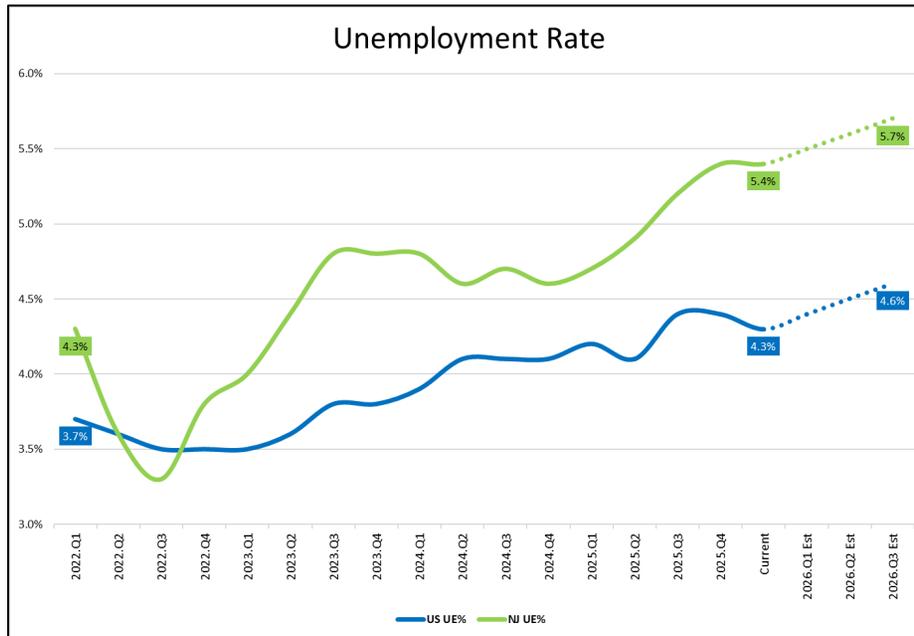
Economic Trends

As is typical, job numbers have been revised for previous years with the start of the new year. Revised numbers through the end of 2025 show that the US actually saw the addition of only 181,000 jobs; this is an 88% decline compared to 2024 when the nation had added 1.5-Mil jobs and the weakest non-recessionary year since 2003. January 2026, however, is off to a strong start with the addition of 130,000 jobs. The national unemployment rate decreased another 10 basis points to 4.3%. GDP had a strong showing in the second & third quarters, with increases of 3.8% & 4.4% respectively; however, after high estimates Q4 actual increase was only at 1.4%. On the inflation front, Core PCE in December increased 0.4% month-on-month, with a +3.0% increase YOY. The broader general inflation reading for CPI updated for January 2026 showed an increase of +2.4% YOY with a month-on-month increase of 0.2%. The Producer Price Index (PPI) increased 0.5% month-on-month in December.



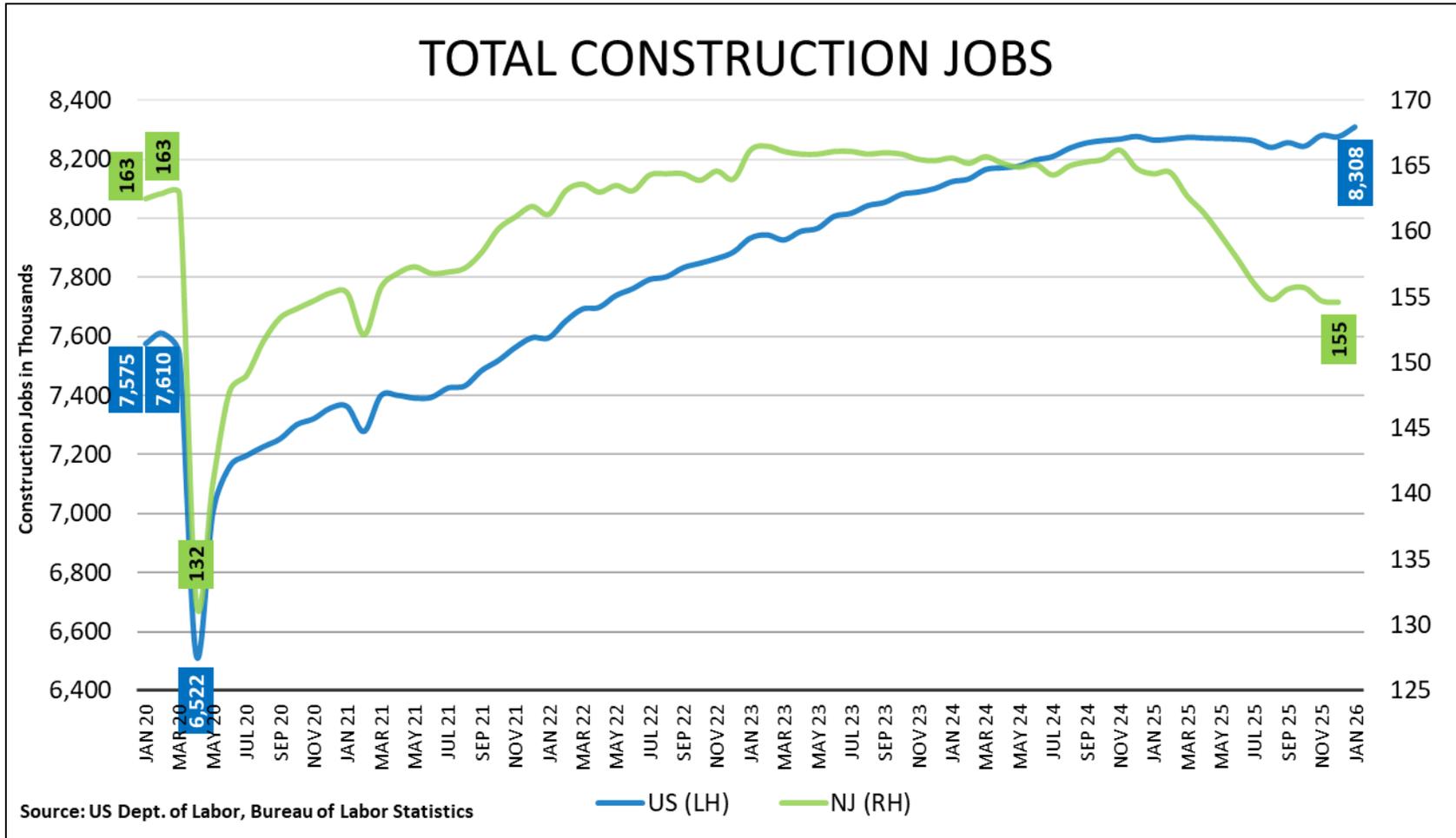


New Jersey experienced negative job creation in 6 of 12 months in 2025 but managed to end the year on a high note, adding 5,700 jobs in December. Preliminary numbers for 2025 show the state added only 9,000 jobs; this compares to having added 39,200 jobs in 2024. The state's unemployment rate remains above the national level at 5.4% for 2 months in a row now. The unemployment rate hit a low of 3.0% back in August 2022 and has risen since, up 240 basis points. NJ's initial unemployment claims decreased by 8% week-on-week recently, down to 9,096 initial claims last week.



The US unemployment rate has been fairly steady in recent months, currently at 4.3%. Local unemployment rates remain higher than the national level, with NJ at 5.4%. Overall, gentle increases are expected in 2026.

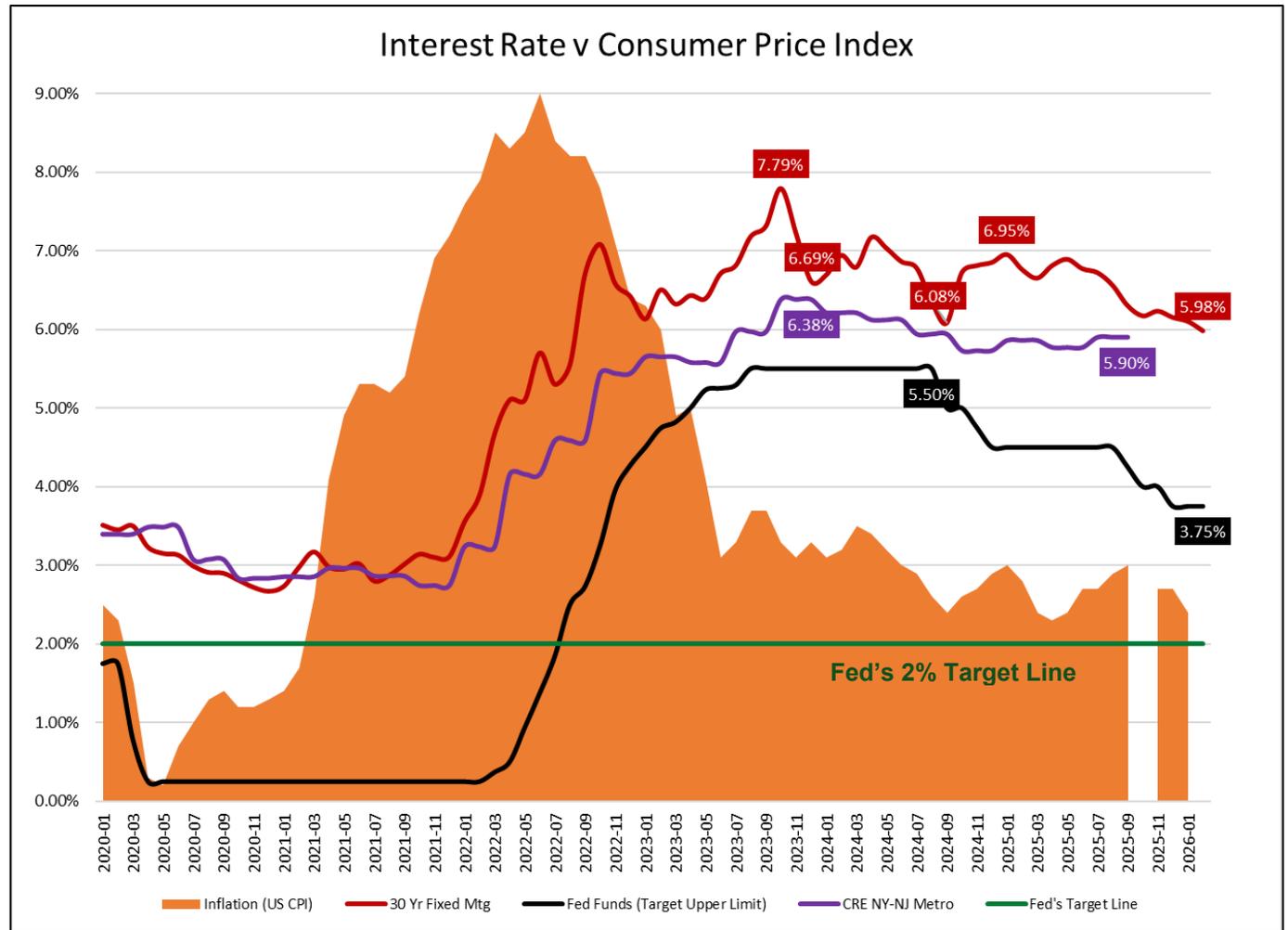
Construction jobs in NJ slowed in 2025 with month-on-month declines in 9 of 12 months. Preliminary numbers show the state has lost 10,200 construction jobs, mirroring the slowdown in new starts in 2025. The US saw month-on-month decreases in construction jobs in 8 of 12 months, with the loss of 1,000 jobs. The US released national numbers for 2026, which show the nation off to a strong start with the



addition of 33,000 jobs in January.

Interest Rates

CPI readings in January increased 2.4% YOY. The CPI reading 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 Upper Target Rate again on December 11, 2025, to 3.75%. Home mortgage rates decreased week-on-week and remain down from a high of 7.79% on October 26, 2023, to 5.98% 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 2026. 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 continues to exceed inflation, indicating that consumers are feeling some relief from higher consumer prices.

CRE Risk Summary by Sector

New Jersey commercial real estate pricing was strong in 2025 with a +22.7% increase on an aggregate basis, with multi-family having an incredibly strong year.

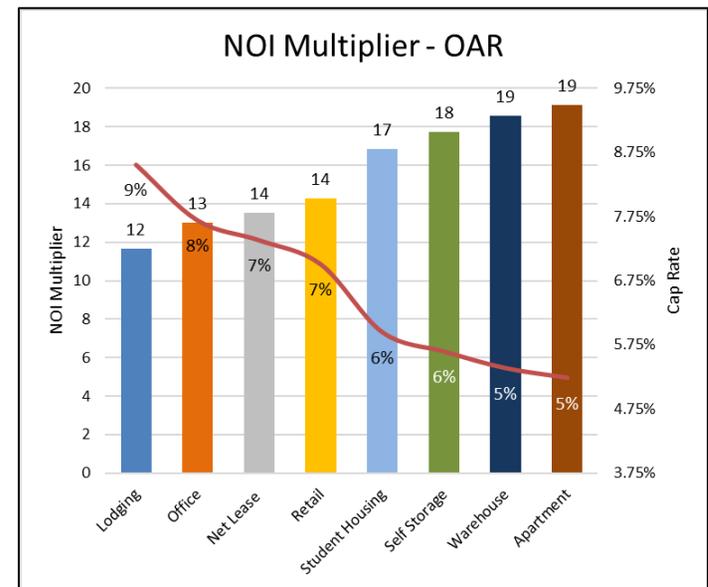
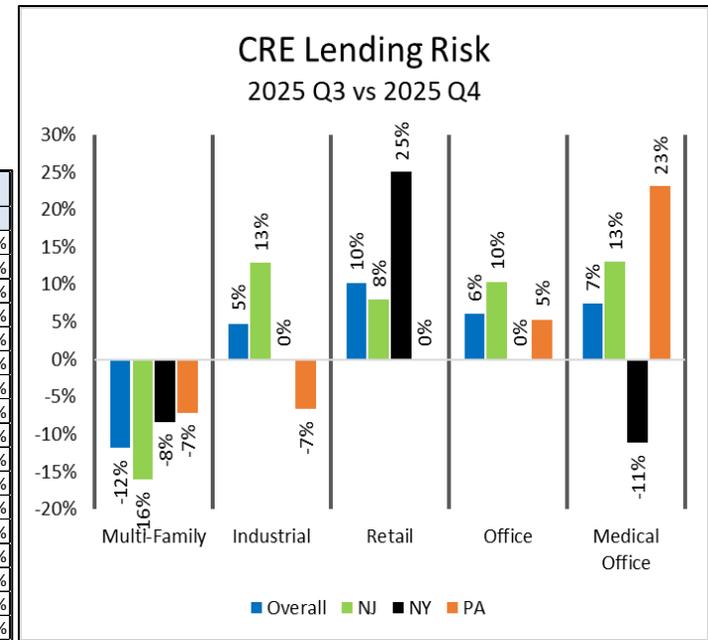
No sectors in NJ experienced a decline in pricing in 2025. CRE in NYC continues to decline, down 12.4% Y-O-Y. The Office Sector experienced the largest decrease at 17.0%, with multi-family seeing a turnaround and the largest increase at 20.5%.

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 13.8% YOY increase. Overall CRE prices in Eastern PA saw an increase of 1.7% in

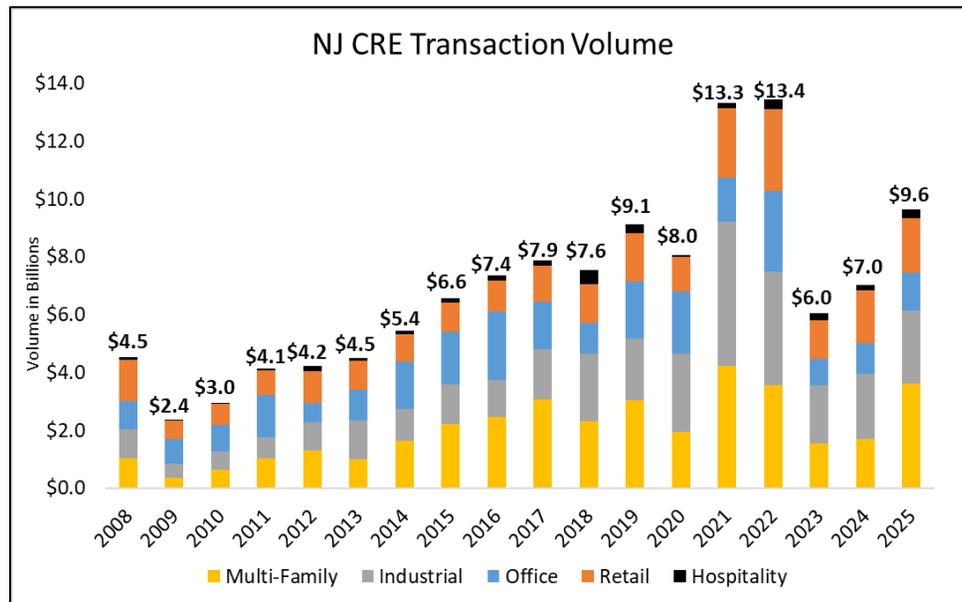
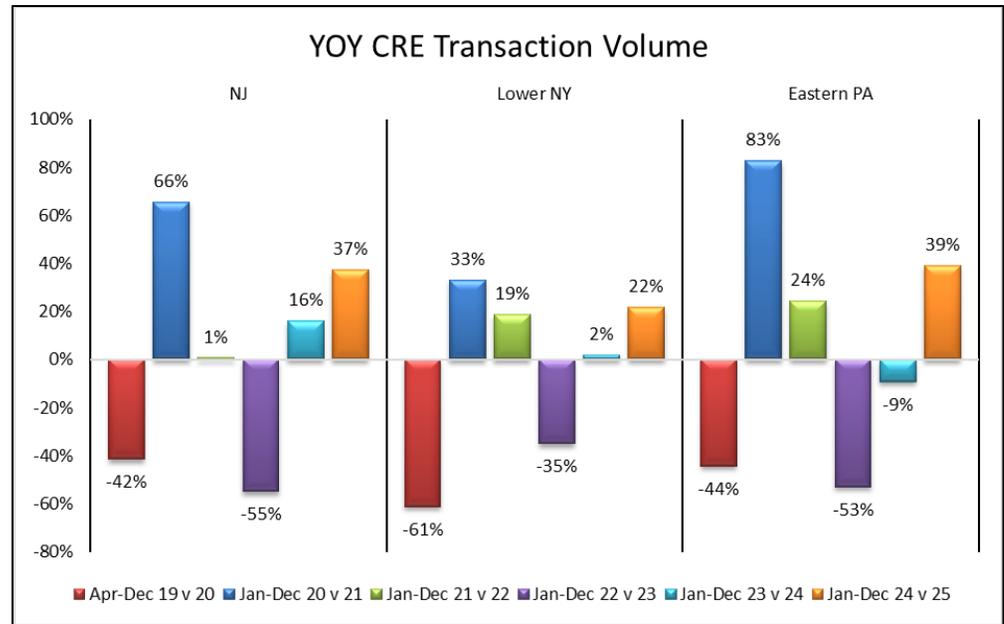
2025 with warehouse seeing the largest increase at 24.7%; office saw the only decline in prices at -19.0%. The overall largest risk increase occurred in the Retail Sector, up by 10%. Multi-family is seeing the largest decline in risk overall at 12%.

Converting current ‘Cap Rates’ to their inverse Income-To-Value multiplier demonstrates how investors rank various types of investments. Warehouse and Apartment properties continue to be viewed as having the least risk based upon investors paying an average of 19 & 19 times a single year of net operating income, respectively. Lodging continues to be the highest risk, with investors paying an average of only 12 times a single year of NOI.

CRE Price Change			
Sector	Region	YOY	QOQ
All CRE	NJ	22.7%	3.3%
	NYC	-12.4%	2.5%
	Eastern PA	1.7%	-2.8%
Retail	NJ	7.7%	-2.1%
	NYC	-1.4%	0.6%
	Eastern PA	12.3%	4.9%
Office	NJ	8.3%	0.5%
	NYC	-17.0%	1.8%
	Eastern PA	-19.0%	-5.2%
Multi-Family	NJ	45.2%	13.3%
	NYC	20.5%	12.7%
	Eastern PA	22.8%	5.2%
Warehouse & Flex	NJ	9.5%	4.2%
	NYC	-9.6%	-7.8%
	Eastern PA	24.7%	-6.2%
Hospitality	NJ/NY Metro	13.8%	2.9%
	Eastern PA	5.0%	0.7%



The Commercial Real Estate market saw substantial increases in 2025. NJ is saw a +37% increase. Lower NY saw a +22% increase. Eastern PA ended the year strong with a 39% increase compared to 2024.

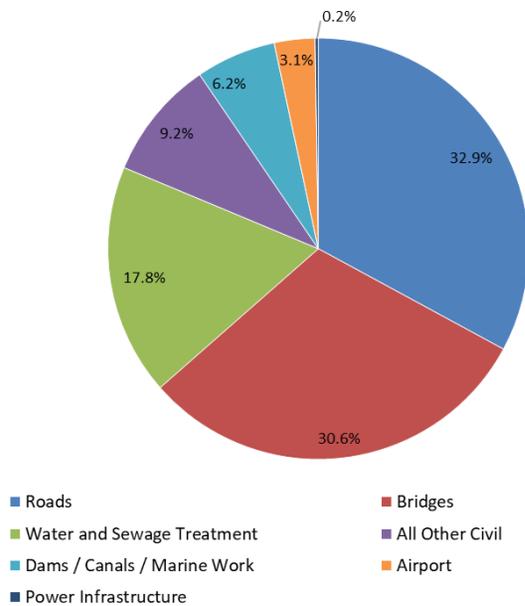


As discussed, CRE sales saw impressive increases in NJ compared to 2024, with a 37% increase overall. All individual sectors saw increases in 2025, with multi-family being a driving force at 113% increase in sales volume. Increases are expected to continue into the new year.

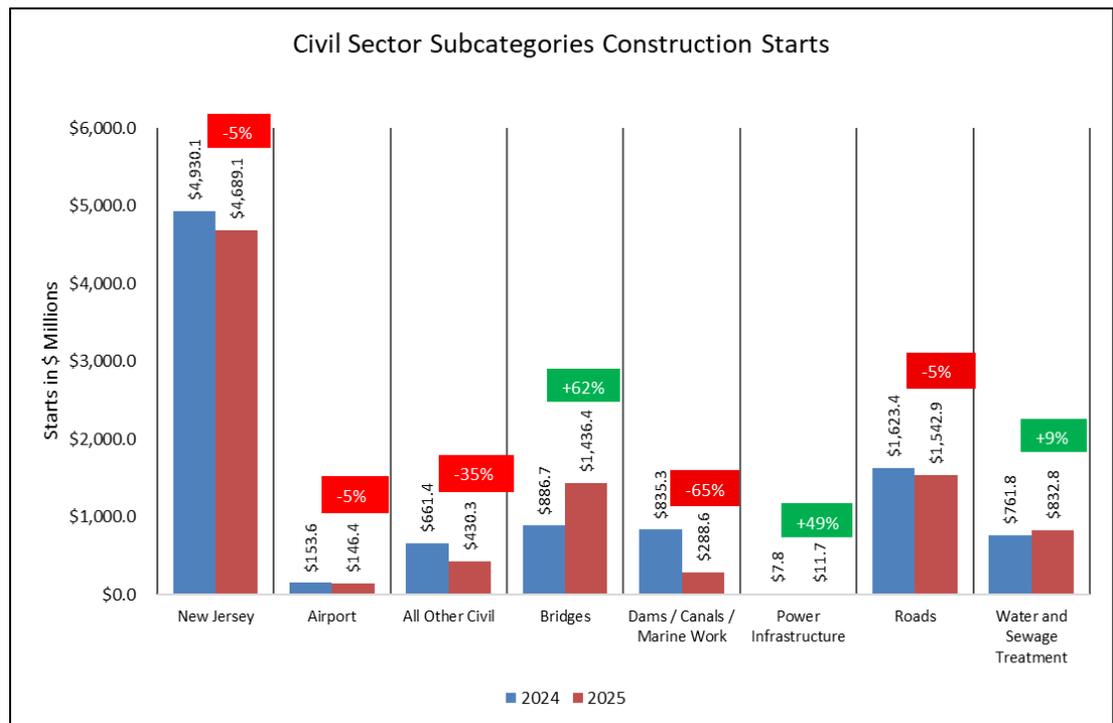
Civil Construction Sector

Taking a deeper dive into the Civil Sector, construction starts continued to slow in the fourth quarter with a YOY decline of 15%. In 2025 construction starts saw a 5% decline overall. The power infrastructure subcategory continues to make up the smallest portion of the Civil Sector at just 0.2% but is seeing significant increases at 49% compared to 2024. The roads subcategory makes up the largest portion at 33%. The bridges subcategory has the largest increase in starts compared to 2024, up 62%. The subcategory dams/canals/marine work has the largest decline down 65%.

Construction Starts % of Total Civil Sector

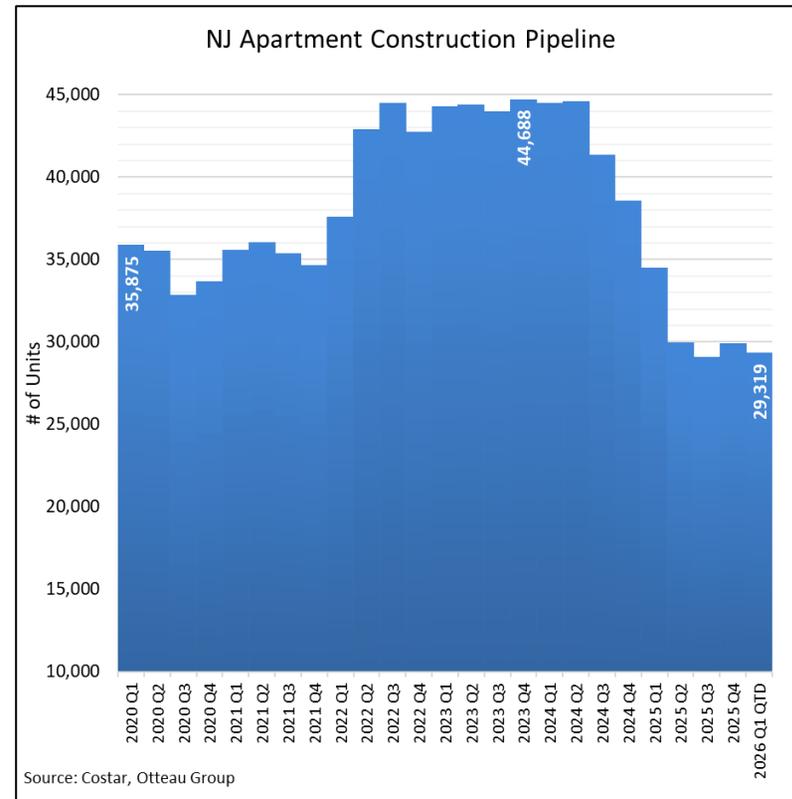
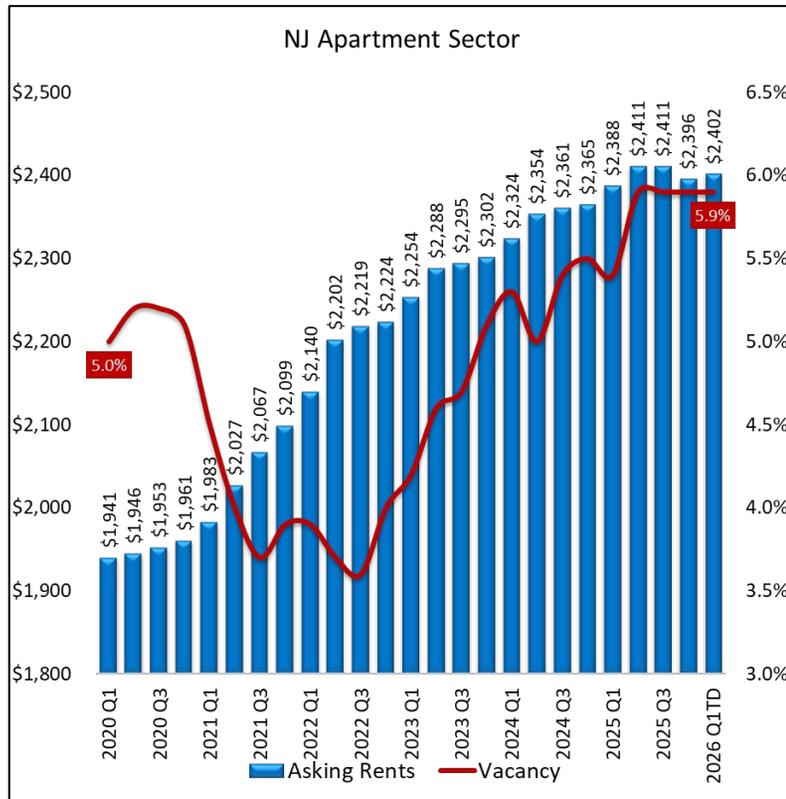


Civil Sector Subcategories Construction Starts



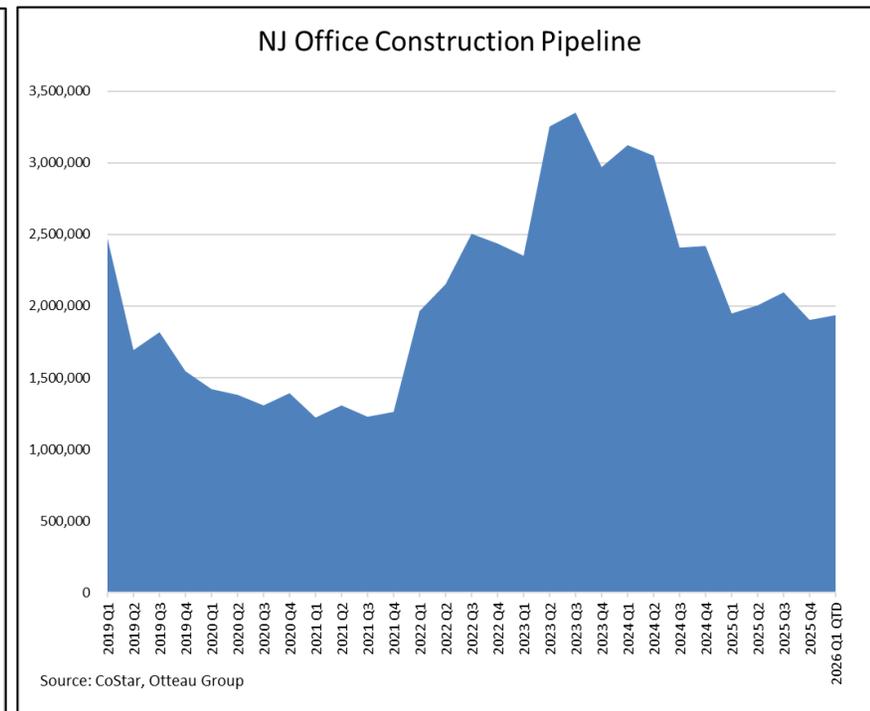
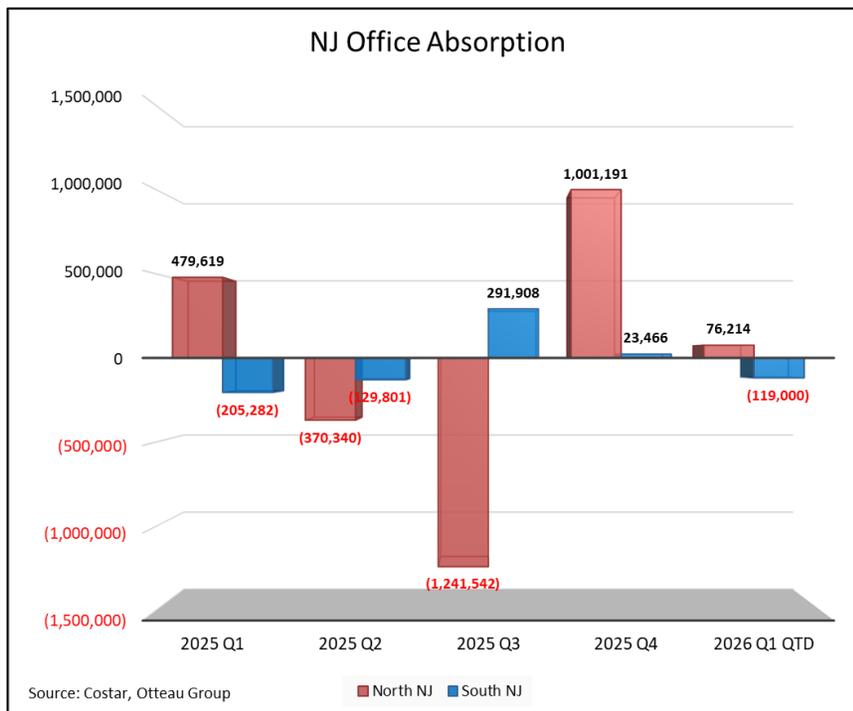
Apartment Market Sector

The NJ apartment market is experiencing continued rental rate growth YOY, however, the 2-quarter change is showing declines. Q1TD 2026 rents increased 0.6% YOY, with a decline of 0.4% since Q3 2025. Rents currently average \$2,402/month in the state. Northern NJ is seeing a 0.3% decline over 2 quarters. Southern NJ is seeing a 0.2% decline over 2 quarters. Central NJ is seeing the largest decline over that time period at -0.6%. Vacancy in the state overall has increased 50 basis points YOY currently at 5.9%. Vacancy in the northern part of the state is the same YOY at 5.9%. Central NJ increased 160 basis points YOY to 6.0%. Southern NJ's vacancy increased 40 basis points YOY to 5.8%. While the new construction pipeline continues to decline in recent quarters, down to a reported 29,319 units under construction, starts are expected to increase as interest rates drift lower.



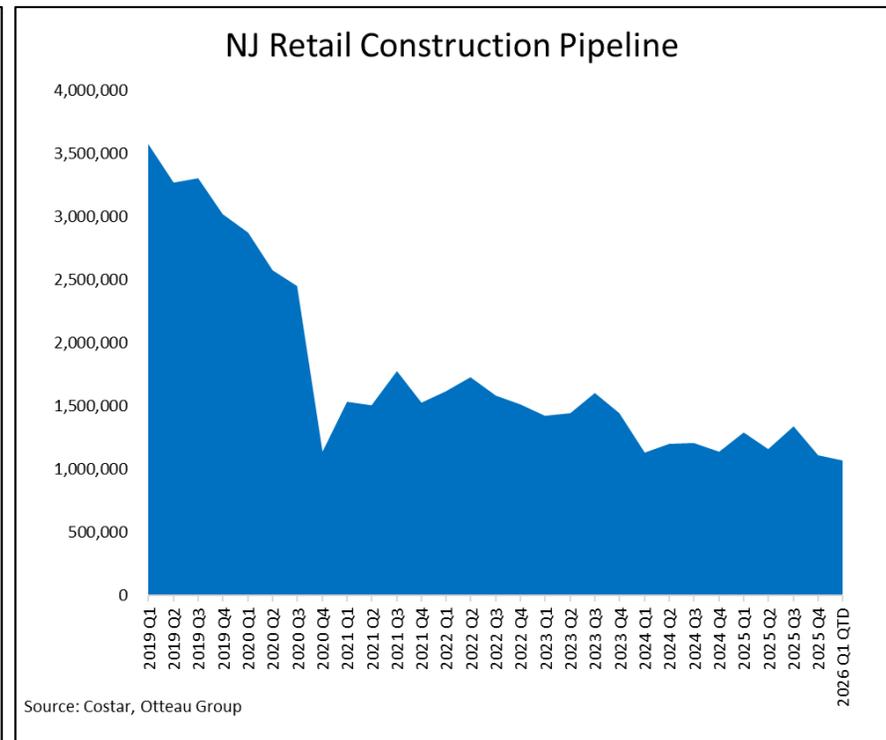
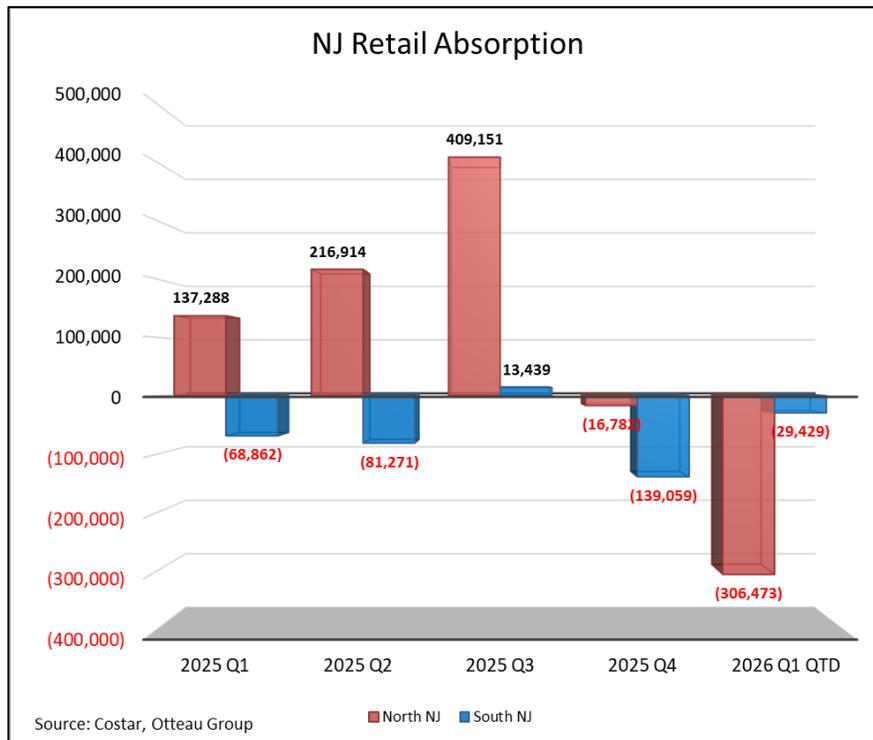
Office Market Sector

The Office Sector in NJ has seen annual declines in absorption for the past 6 years, with 2025 ending at a loss of 150,800 sq ft. The New year is off to a slow start with 42,800 sq ft in negative net absorption. Some positive notes include declines in availability with increases in rent. On a statewide basis, availability declined by 100 basis points YOY in NJ to 13.0% Q1TD with vacancy the same YOY at 11.1%. Northern NJ availability declined 100 basis points YOY to 14.0%. Southern NJ’s availability declined 90 basis points YOY to 8.2%. Overall office rents in NJ rose 1.2% YOY Q1TD 2026, now at \$25.53/sq ft. Class B & C office space continues to outperform Class A, with availability rates of only 8.6% compared to Class A with more than double the vacancy percent at 22.2%. Looking to the future, vacancy is likely to remain relatively stable with many companies continuing to bring employees back to the office. The new construction pipeline rose slightly quarter-on-quarter with approximately 1.94-Mil sq ft currently under construction.



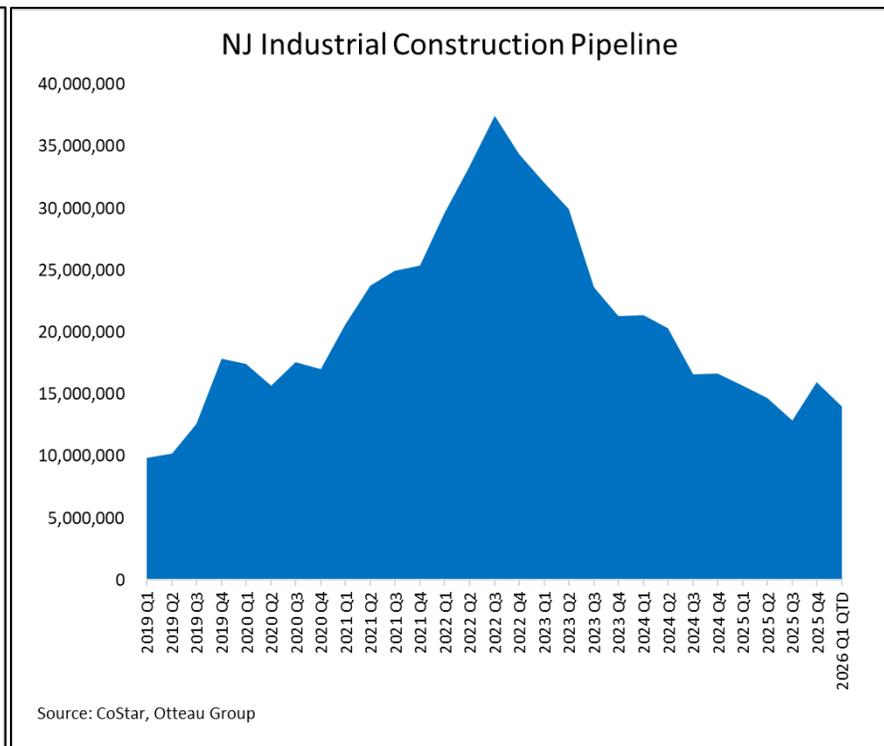
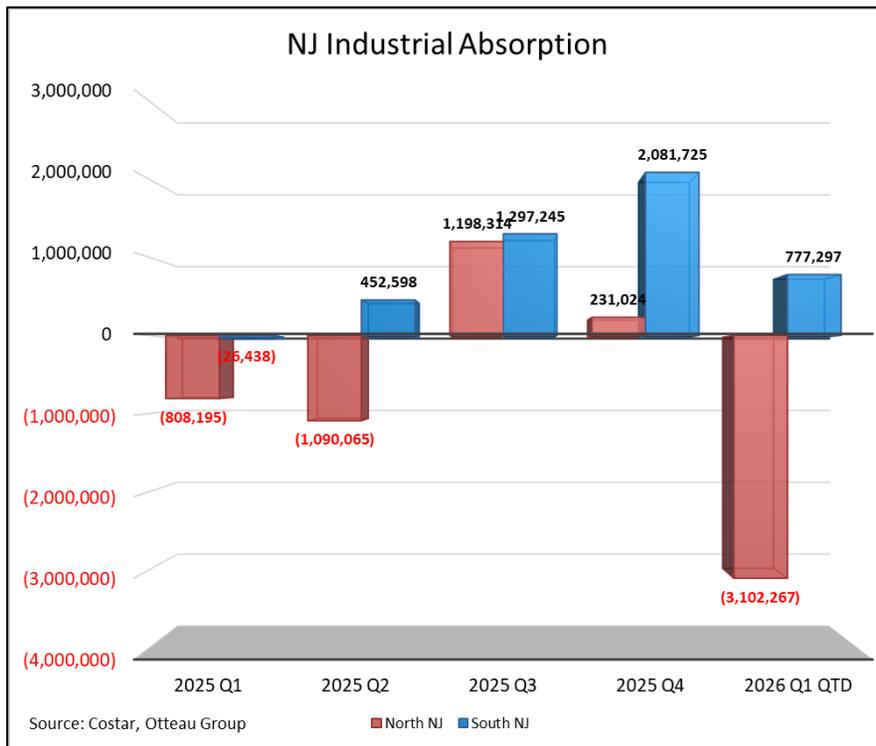
Retail Market Sector

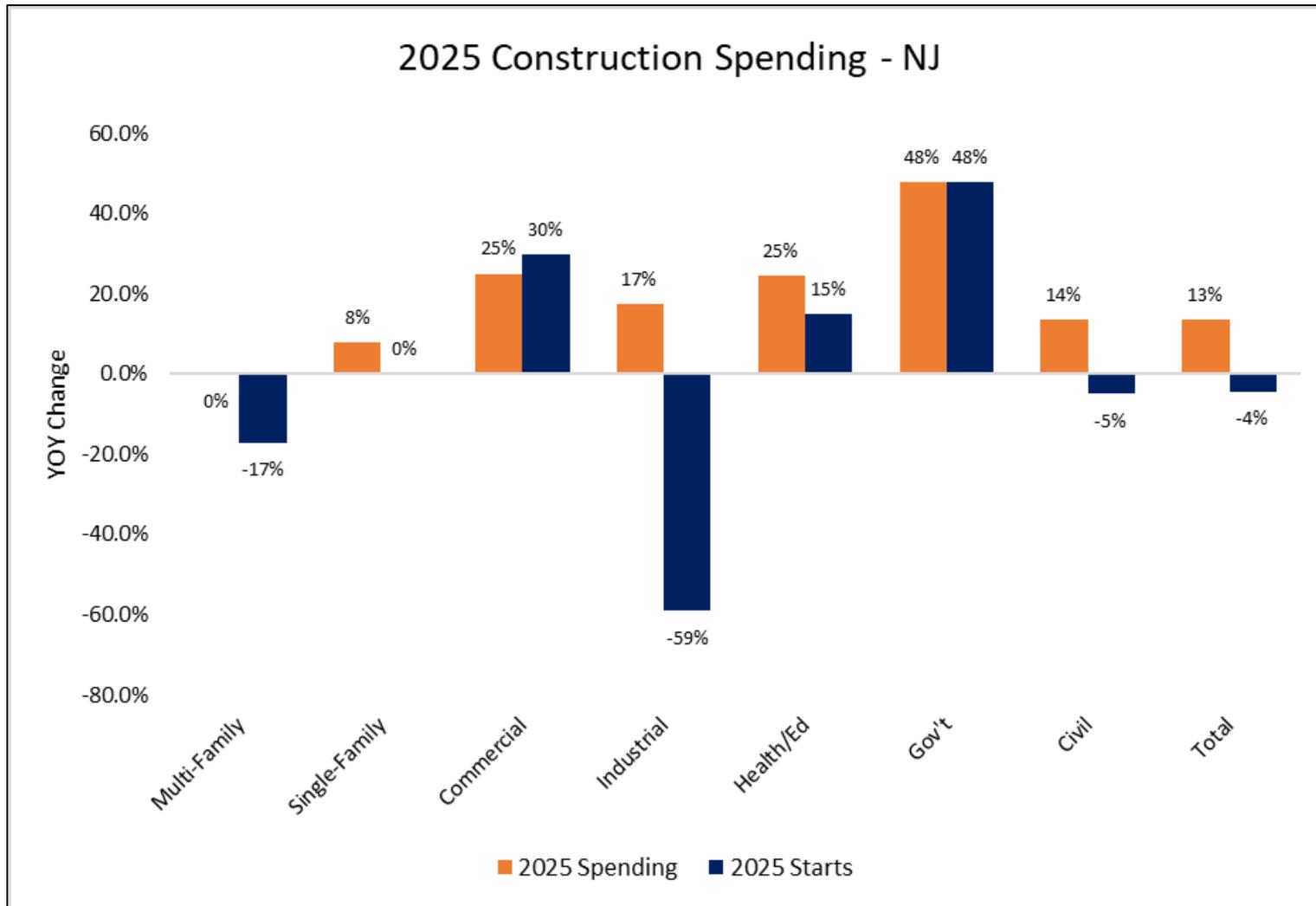
The Retail Sector in NJ ended 2025 with a positive net absorption of 470,800 square ft, the lowest it has seen since being negative in 2020. The new year is, unfortunately, not off to a strong start with a negative net absorption so far of 335,900 sq ft. Northern NJ is seeing 306,500 sq ft of negative net absorption early in the year. Southern NJ is down 29,400 sq ft. Overall vacancy in NJ is the same YOY at 3.7%. Year-on-year vacancy in the northern part of NJ is the same at 3.4%. The southern part of the state saw an increase, up by 20 basis points to 4.6%. Statewide asking rents increased YOY, up 2.2% to \$22.74/sq ft Q1TD 2026 compared to \$22.22/sq ft in Q1 2025. The new construction pipeline is seeing declines again quarter-on-quarter, with about 1.07-Mil sq ft reported to be in the pipeline.

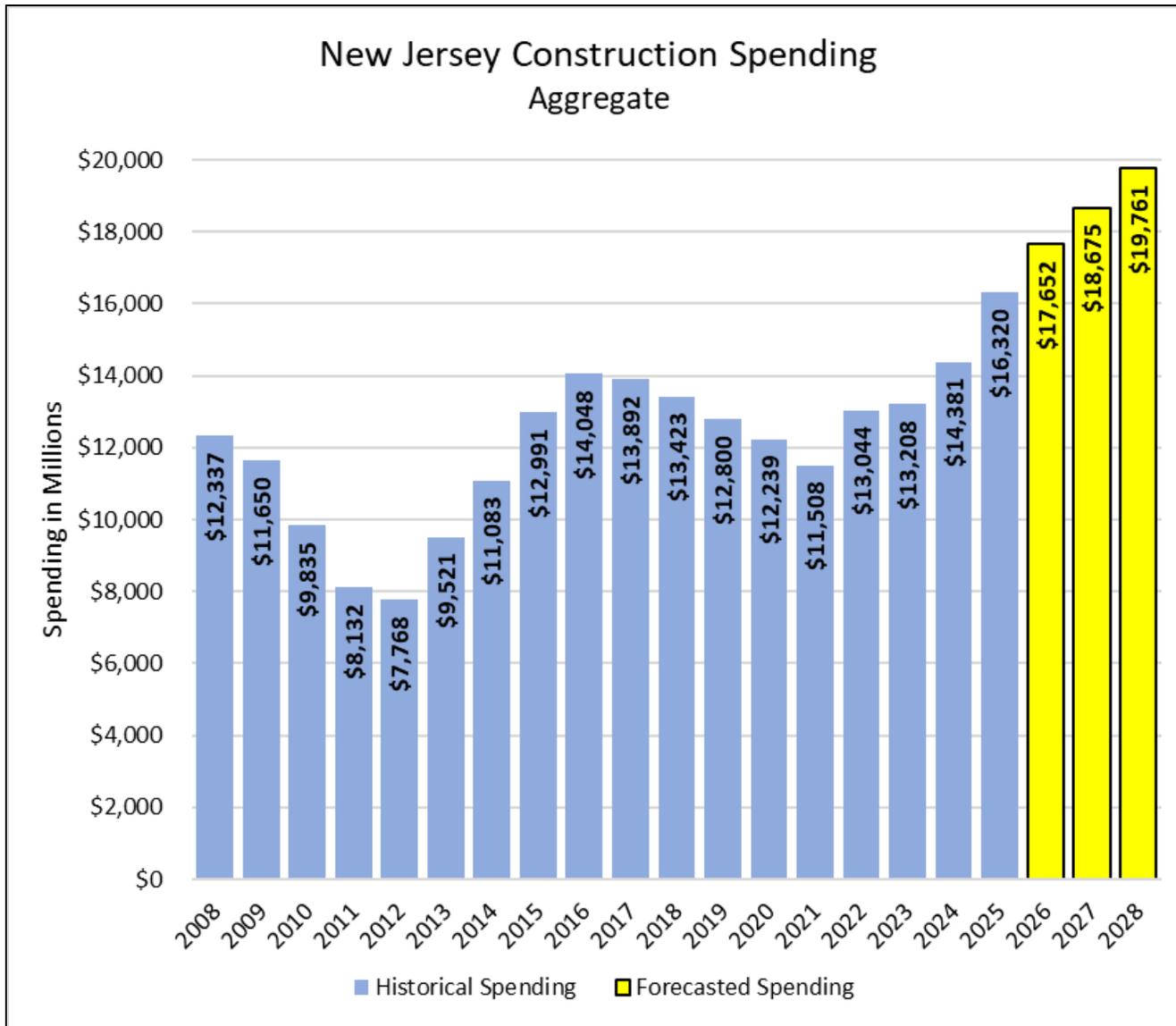


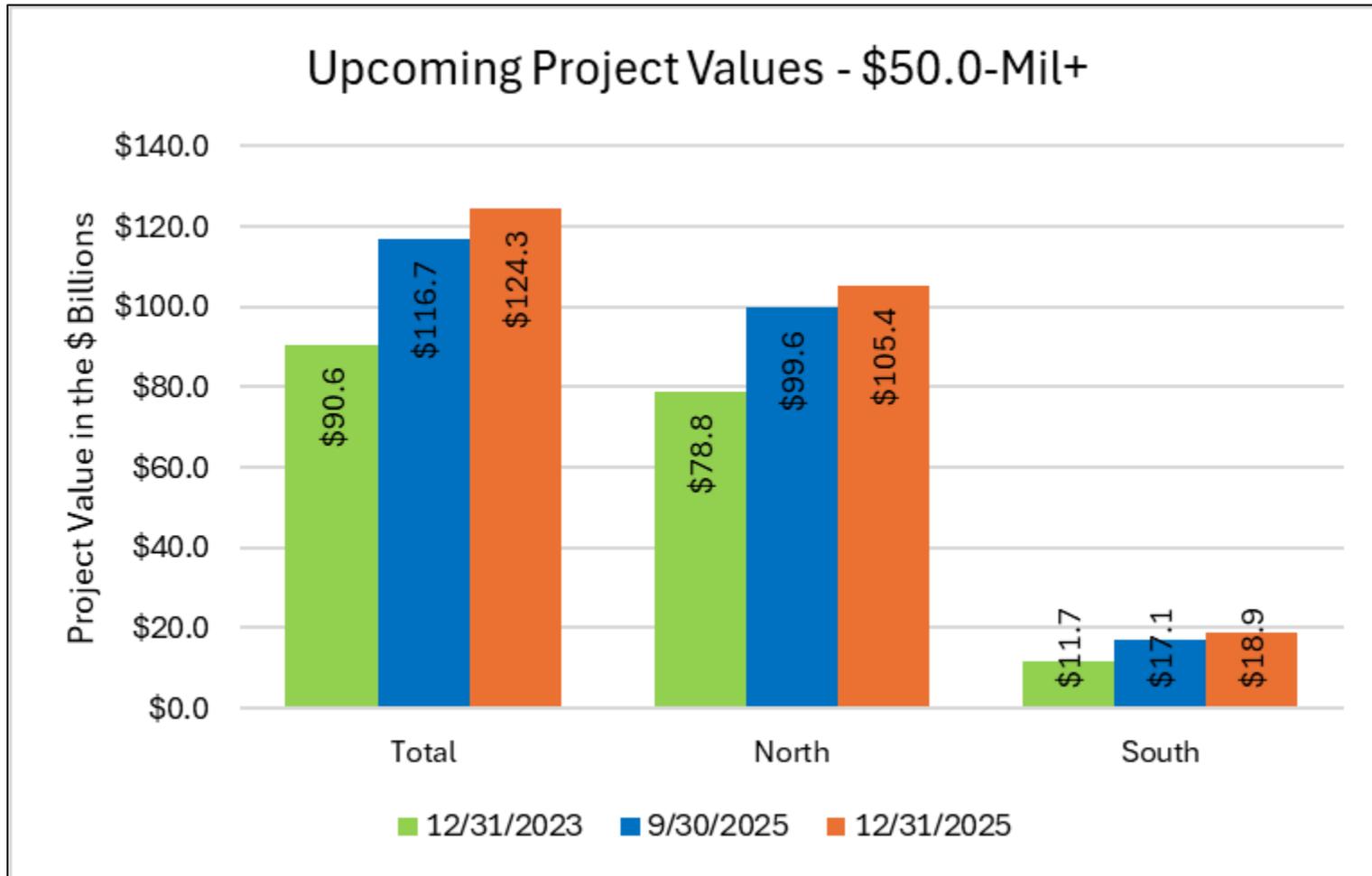
Industrial Market Sector

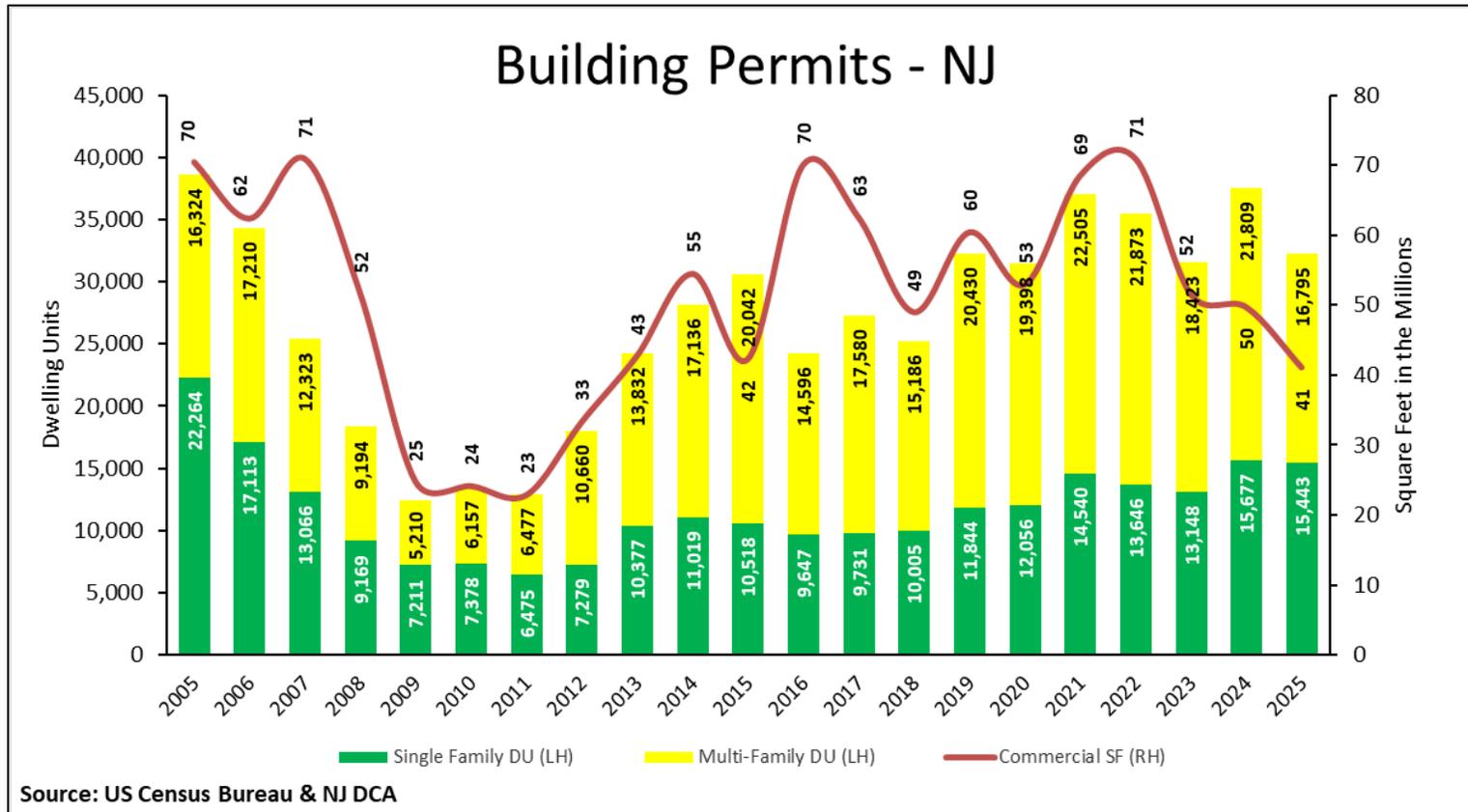
The NJ Industrial Sector is saw improvement in the second half of last year and ended 2025 with a positive net absorption of 3.3-Mil sq ft. Early in the new year, absorption is negative for the state overall at a loss so far of 2.3-Mil sq ft. The Northern part of the state is seeing a negative net absorption Q1TD of 3.1-Mil sq ft. Southern NJ is a bright spot with a positive net absorption of 777,000 sq ft overall. Vacancy for this sector remains in the low single-digits at 8.1% statewide, up 540 basis points from a low of 2.7% in Q4 2021. Availability in the state rose 60 basis points YOY to 11.4%. Availability in the north increased by 90 basis points YOY to 11.2%, while vacancy remains low at 7.7%. In the south, availability decreased by 30 basis points YOY to 12.3%, with vacancy at 9.5%. Rental prices are declining YOY, down 0.68% to \$13.16/sq ft. The new construction pipeline experienced a decrease quarter-on-quarter with 14.0-Mil sq ft reported to be in the pipeline due to the continuing effects of over-development immediately following the Pandemic.

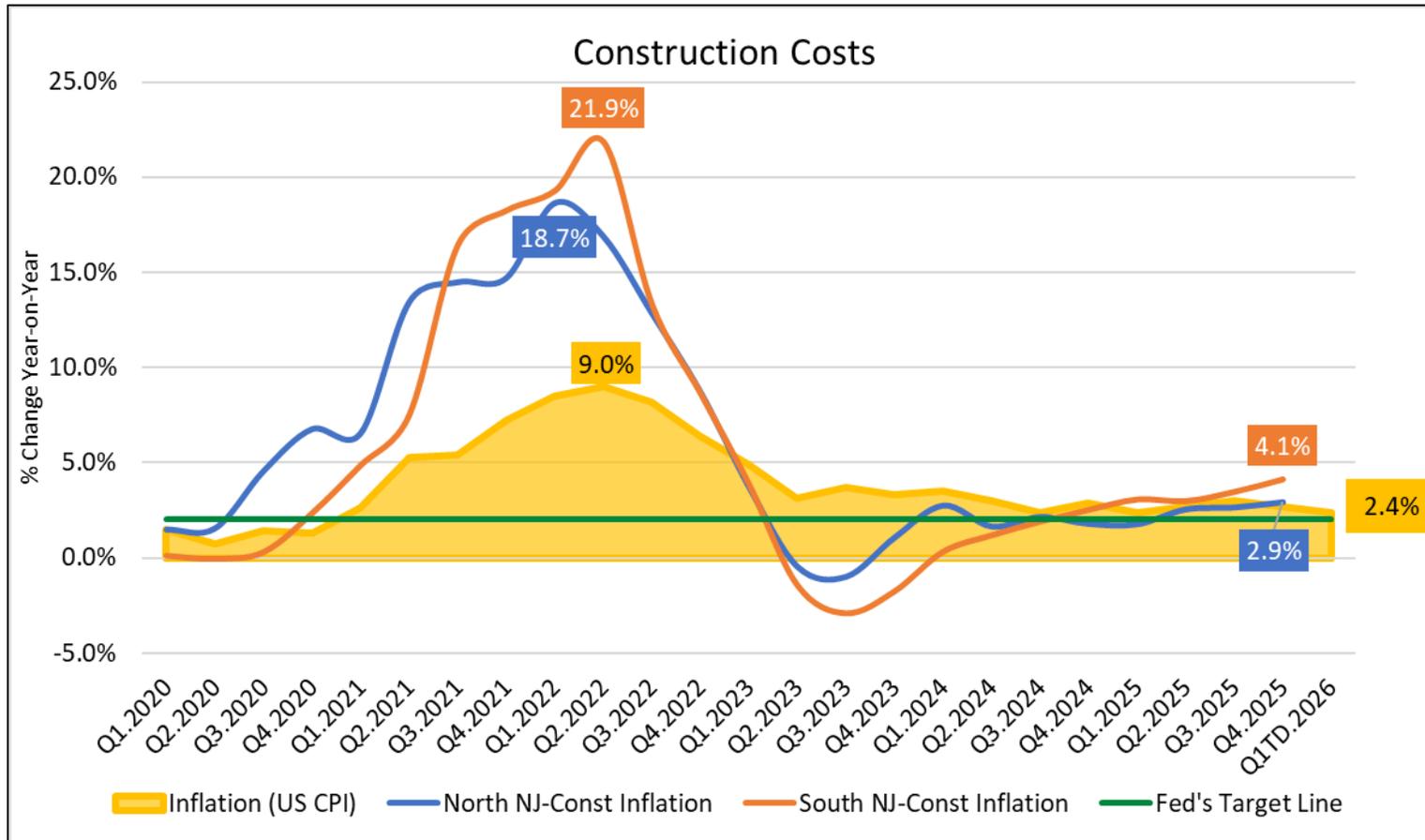


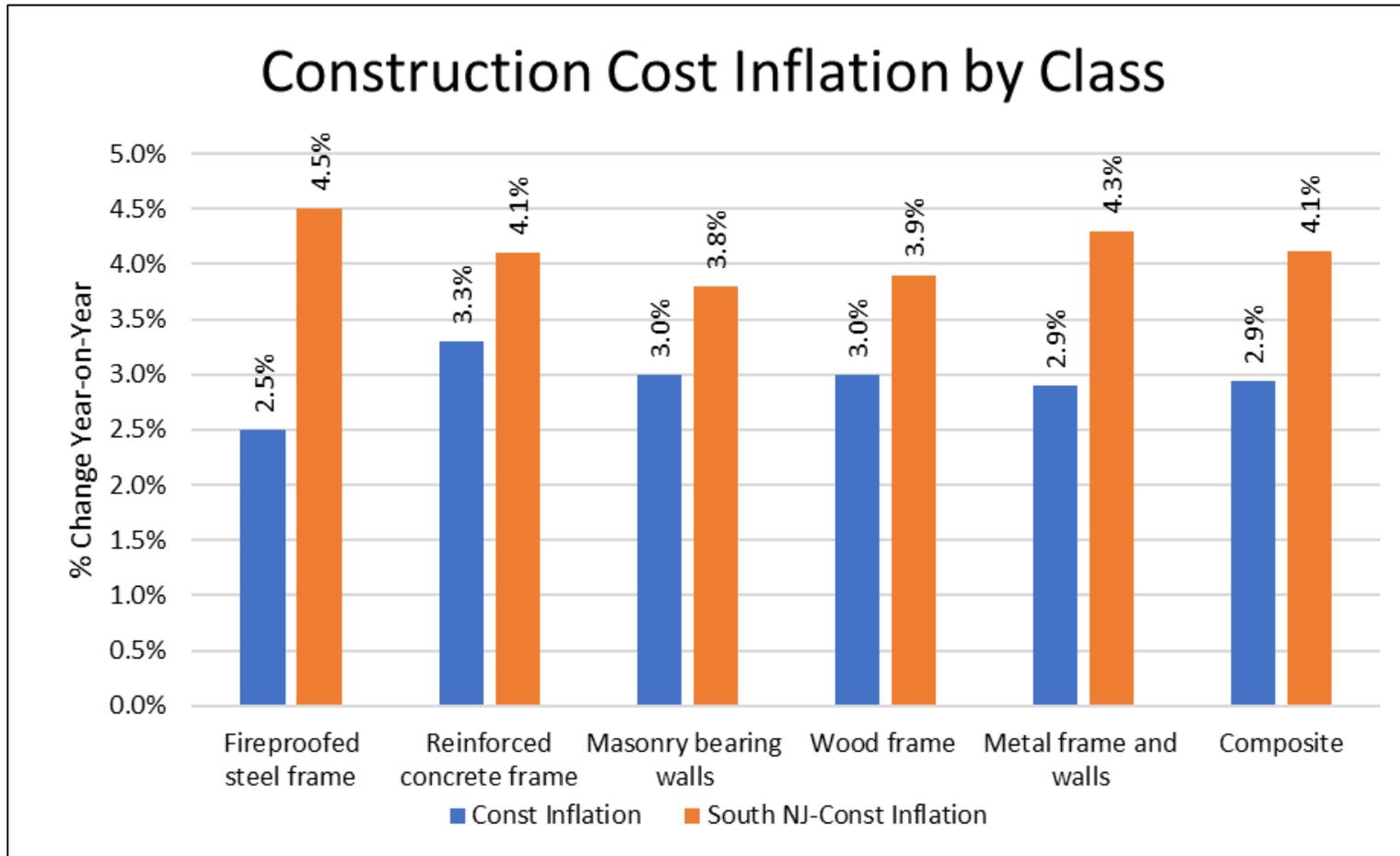


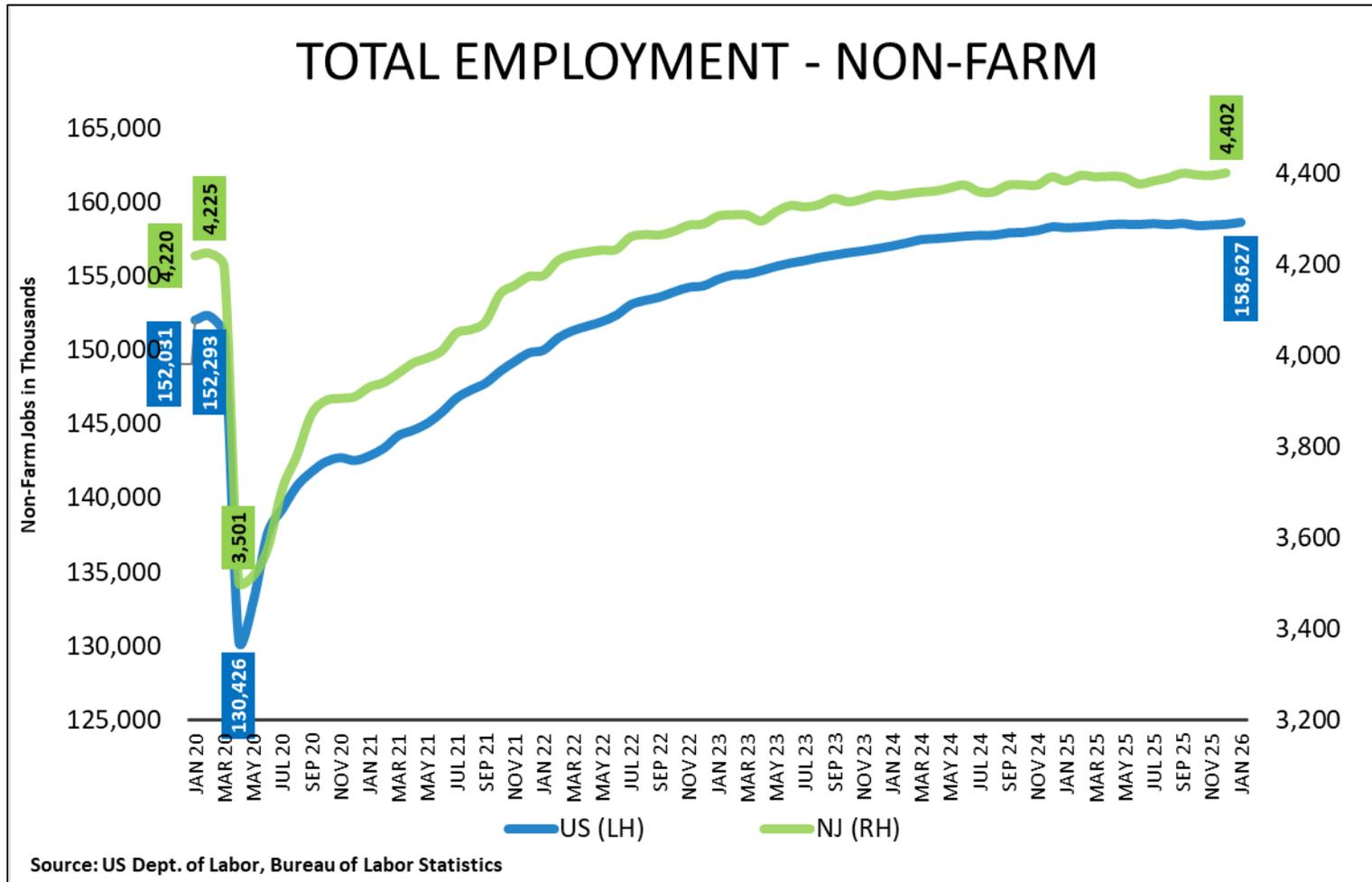


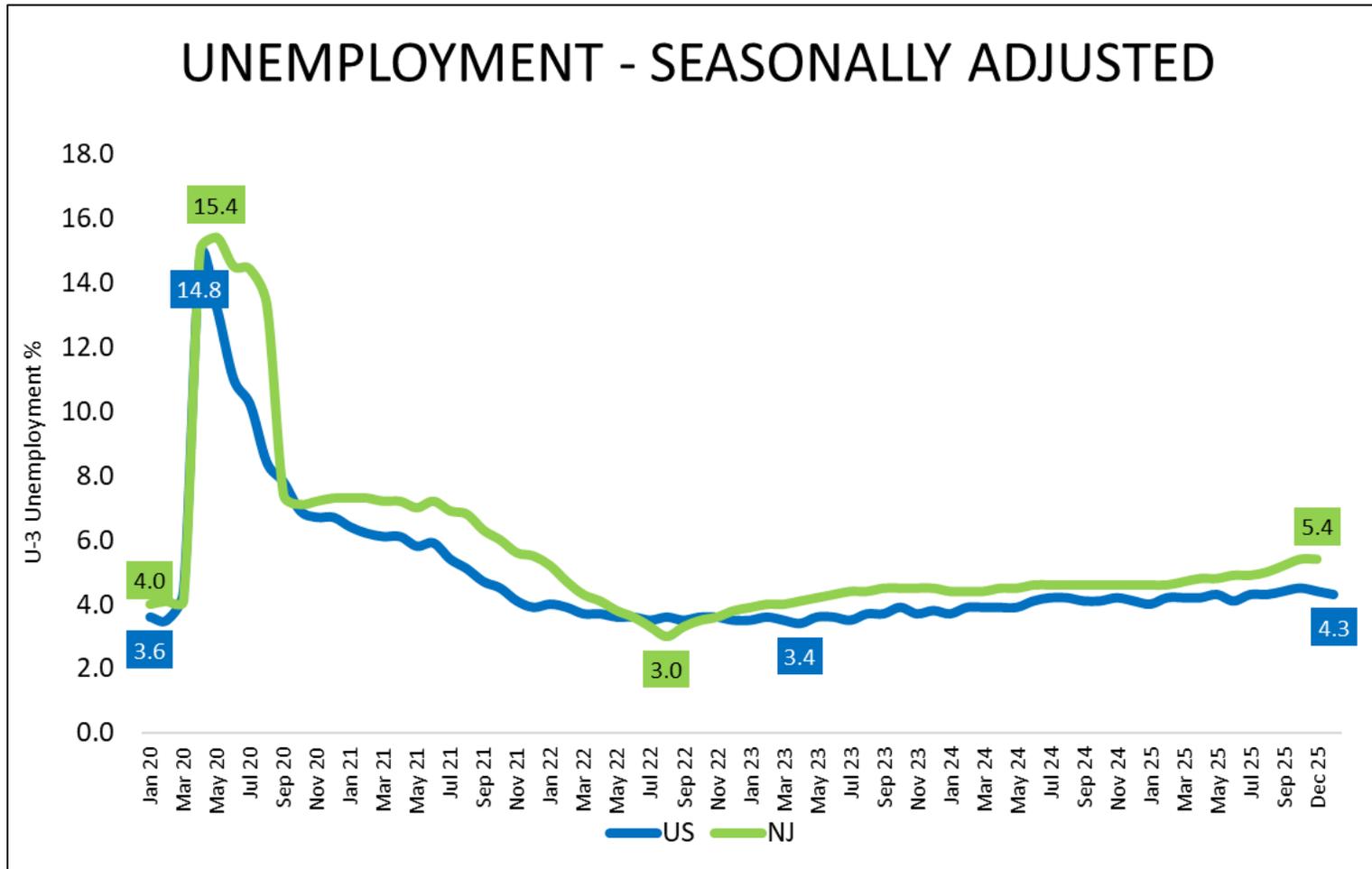


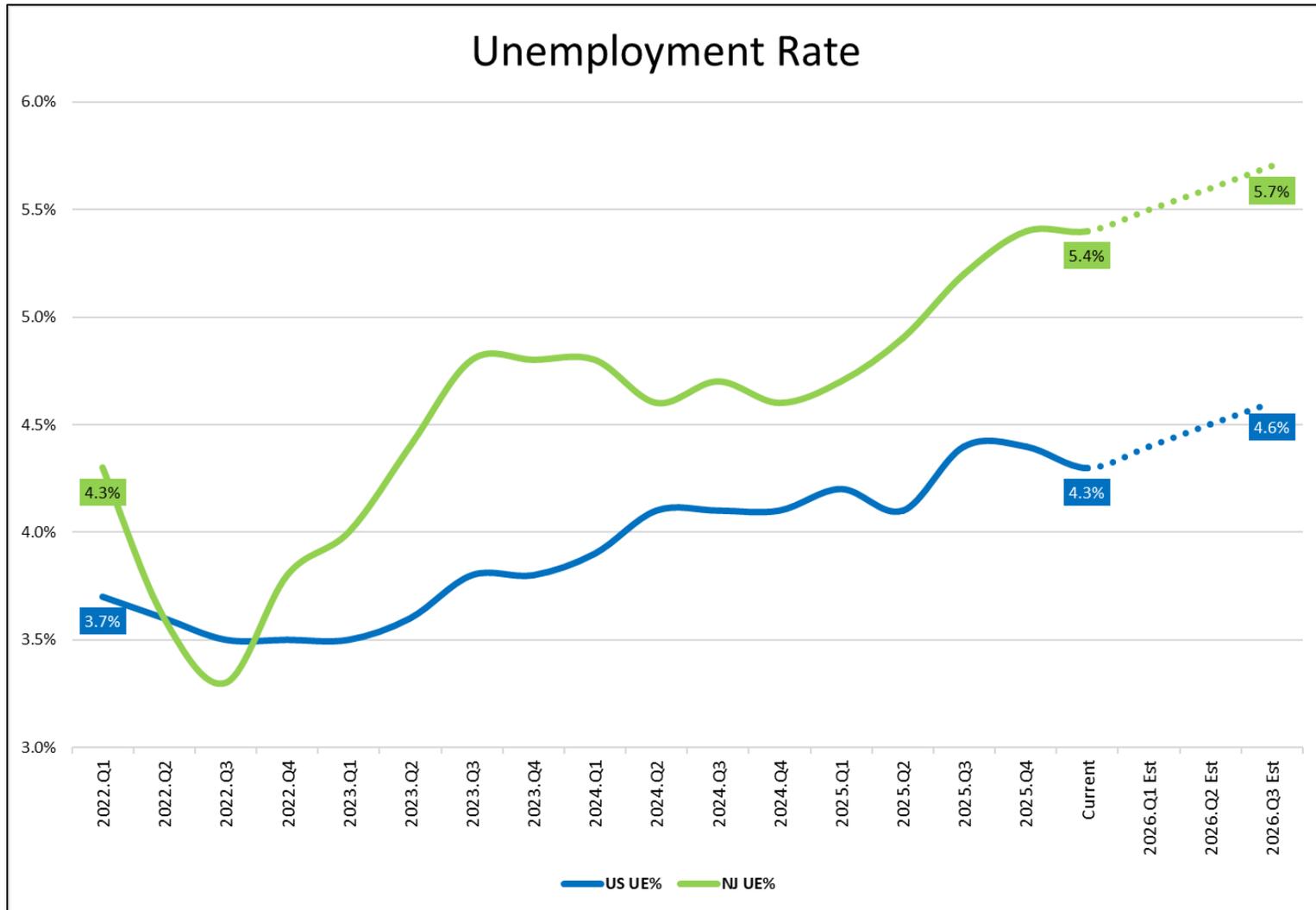


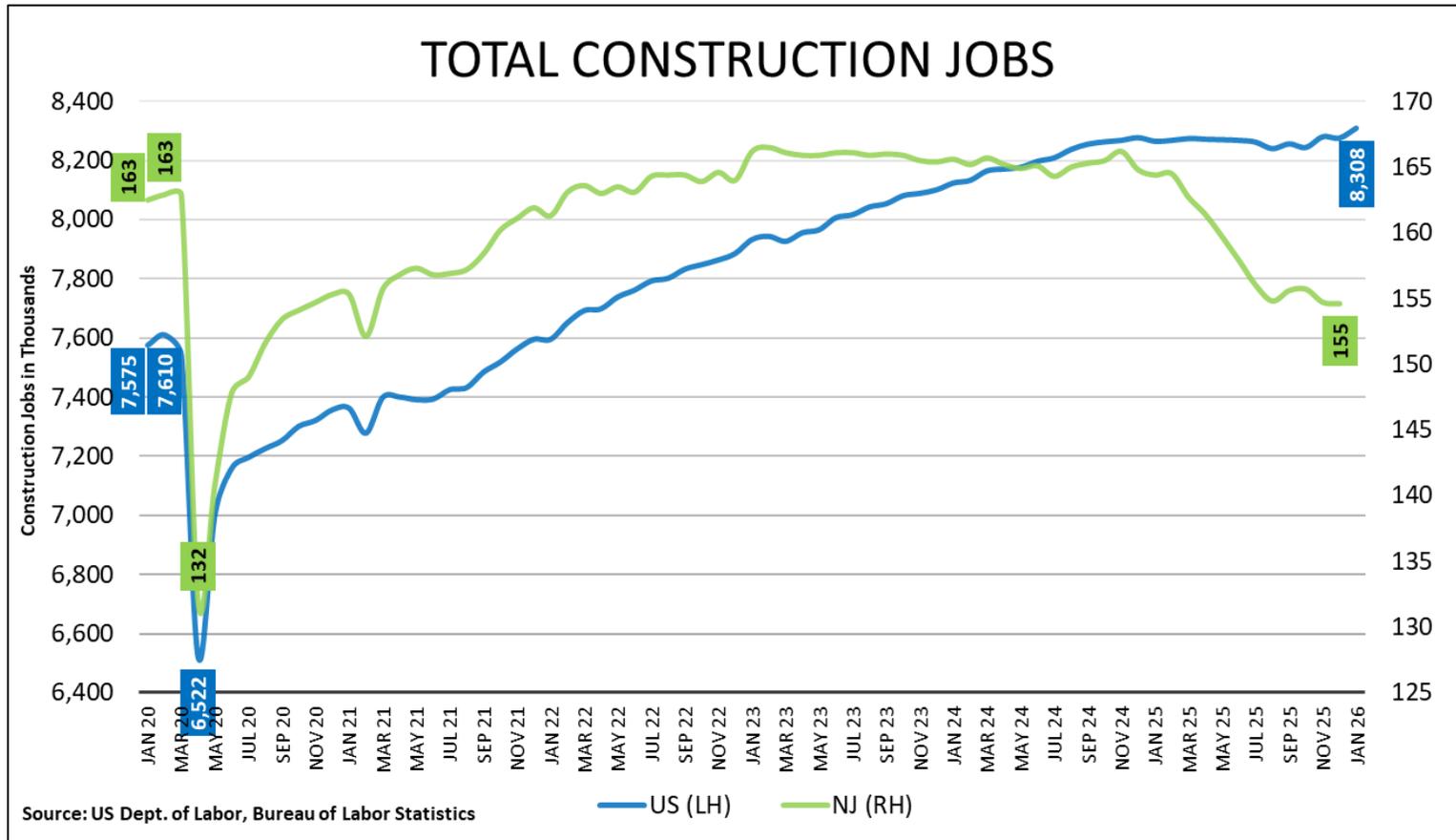


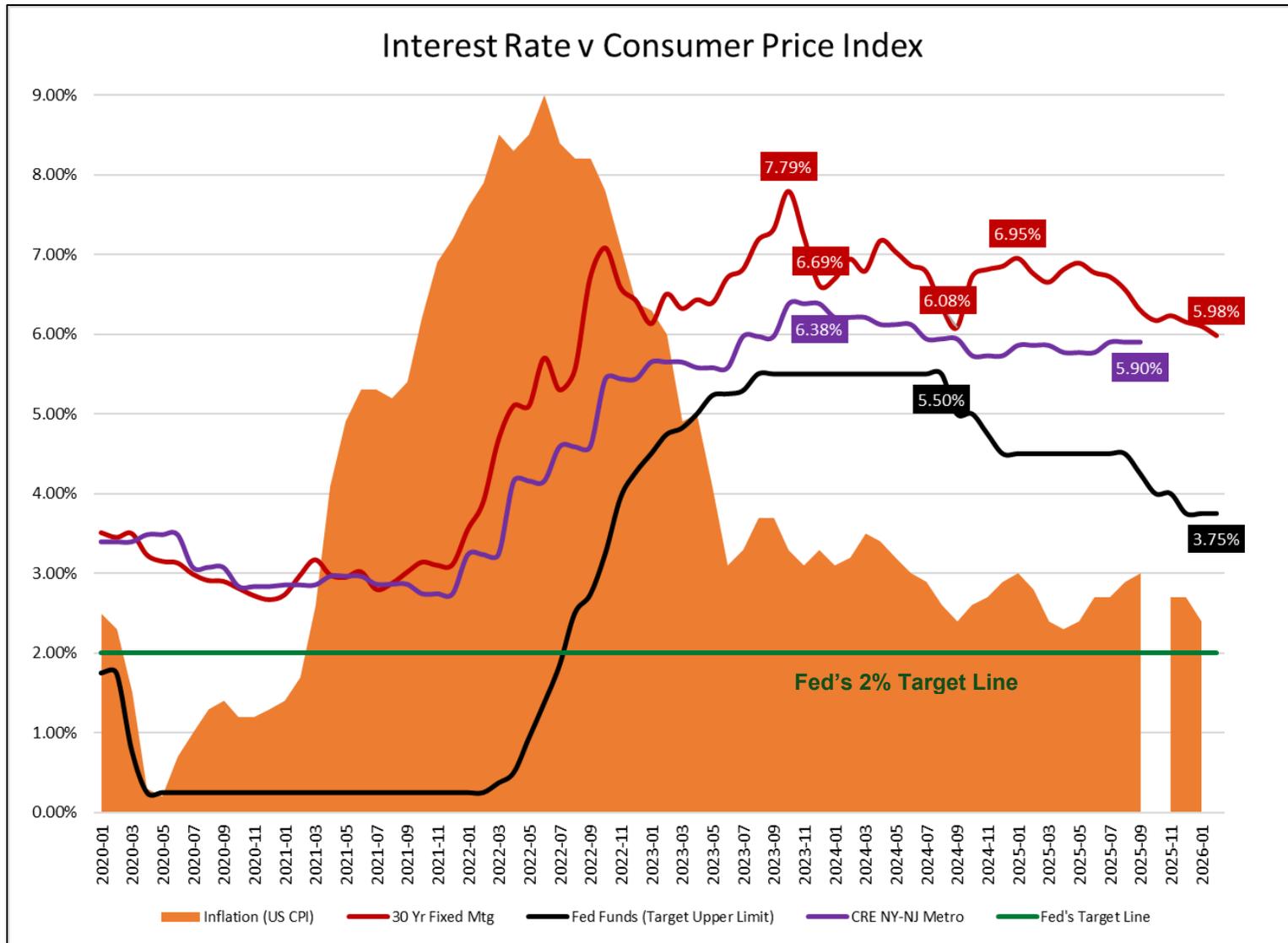


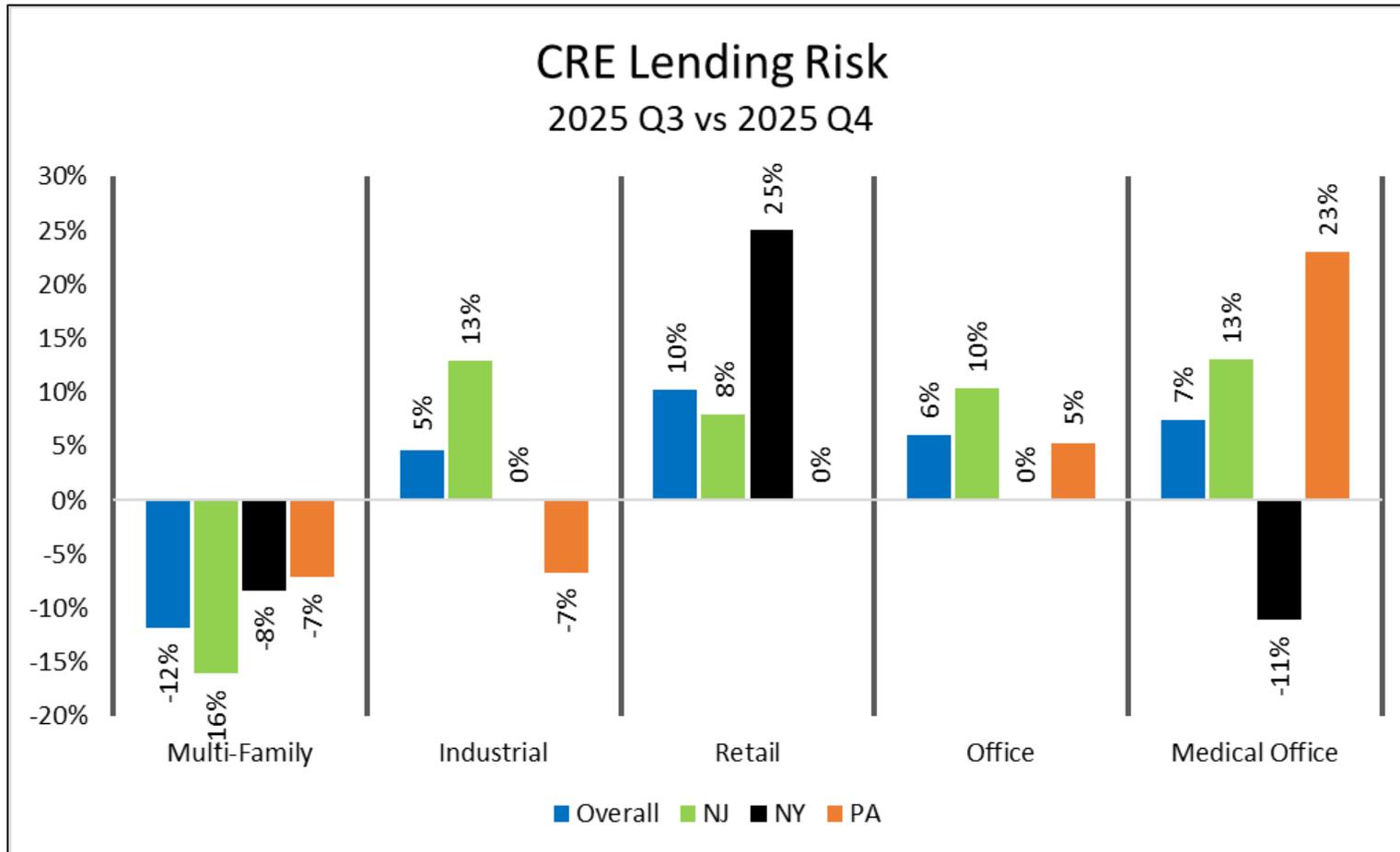


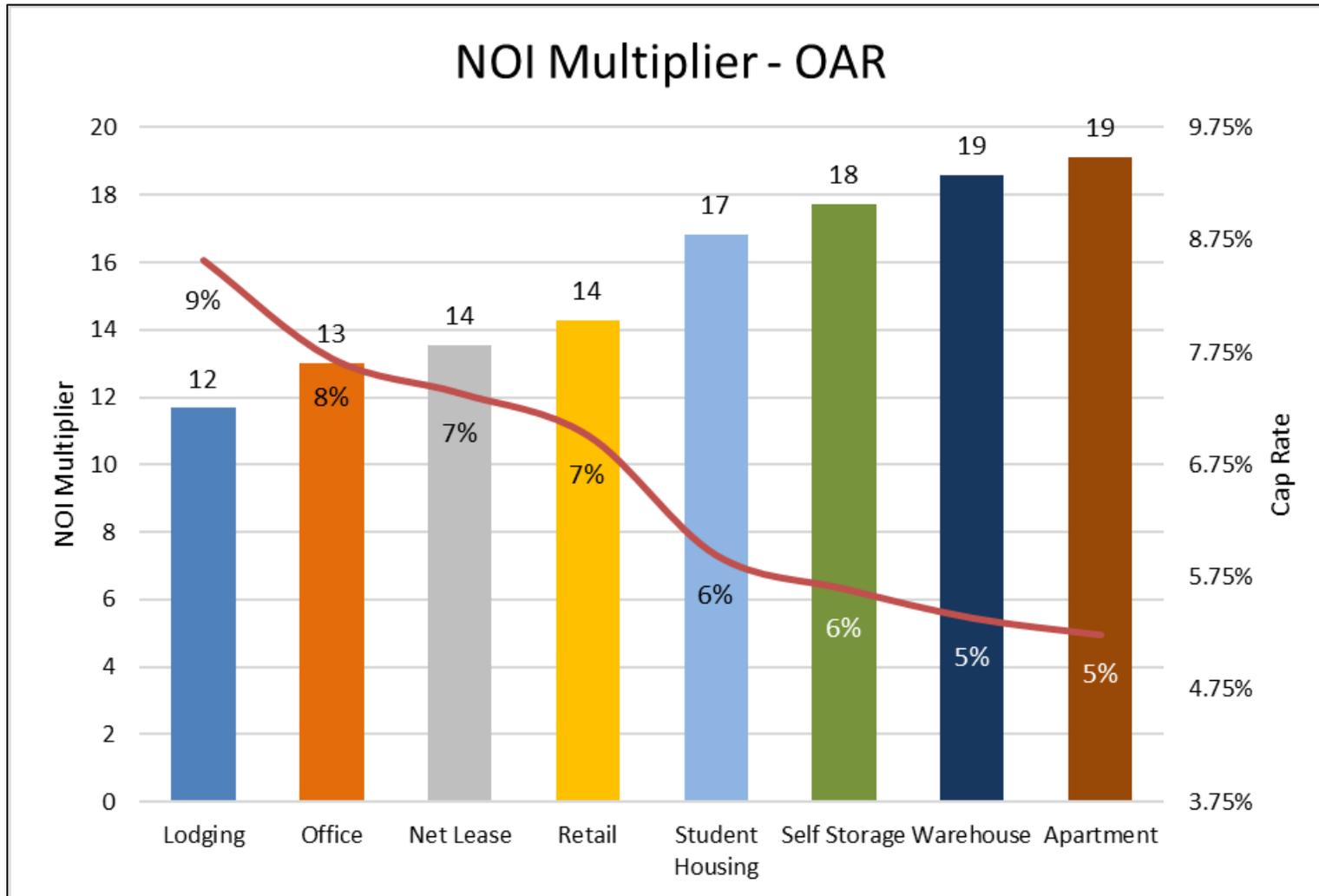


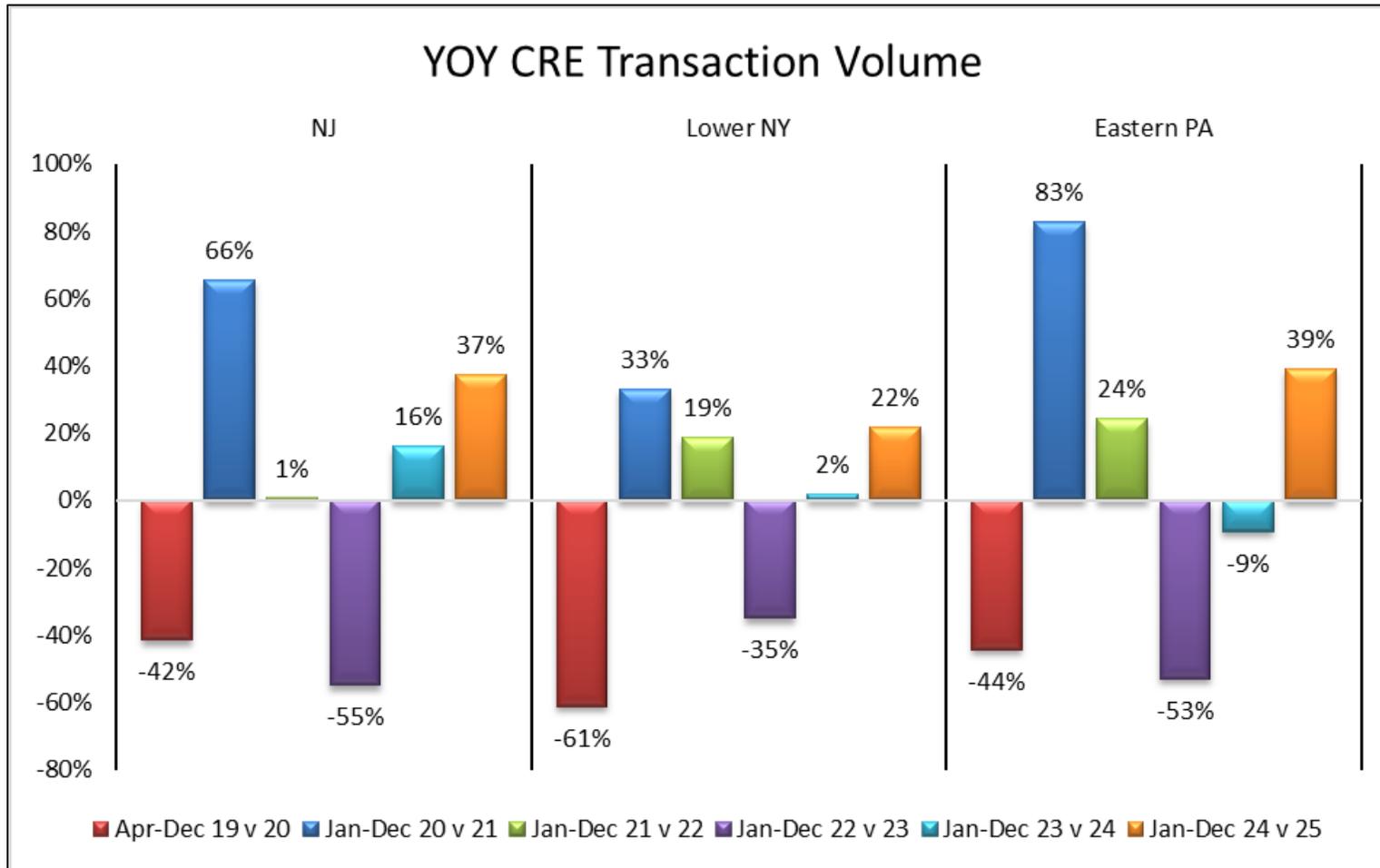


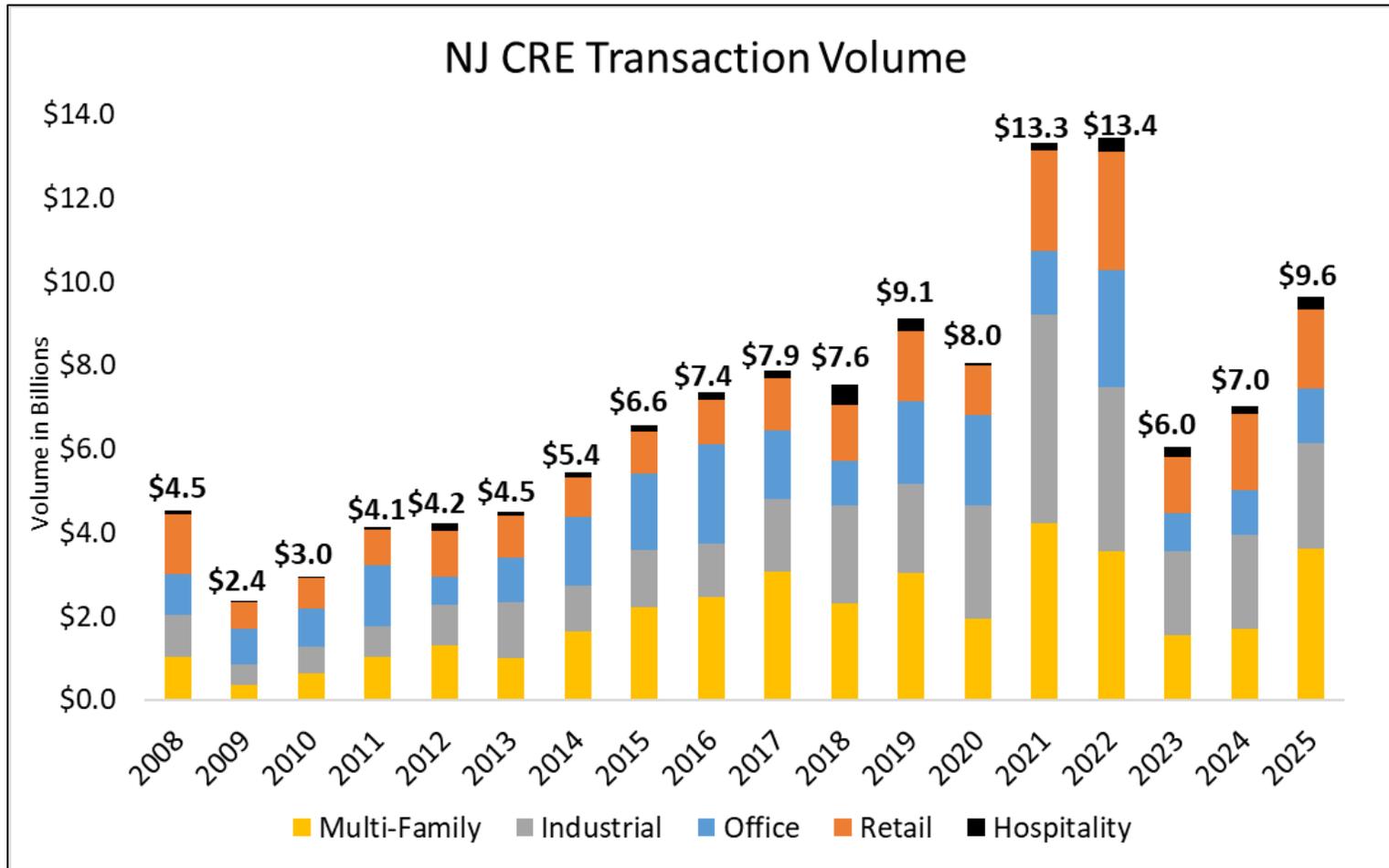




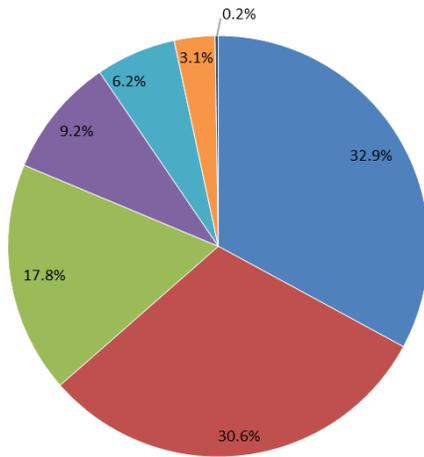




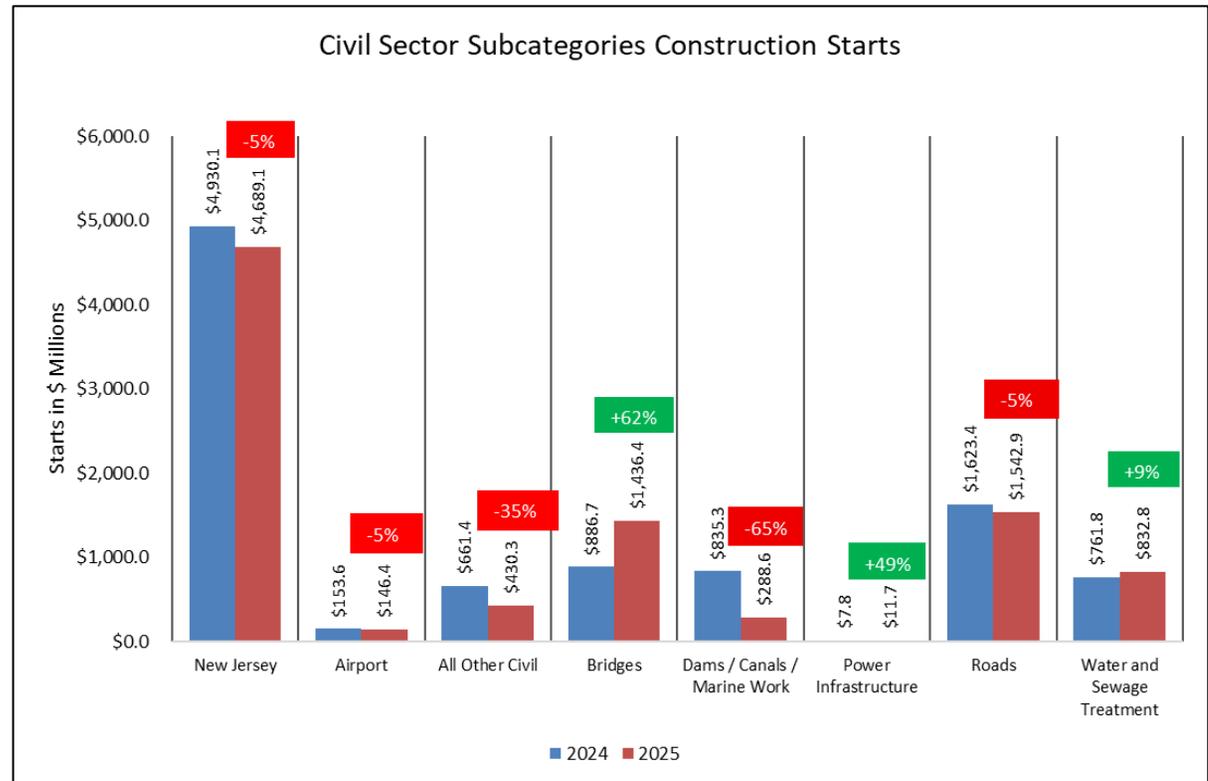


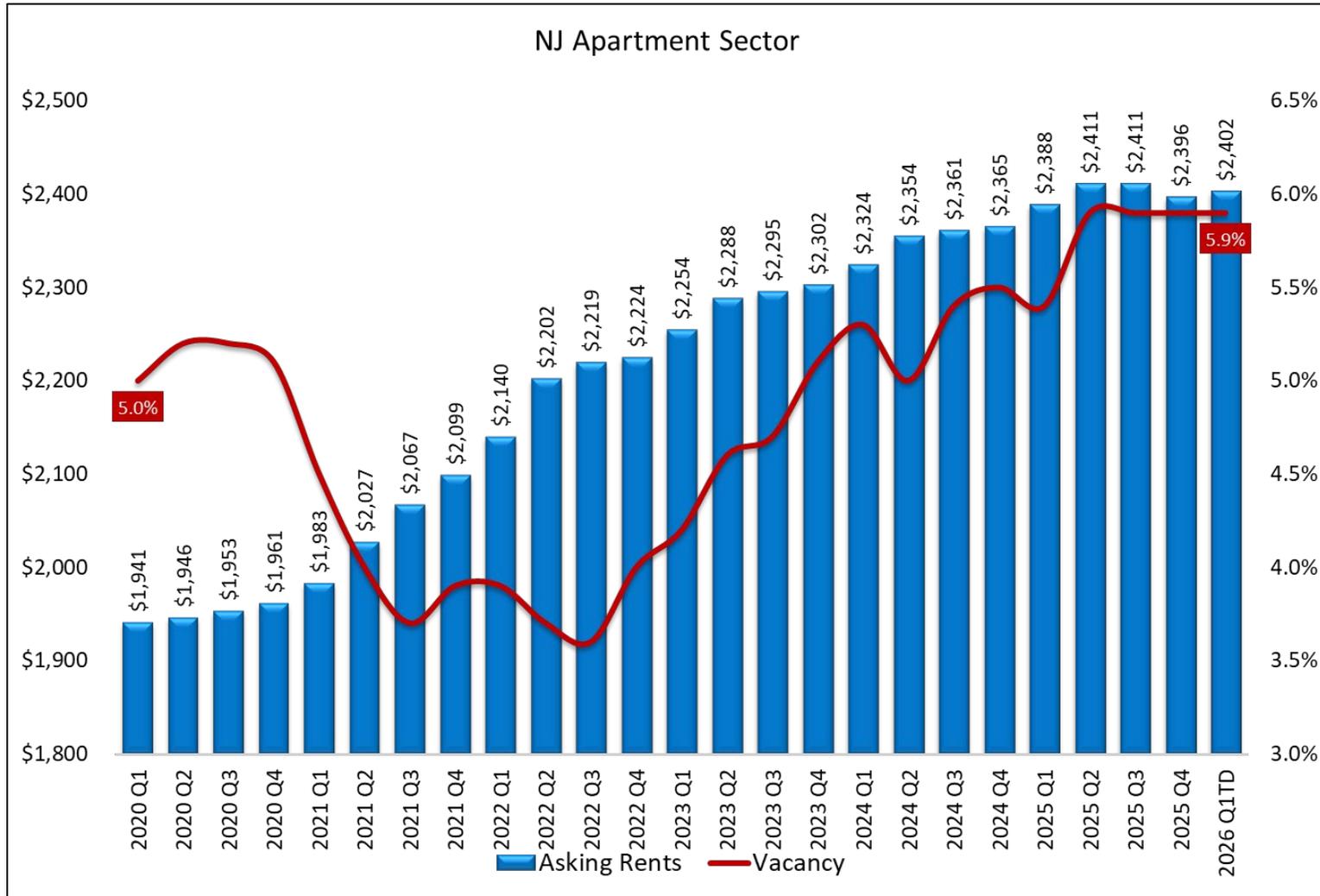


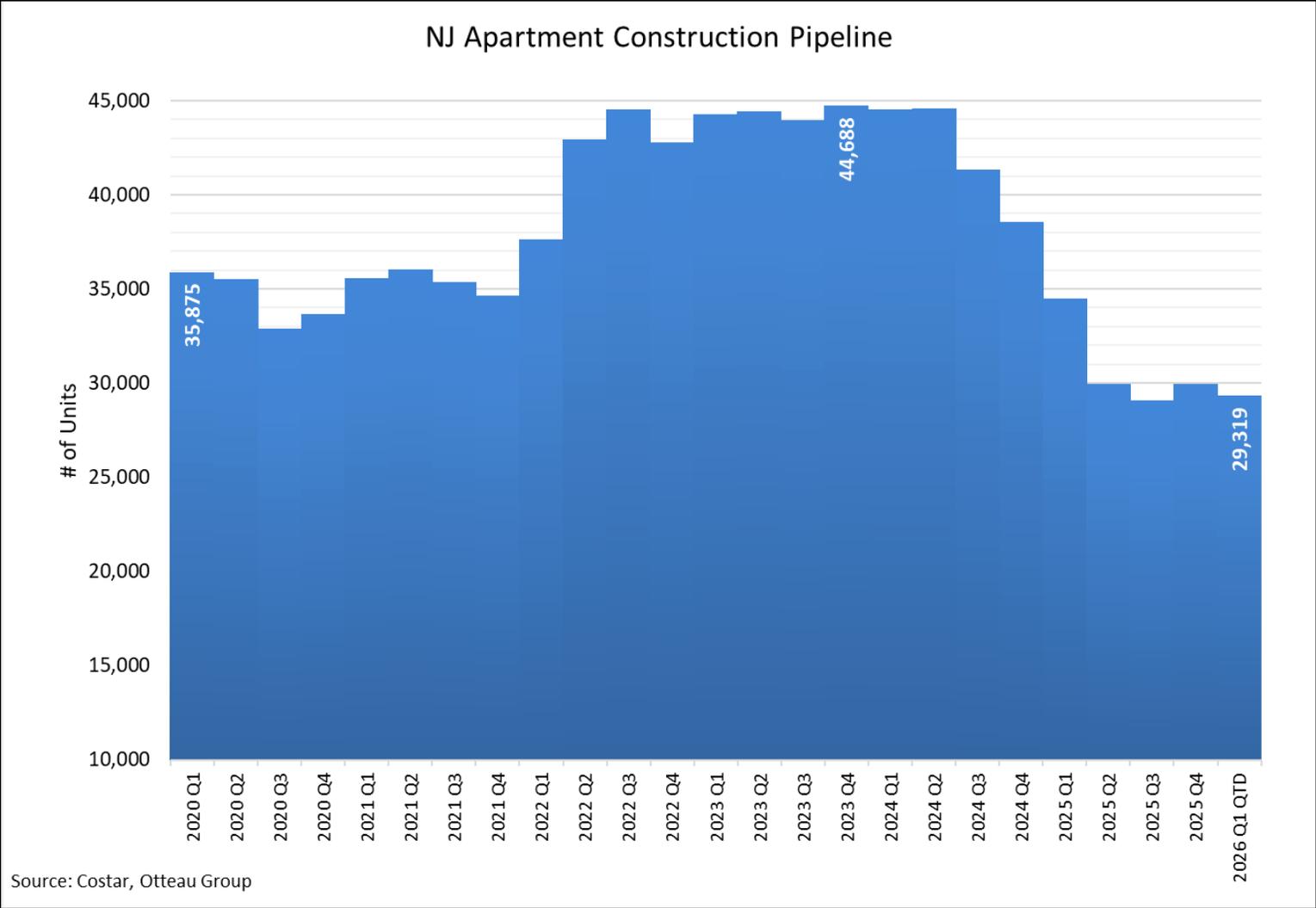
Construction Starts % of Total Civil Sector

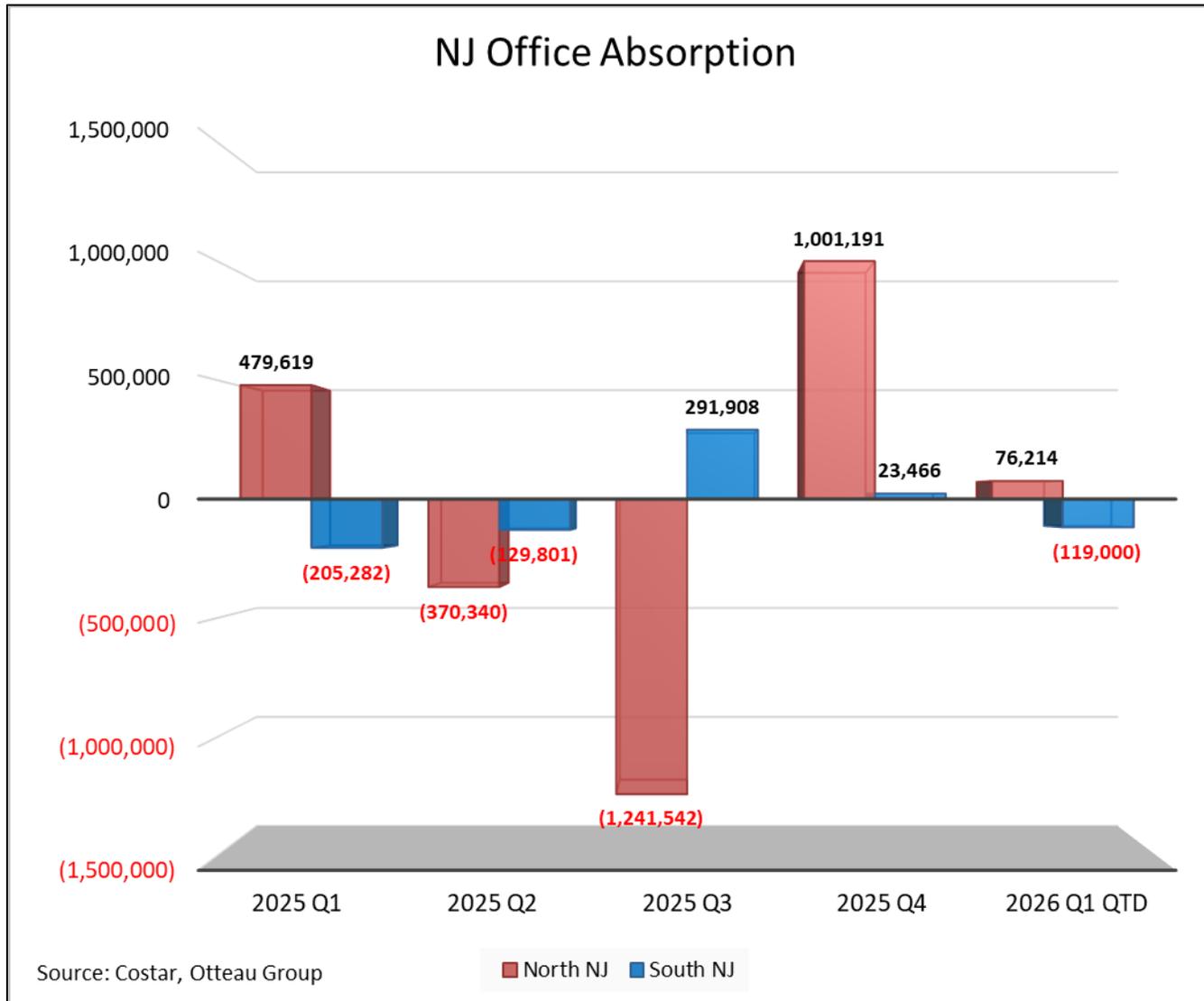


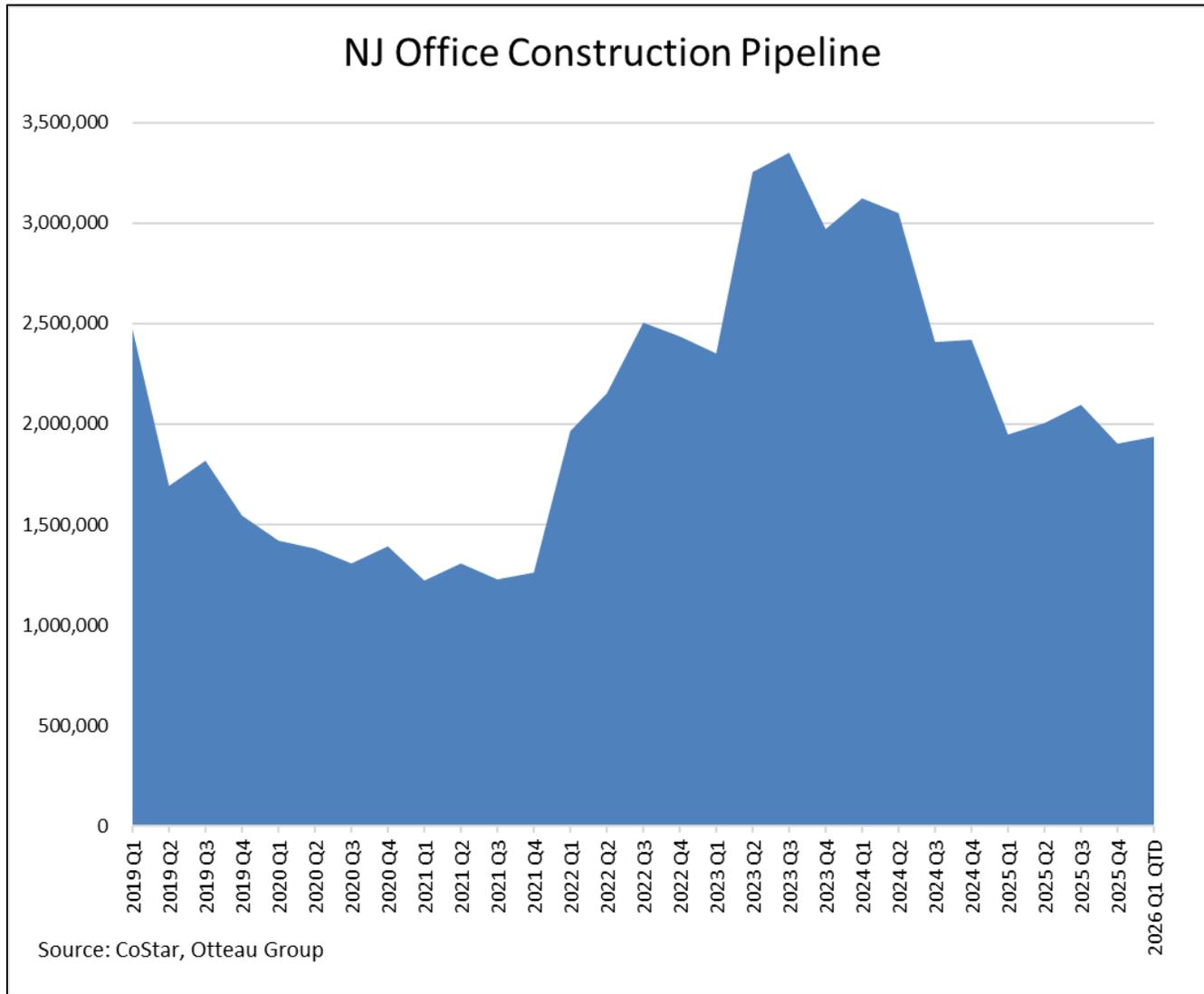
- Roads
- Water and Sewage Treatment
- Dams / Canals / Marine Work
- Power Infrastructure
- Bridges
- All Other Civil
- Airport

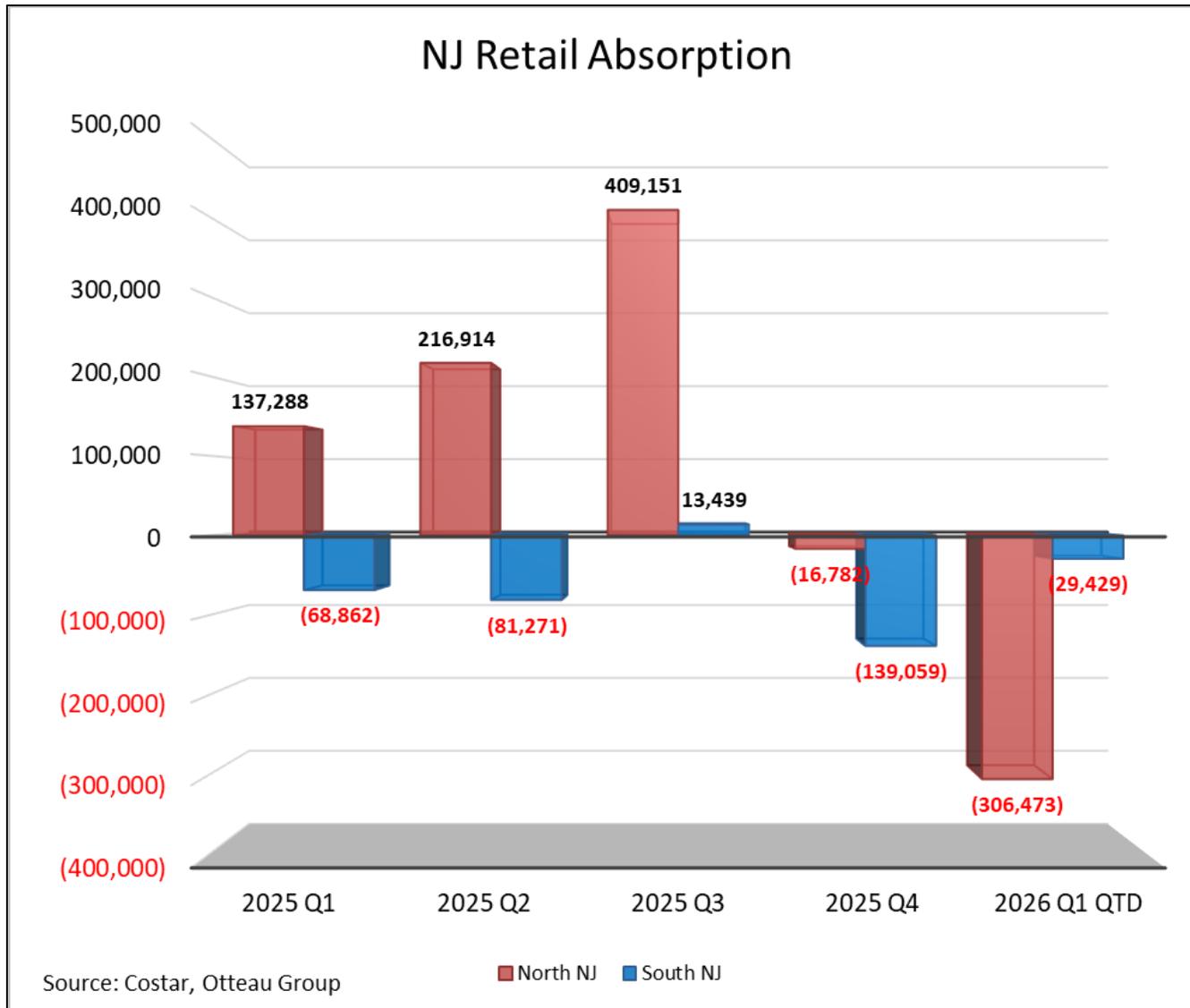


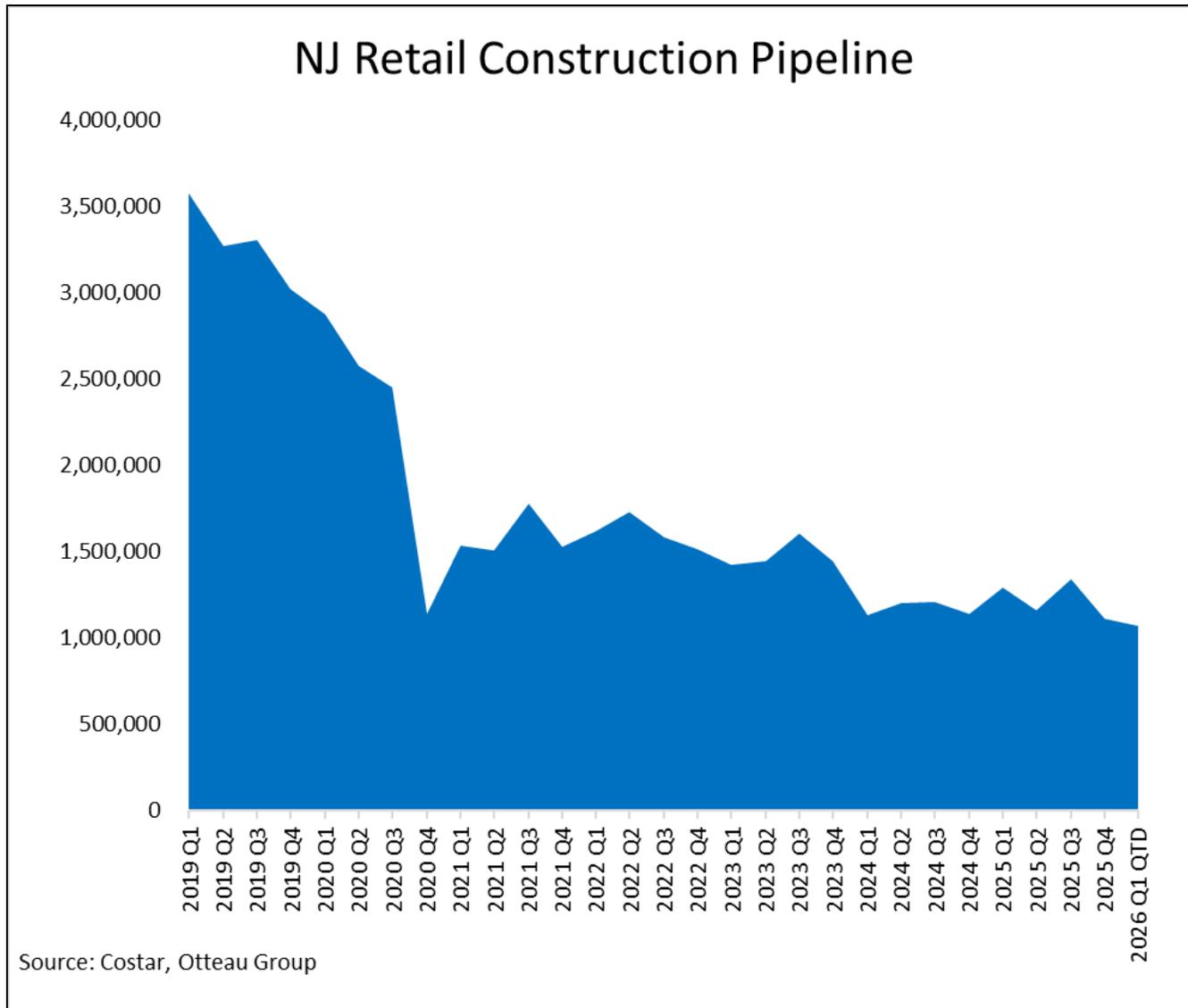


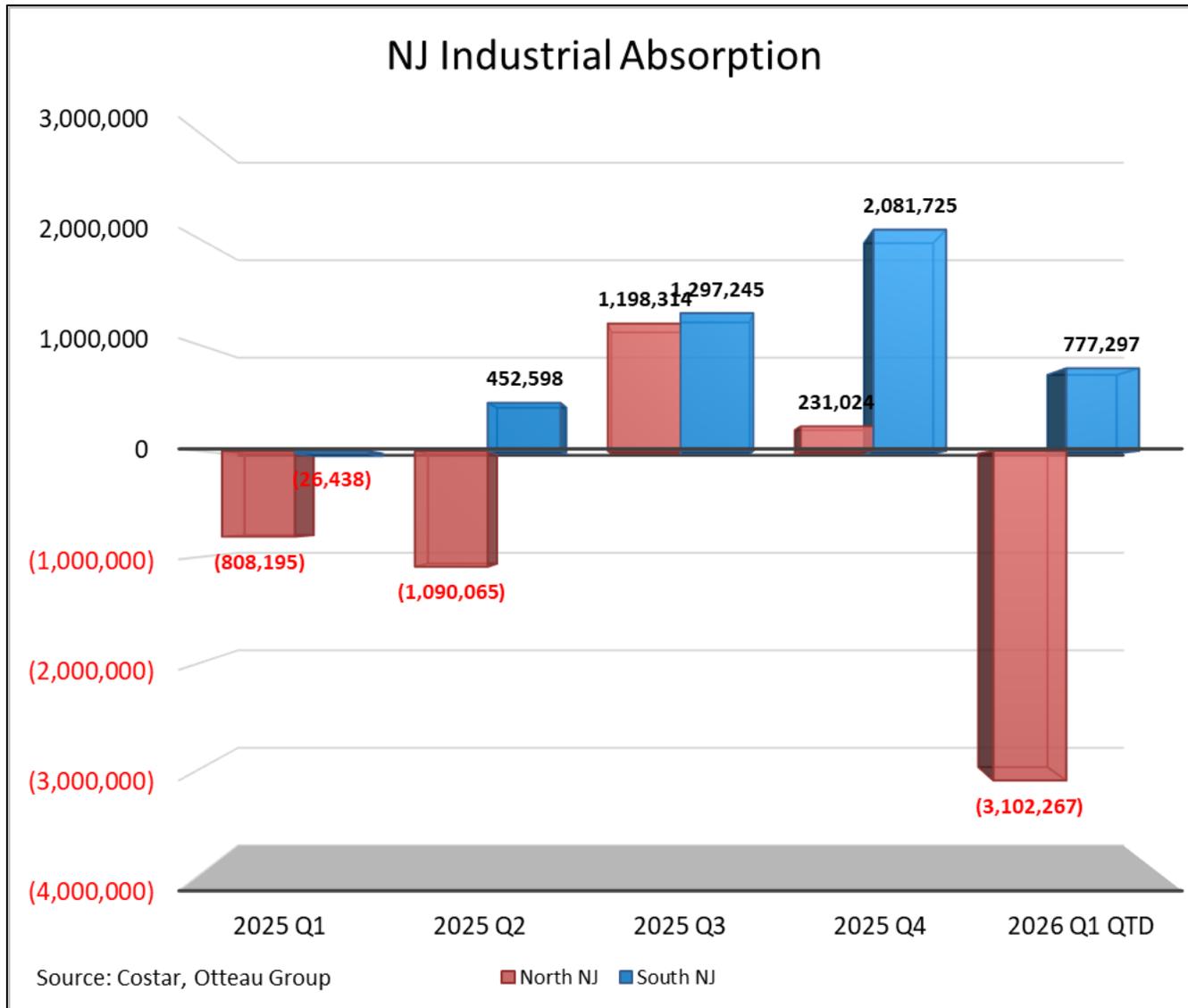


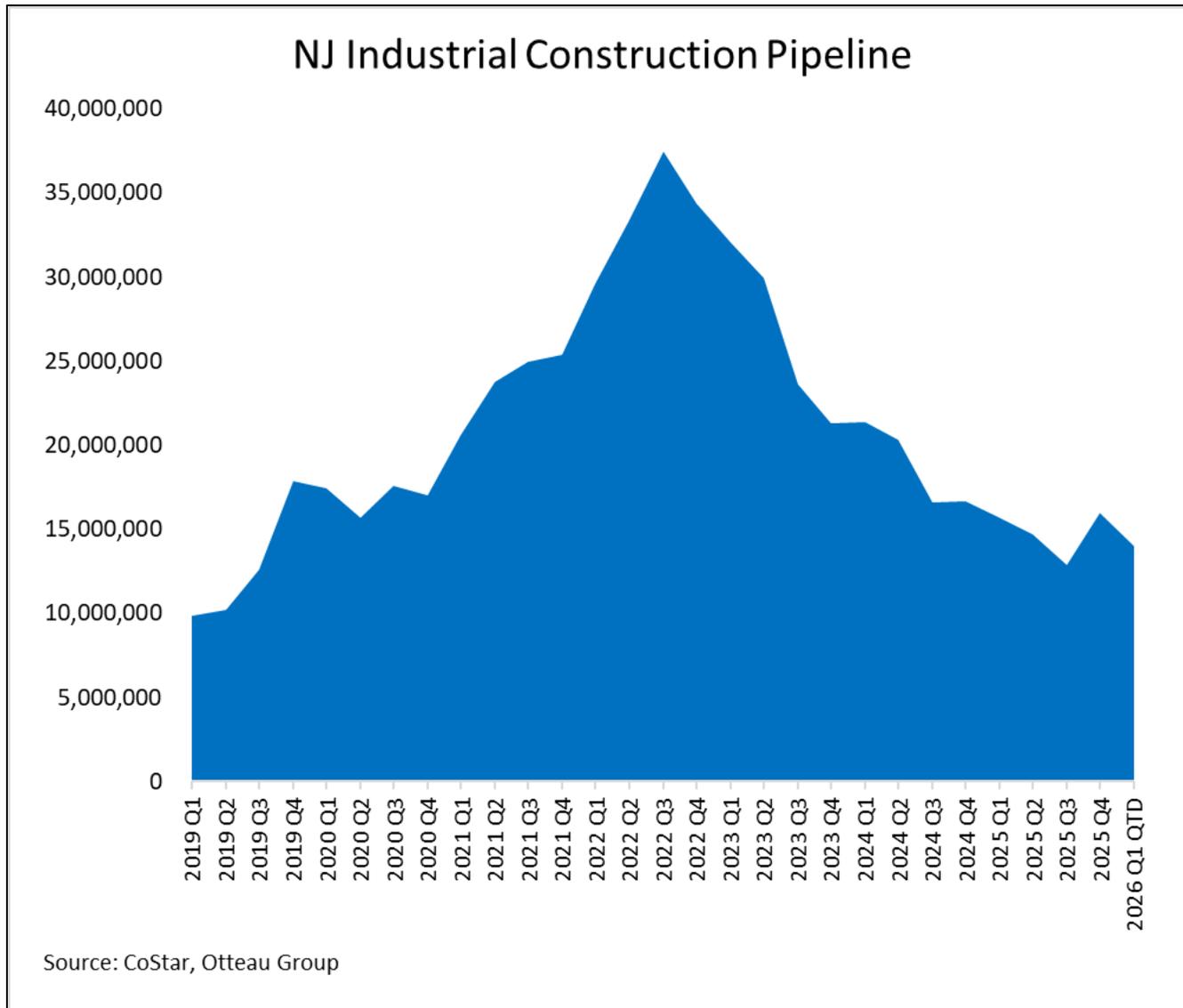












About Otteau Group, Inc.

Otteau Group is a multi-discipline real estate appraisal and advisory firm providing services to a wide range of public and private clients. Our mission is to assist our clients in keeping pace with emerging trends in real estate through insightful analysis and cutting-edge pricing skills.

***Appraisal Services** are provided to financial & lending institutions, developers & builders, attorneys, investors, relocation management service companies, governmental agencies, corporations, and the public. Our **Consulting Group** provides a wide array of services with respect to market analysis, project feasibility, demographic trends, project valuation and municipal entitlement proceedings. **Litigation support** is provided for matters requiring the valuation and corresponding expert testimony for eminent domain proceedings, contractual disputes, bankruptcy, tax appeals, equitable distribution, estate valuation and stigma related issues. **OTTEAU.com** offers a wide range of informational content and analysis of real estate trends including published and live session formats. **MarketTRAC** and **MarketCAST** are information services made available by subscription on www.otteau.com. **Brokerage and Advisory Services** are provided for commercial and land development property to developers, builders, and investors.*

Copyright

All information contained herein is protected by copyright. Content may only be distributed or reproduced internally between employees of Associated Construction Contractors of New Jersey and not be distributed or reproduced, in part or in whole, to 3rd parties without the prior written permission of Otteau Group.

Disclaimer

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice. The analyses contained herein have been based in whole, or in part, on data supplied by a compilation of information sources and may therefore not reflect all real estate activity in the market. While believed to be reliable, we cannot guarantee, nor assume responsibility for the accuracy of information which has been supplied to us by others.

You should not act upon the information contained in this publication without obtaining specific professional advice. No representation or warranty (express or implied) is given as to the accuracy or completeness of the information contained in this publication, and, to the extent permitted by law, Otteau Group, its members, employees and agents do not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication, or for any decision based on it.

UPCOMING PROJECTS VALUED \$50-MIL+												
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Atlantic County												
Route 9, Chapman Blvd to Route 30 (Whitehorse Pike)	Pre-Design	Roads	\$121,500,000	US-9	Absecon	Atlantic	South	New Jersey	08201	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
Bridge Replacement, Future Projects	Construction Documents	Bridges and Culverts	\$367,000,000	Multiple Locations	Atlantic City	Atlantic	South	New Jersey	08401	New		
Bridge Deck/Superstructure Replacement Program	Construction Documents	Bridges and Culverts	\$182,000,000	Multiple Locations	Atlantic City	Atlantic	South	New Jersey	08401	Alteration		
Betterments, Roadway Preservation	Construction Documents	Sewers and Water Mains	\$180,000,000	Multiple Locations	Atlantic City	Atlantic	South	New Jersey	08401	Alteration		
Betterments, Safety	Construction Documents	Roads	\$160,000,000	Multiple Locations	Atlantic City	Atlantic	South	New Jersey	08401	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		
Garden Court Apartments Renovations	Pre-Design	Apartments	\$62,800,000	1425 McKinley Ave	Atlantic City	Atlantic	South	New Jersey	08401	Alteration		177
Ocean Casino Resort Renovations	Schematic Design	Entertainment, Hotels , Restaurants, Retail Stores	\$50,000,000	500 Boardwalk	Atlantic City	Atlantic	South	New Jersey	08401	New		500
Atlantic Logistics Center	Pre-Design	Manufacturing, Warehouses	\$350,000,000	544 S Pomona Rd	Egg Harbor City	Atlantic	South	New Jersey	08215	New	3,500,000	
Leading Light Wind	Pre-Design	Power Plants and Lines	\$100,000,000	To Be Determined	Hamilton	Atlantic	South	New Jersey	08215	New		
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	Hammonton	Atlantic	South	New Jersey	08037	Alteration		
Route 9, Chapman Blvd to Route 30 (Whitehorse Pike)	Pre-Design	Roads	\$121,500,000	US-9	Linwood	Atlantic	South	New Jersey	08221	Alteration		
Pleasantville New PK-5 Elementary School	Biddate Set	Elementary, Pre Schools	\$50,000,000	To Be Determined	Pleasantville	Atlantic	South	New Jersey	08232	New		
Bergen County												
615 River Road Mixed-Use Development	Construction Documents	Apartments, Retail Stores	\$694,800,000	615 River Rd	Edgewater	Bergen	North	New Jersey	07020	New	1,200,000	1,200
Nabisco Redevelopment	Design Development	Warehouses	\$50,000,000	NJ-208	Fair Lawn	Bergen	North	New Jersey	07410	New		
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	
Route 9W, Bridge over Route 95, 1& 9, 46, and 4	Pre-Design	Bridges and Culverts	\$76,000,000	US-9W	Fort Lee	Bergen	North	New Jersey	07024	New		
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		
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
Route 4, Hackensack River Bridge	Construction Documents	Bridges and Culverts	\$180,500,000	NJ-4	Hackensack	Bergen	North	New Jersey	07601	New		
Route 4, Teaneck Road Bridge	Pre-Design	Bridges and Culverts	\$180,500,000	NJ-4	Hackensack	Bergen	North	New Jersey	07601	New		
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
Essex St Mixed Use Building	Construction Documents	Apartments, Retail Stores, Roads	\$85,000,000	1 Essex St	Hackensack	Bergen	North	New Jersey	07601	New	85,000	250
Main St Mixed Use	Construction Documents	Apartments, Clubs, Community Centers, Retail Stores, Roads	\$81,000,000	360 Main St	Hackensack	Bergen	North	New Jersey	07601	New		255
Route 4, Bridge over Palisade Avenue, Windsor Road and CSX Railroad	Construction Documents	Bridges and Culverts	\$74,100,000	NJ-4	Hackensack	Bergen	North	New Jersey	07601	New		
Atlantic Street Parking Garage and Offices	Construction Documents	Offices, Parking Garages, Rental Warehouses, Roads, Sewers and Water Mains, Sports Arenas/Convention Centers	\$50,000,000	74 1st St	Hackensack	Bergen	North	New Jersey	07601	New	48,170	11
International Boulevard Industrial Warehouse Facility	Schematic Design	Warehouses	\$50,500,000	1 International Blvd	Mahwah	Bergen	North	New Jersey	07430	New	470,000	
International Boulevard Warehouse	Pre-Design	Warehouses	\$50,000,000	1 International Blvd	Mahwah	Bergen	North	New Jersey	07430	New	470,000	
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		
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
North Arlington Industrial Project	Pre-Design	Manufacturing, Offices, Roads	\$58,000,000	To Be Determined	North Arlington	Bergen	North	New Jersey	07031	New	111,660	
Oakland Multi Residential	Pre-Design	Apartments, Townhomes	\$57,000,000	To Be Determined	Oakland	Bergen	North	New Jersey	07436	New		151
Paramus Park Apartment Phase 1	Construction Documents	Apartments, Offices, Retail Stores	\$136,000,000	100 Paramus Park	Paramus	Bergen	North	New Jersey	07652	New		260
Bergen Town Center Redevelopment	Construction Documents	Apartments, Athletic Bldgs, Offices, Retail Stores, Roads, Swimming Pools	\$80,000,000	1 Bergen Town Center	Paramus	Bergen	North	New Jersey	07652	New		426
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
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
Challenger Road - Mixed Use	Design Development	Apartments, Retail Stores	\$400,000,000	64 Challenger Rd	Ridgefield Park	Bergen	North	New Jersey	07660	New		600
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

UPCOMING PROJECTS VALUED \$50-MIL+												
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Route 3 EB, Bridge over Hackensack River & Meadowlands Parkway	Pre-Design	Bridges and Culverts	\$140,000,000	NJ-3	Rutherford	Bergen	North	New Jersey	07070	New		
189 The Plaza	Design Development	Apartments, Parking Garages, Retail Stores	\$50,000,000	189 State St	Teaneck	Bergen	North	New Jersey	07666	New		48
Chestnut Ridge Rd - Mixed-Use Development	Schematic Design	Apartments, Parks and Landscaping, Restaurants, Retail Stores, Roads, Townhomes	\$150,000,000	300 Chestnut Ridge Rd	Woodcliff Lake	Bergen	North	New Jersey	07677	New		370
Burlington County												
Cedar Lane Mixed-Use Development	Pre-Design	Apartments, Clubs, Community Centers, Hotels, Retail Stores, Swimming Pools	\$50,000,000	US-130 & Cedar Ln	Bordentown	Burlington	South	New Jersey	08505	New		344
River Road Office	Pre-Design	Offices	\$111,612,000	1920 River Rd	Burlington Township	Burlington	South	New Jersey	08016	New	524,000	
Route 130 Mixed-Use Development	Design Development	Apartments, Hotels, Restaurants	\$55,000,000	2054 US-130	Burlington Township	Burlington	South	New Jersey	08016	New		344
Centre Blvd - Multi Residential	Schematic Design	Apartments	\$97,500,000	100 Centre Blvd	Evesham	Burlington	South	New Jersey	08053	New		325
Remedial Action at Roebling Steel Superfund Site	Biddate Set	Military - Misc.	\$100,000,000	100 2nd Ave	Florence Township	Burlington	South	New Jersey	08554	New		
Wellington Farms Apartments and Retail	Pre-Design	Apartments, Retail Stores	\$115,000,000	NJ-38	Lumberton Twp	Burlington	South	New Jersey	08048	New		304
William Allen Middle School - 2025 Referendum - Moorestown Township Public Schools	Pre-Design	Junior High Schools	\$50,651,000	801 N Starwick Rd	Moorestown	Burlington	South	New Jersey	08057	Addition/Alteration		
Route 295 and Route 38 Interchange Operational Improvements	Pre-Design	Roads	\$242,500,000	I-295	Mount Laurel	Burlington	South	New Jersey	08054	Alteration		
Route 73, Church Road (CR 616) and Fellowship Road (CR 673) Intersections	Pre-Design	Roads	\$128,500,000	NJ-73	Mount Laurel	Burlington	South	New Jersey	08054	Alteration		
Tai-Pai Logistics Building - Phase II	Pre-Design	Roads, Warehouses	\$102,000,000	NJ-73	Palmyra	Burlington	South	New Jersey	08065	New	700,000	
Route 70, Bridge over Mount Misery Brook	Pre-Design	Bridges and Culverts	\$137,000,000	NJ-70	Southampton	Burlington	South	New Jersey	08088	New		
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												
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	
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		
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	
RFP Developers - 25 N 23rd St Camden Mixed-Use Development	Pre-Design	Apartments, Retail Stores	\$100,000,000	25 N 23rd St	Camden	Camden	South	New Jersey	08105	New	54,000	156
Lewis L. Coriell Medical Research Center / NJ Biomedical Strategic Innovation Center (SIC)	Schematic Design	Miscellaneous Industrial, Offices	\$95,000,000	403 Haddon Ave	Camden	Camden	South	New Jersey	08103	New	92,000	
Coriell Institute Medical Research Center	Schematic Design	Laboratories	\$80,000,000	1300 Walnut St	Camden	Camden	South	New Jersey	08103	New	96,000	
Campbell's Soup Headquarters Improvements	Pre-Design	Manufacturing, Offices	\$50,000,000	1 Campbell Pl	Camden	Camden	South	New Jersey	08103	Alteration		
Cherry Hill High School West - 2022 Bond - Cherry Hill School District	Schematic Design	High Schools	\$64,597,979	2101 Chapel Ave	Cherry Hill	Camden	South	New Jersey	08002	Addition/Alteration		
Route 76, Bridges over Route 130	Pre-Design	Bridges and Culverts	\$85,000,000	I-76	Gloucester City	Camden	South	New Jersey	08030	New		
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		
Route 73 and Ramp G, Bridge over Route 130	Pre-Design	Bridges and Culverts	\$56,200,000	NJ-73	Pennsauken	Camden	South	New Jersey	08110	New		
Sicklerville Road Mixed Residential Interchanges 1 to 4 Capacity Enhancements - New Jersey Turnpike Authority	Pre-Design	Single Family, Townhomes	\$62,000,000	1401 Sicklerville Rd	Sicklerville	Camden	South	New Jersey	08081	New		162
Voorhees Town Center Redevelopment	Pre-Design	Bridges and Culverts, Roads	\$2,000,000,000	Multiple Locations	Voorhees	Camden	South	New Jersey	08043	Alteration		
Voorhees Town Center Redevelopment	Pre-Design	Apartments, Clubs, Community Centers, Entertainment, Parking Garages, Parks and Landscaping, Retail Stores, Roads, Townhomes	\$150,000,000	2140 Voorhees Town Center	Voorhees	Camden	South	New Jersey	08043	New		317
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
Royal Ridge (Formally Regency Park)	Pre-Design	Apartments, Townhomes	\$159,547,000	Sicklerville Rd & Chevs Landing Rd	Winslow Township	Camden	South	New Jersey	08081	New		530
Johnson Road Multi Family Apartments	Design Development	Apartments, Clubs, Community Centers	\$84,000,000	Johnson Rd & Berlin - Cross Keys Rd	Winslow Township	Camden	South	New Jersey	08081	New		264
Cape May County												
Beach Avenue Hotel	Pre-Design	Hotels, Restaurants, Retail Stores	\$150,000,000	711 Beach Ave	Cape May	Cape May	South	New Jersey	08204	New		160
High-End Residential Development	Pre-Design	Apartments, Clubs, Community Centers	\$200,000,000	N Wildwood Blvd	Lower Township	Cape May	South	New Jersey	08260	New		400
Ocean Drive (CR 621) Upgrades and Bridge Improvements - Cape May County	Pre-Design	Bridges and Culverts	\$350,000,000	To Be Determined	Middle Township	Cape May	South	New Jersey	08210	New		

UPCOMING PROJECTS VALUED \$50-MIL+												
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
SMS: Beachfill - 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		
Icona Ocean City	Schematic Design	Hotels , Roads	\$150,000,000	To Be Determined	Ocean City	Cape May	South	New Jersey	08226	New		325
RFP D/B - Design-Build Project - Route 50 Bridge over Cedar Swamp Creek Upper Township, Cape May County	Construction Documents	Bridges and Culverts	\$75,000,000	NJ-50	Upper Township	Cape May	South	New Jersey	08270	Alteration		
Cumberland County												
Lassonde processing facility	Schematic Design	Manufacturing	\$200,000,000	1117 Parsonage Rd	Bridgeton	Cumberland	South	New Jersey	08302	New	200,000	
Lassonde / Bridgeton	Schematic Design	Manufacturing	\$118,000,000	To Be Determined	Bridgeton	Cumberland	South	New Jersey	08302	New	220,000	
Mays Landing Rd Composting Facility	Pre-Design	Manufacturing	\$1,623,333.333	Mays Landing Rd	Vineland	Cumberland	South	New Jersey	08361	New		
Essex County												
Bloomfield Avenue - Mixed use Residential	Schematic Design	Apartments, Retail Stores, Sports Arenas/Convention Centers	\$63,500,000	675-699 Bloomfield Ave	Bloomfield	Essex	North	New Jersey	07003	New	186,273	200
The Crossings at Brick Church Station / Phase 2	Design Development	Apartments, Athletic Bldgs, Clubs, Community Centers, Medical Offices, Offices, Restaurants, Retail Stores, Roads	\$425,000,000	533 Main St	East Orange	Essex	North	New Jersey	07018	New		420
Springfield Ave Mixed-Use	Construction Documents	Apartments, Athletic Bldgs, Offices, Retail Stores, Roads	\$52,800,000	734 Springfield Ave	Irvington	Essex	North	New Jersey	07111	New		156
Livingston Avenue Mixed-use	Schematic Design	Apartments, Parking Garages, Retail Stores	\$90,000,000	19-43 S Livingston Ave	Livingston	Essex	North	New Jersey	07039	New		226
Orange Avenue Multi-Residential Apartment	Schematic Design	Apartments, Parking Garages	\$82,500,000	70 S Orange Ave	Livingston	Essex	North	New Jersey	07039	New	500,105	223
Montclair State University - Interdisciplinary Science Building	Biddate Set	College, University	\$66,000,000	1 Normal Ave	Montclair	Essex	North	New Jersey	07043	New	112,114	
Interchanges 14 to 14A - The Newark Bay-Hudson County Extension Improvements Program - New Jersey Turnpike Authority	Pre-Design	Bridges and Culverts, Roads	\$6,200,000,000	I-78	Newark	Essex	North	New Jersey	07114	Alteration		
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		
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		
Iberia Mixed-Use	Schematic Design	Apartments, Athletic Bldgs, Clubs, Community Centers, Parking Garages, Parks and Landscaping, Retail Stores, Roads, Swimming Pools	\$800,000,000	450-466 Market St	Newark	Essex	North	New Jersey	07105	New		1,408
Medical Science Building Renovation - Rutgers New Jersey Medical School	Construction Documents	Medical Offices	\$600,000,000	185 S Orange Ave	Newark	Essex	North	New Jersey	07103	Alteration	650,000	
Iberia Phase 1	Schematic Design	Apartments, Athletic Bldgs, Parking Garages, Retail Stores, Roads, Swimming Pools	\$401,500,000	Market St & Jefferson St	Newark	Essex	North	New Jersey	07105	New		1,408
Iberia Phase 2	Schematic Design	Apartments, Athletic Bldgs, Parking Garages, Retail Stores, Roads, Swimming Pools	\$401,500,000	Market St & Jefferson St	Newark	Essex	North	New Jersey	07105	New		1,408
Mulberry Pointe Mixed-Use Development	Design Development	Apartments, Offices, Retail Stores, Roads	\$380,000,000	315 Mulberry St	Newark	Essex	North	New Jersey	07102	New	984,460	1,008
CitiSquare 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
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		
Newark Pennsylvania Station Modernization Project	Pre-Design	Transportation Terminals	\$190,000,000	Multiple Locations	Newark	Essex	North	New Jersey	07102	Alteration		
McCarter Highway Mixed-Use Development	Design Development	Apartments, Athletic Bldgs, Parking Garages, Retail Stores, Swimming Pools	\$170,000,000	930 McCarter Hwy	Newark	Essex	North	New Jersey	07102	New	451,063	333
Ferry Street Mixed-Use	Schematic Design	Apartments, Parking Garages, Parks and Landscaping, Retail Stores	\$170,000,000	412 Ferry St	Newark	Essex	North	New Jersey	07105	New	728,576	527
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
Firemen's Insurance Company Renovation	Design Development	Apartments, Retail Stores, Sewers and Water Mains	\$148,000,000	10 Park Pl	Newark	Essex	North	New Jersey	07102	Alteration		196
Park Place Multifamily Apartments	Design Development	Apartments, Retail Stores	\$147,300,000	10 Park Pl	Newark	Essex	North	New Jersey	07102	Alteration		196
Branford Place Residential Tower	Design Development	Apartments, Retail Stores, Swimming Pools	\$141,500,000	48-54 Branford Pl	Newark	Essex	North	New Jersey	07102	New		441
Morris Avenue & Bruce Street Mixed-Use	Design Development	Apartments, Parking Garages, Retail Stores	\$137,000,000	348 Morris Ave	Newark	Essex	North	New Jersey	07103	New	418,065	426
Irvington Avenue Multi-Residential Apartment	Schematic Design	Apartments, Roads	\$132,800,000	489-559 Irvington Ave	Newark	Essex	North	New Jersey	07106	New	503,118	414
Broad Street Mixed Use	Schematic Design	Apartments, Retail Stores	\$130,239,392	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
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		

UPCOMING PROJECTS VALUED \$50-MIL+												
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Wheeler Point Road Multi Residential Apartments	Schematic Design	Apartments, Roads	\$94,600,000	42-62 Wheeler Point Rd	Newark	Essex	North	New Jersey	07105	New	68,474	295
Delancey Street Apartments	Schematic Design	Apartments, Parking Garages	\$90,000,000	253-275 Delancey St	Newark	Essex	North	New Jersey	07102	New		295
Museum Parc	Schematic Design	Apartments, Museums, Retail Stores	\$85,000,000	To Be Determined	Newark	Essex	North	New Jersey	07102	New		250
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
Park Tower Place Mixed-Use	Schematic Design	Apartments, Clubs, Community Centers, Restaurants, Retail Stores	\$78,000,000	56 Park Pl	Newark	Essex	North	New Jersey	07102	New	238,575	242
CR 508 (Bridge Street), Bridge over Passaic River	Pre-Design	Bridges and Culverts, Roads	\$77,000,000	County Rd 508	Newark	Essex	North	New Jersey	07103	Alteration		
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
Oliver Street & Mulberry Street Mixed-Use	Pre-Design	Apartments, Athletic Bldgs, Parking Garages, Retail Stores	\$72,000,000	16 Oliver St	Newark	Essex	North	New Jersey	07102	New	179,712	225
289 Central Avenue Residential Development - MVMK Architecture	Schematic Design	Apartments, Parking Garages, Retail Stores	\$70,200,000	289 Central Ave	Newark	Essex	North	New Jersey	07103	New		234
SMS: RFQ - Master Agreements for General Construction Services on a Work Order Basis Airtrain Newark Replacment 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 Replacment Project	Pre-Design	Airport	\$65,000,000	3 Brewster Rd	Newark	Essex	North	New Jersey	07114	Alteration		
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		
Clay Street Bridge over the Passaic River	Construction Documents	Bridges and Culverts, Roads	\$55,000,000	Clay St	Newark	Essex	North	New Jersey	07104	Alteration		
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
Roche Innovation Center	Schematic Design	Laboratories, Offices, Warehouses	\$100,000,000	Windsor Pl & Kingsland St	Nutley	Essex	North	New Jersey	07110	New	147,076	
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	07050	New		1,005
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
West Essex Highlands Apartment Community Development	Schematic Design	Apartments	\$160,000,000	To Be Determined	West Orange	Essex	North	New Jersey	07052	New		500
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	
Route 23, Route 80 and Route 46 Interchange	Pre-Design	Roads	\$82,400,000	Multiple Locations	West Orange	Essex	North	New Jersey	07052	Alteration		
Gloucester County												
The Willows at Orchard Glenn	Construction Documents	Single Family	\$50,000,000	Aura Rd	Elk	Gloucester	South	New Jersey	08028	New		
Adam's Pointe	Design Development	Apartments, Clubs, Community Centers, Entertainment	\$122,967,200	Berlin Cross Keys Rd and Prosser Aven	Monroe Township	Gloucester	South	New Jersey	08094	New		326
New Single Family Homes - Harrison Township	Disqualified Lead	Single Family	\$974,000,000	To be announced	South Harrison Township	Gloucester	South	New Jersey	08062	New		
The Carriages at Orchard Glenn - Elk Township	Construction Documents	Single Family, Townhomes	\$120,000,000	Richwood Aura Rd	South Harrison Township	Gloucester	South	New Jersey	08062	New		421
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	
Delsea Drive and Salina Road Townhomes	Pre-Design	Single Family, Townhomes	\$92,400,000	Salina Rd & Delsea Dr	Washington Township	Gloucester	South	New Jersey	08080	New		288
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
Woodbury Health and Education Innovation District	Pre-Design	Apartments, Hospitals, Clinics, Hotels, Restaurants, Retail Stores, Sports Arenas/Convention Centers	\$250,000,000	To Be Determined	Woodbury	Gloucester	South	New Jersey	08096	New		
Route 322 Warehouse Development	Pre-Design	Warehouses	\$80,000,000	US-322	Woolwich Township	Gloucester	South	New Jersey	08085	New	2,100,000	
Hudson County												
Newark Bay Bridge Expansion	Design Development	Bridges and Culverts	\$6,000,000,000	129 Newark Bay Brg	Bayonne	Hudson	North	New Jersey	07002	New		
Interchanges 14A to 14B - The Newark Bay-Hudson County Extension Improvements Program - New Jersey Turnpike Authority	Pre-Design	Roads	\$1,000,000,000	I-78	Bayonne	Hudson	North	New Jersey	07002	Alteration		
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
Bayonne Logistics Center	Pre-Design	Warehouses	\$60,000,000	To Be Determined	Bayonne	Hudson	North	New Jersey	07002	New	1,400,000	
1200 Madison Street Mixed Use	Design Development	Apartments, Parking Garages, Retail Stores, Swimming Pools	\$700,000,000	1200 Madison St	Hoboken	Hudson	North	New Jersey	07030	New	2,130,667	1,301
Monroe Street Mixed-Use Development	Design Development	Apartments, Retail Stores	\$270,000,000	914-930 Monroe St	Hoboken	Hudson	North	New Jersey	07030	New		675
1300 Jefferson Mixed Use Development	Construction Documents	Apartments, Athletic Bldgs, Parking Garages, Retail Stores, Swimming Pools	\$150,000,000	1300 Jefferson St	Hoboken	Hudson	North	New Jersey	07030	New		357
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
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
Stevens Institute Of Technology's Davis 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

UPCOMING PROJECTS VALUED \$50-MIL+												
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
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		
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		
Lincoln Tunnel Access Project (LTAP)	Construction Documents	Tunnels	\$1,800,000,000	Multiple Locations	Jersey City	Hudson	North	New Jersey	07302	Alteration		
Washington Street Mixed Use Waterfront Tower 1, 2 and 3	Schematic Design	Apartments, Parks and Landscaping, Retail Stores, Roads	\$1,500,000,000	310 Washington St	Jersey City	Hudson	North	New Jersey	07302	New		2,025
The Journal	Pre-Design	Apartments	\$1,000,100,000	To Be Determined	Jersey City	Hudson	North	New Jersey	07302	New	2,000,000	1,189
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
Interchanges 14B to Columbus Drive - The Newark Bay-Hudson County Extension Improvements Program - New Jersey Turnpike Authority	Pre-Design	Roads	\$1,000,000,000	I-78	Jersey City	Hudson	North	New Jersey	07305	Alteration		
Columbus Drive to Jersey Avenue - The Newark Bay-Hudson County Extension Improvements Program - New Jersey Turnpike Authority	Pre-Design	Roads	\$1,000,000,000	I-78	Jersey City	Hudson	North	New Jersey	07305	Alteration		
Mixed-Use Towers - Kushner Real Estate Group	Pre-Design	Apartments, Retail Stores	\$850,000,000	Grand St & Jersey Ave	Jersey City	Hudson	North	New Jersey	07302	New		1,700
Sixth 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
Residential Development / Bay St	Design Development	Apartments, Athletic Bldgs, Bridges and Culverts, Clubs, Community Centers, Retail Stores, Roads	\$623,000,000	100 Bay St	Jersey City	Hudson	North	New Jersey	07302	New	1,600,000	1,300
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
Holland Gardens Revitalization and Redevelopment - New Jersey Housing Authority	Pre-Design	Apartments, Libraries	\$500,000,000	241 16th St	Jersey City	Hudson	North	New Jersey	07310	New		266
Jersey City Urby Tower 2 and Tower 3	Construction Documents	Apartments, Parking Garages, Retail Stores	\$500,000,000	195 Hudson St	Jersey City	Hudson	North	New Jersey	07311	New	1,554,002	1,701
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
Park Tower - Mixed Use	Schematic Design	Apartments, Offices, Retail Stores	\$380,000,000	629 Newark Ave	Jersey City	Hudson	North	New Jersey	07306	New		1,151
Grove St Mixed Use Development	Schematic Design	Apartments, Retail Stores, Roads	\$380,000,000	660 Grove St	Jersey City	Hudson	North	New Jersey	07310	New		1,000
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
John F. Kennedy Blvd - Mixed-Use Tower	Pre-Design	Apartments, Food Stores	\$360,000,000	2873 John F. Kennedy Blvd	Jersey City	Hudson	North	New Jersey	07306	New		824
Lott Street & Newark Avenue Mixed Use	Schematic Design	Apartments, Hotels, Offices, Retail Stores	\$350,000,000	8 Lott St	Jersey City	Hudson	North	New Jersey	07306	New	3,921	1,089
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
Sixth Street Embankment / High Line	Schematic Design	Apartments	\$300,000,000	6th St	Jersey City	Hudson	North	New Jersey	07097	New		1,500
Cove Point - Bayfront Residential Complex - Phase 2	Schematic Design	Apartments, Elementary, Pre Schools, Fire and Police Stations, Parks and Landscaping, Retail Stores	\$300,000,000	NJ-440	Jersey City	Hudson	North	New Jersey	07305	New	340,000	1,600
Van Reipen Avenue Mixed Use	Schematic Design	Apartments, Hotels, Offices, Retail Stores	\$289,000,000	17 Van Reipen Ave	Jersey City	Hudson	North	New Jersey	07306	New	430,081	689
Scitech Scity Phase 2	Pre-Design	High Schools, Hotels, Laboratories	\$250,000,000	222 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
Kennedy Boulevard and Cottage Street Mixed Use	Schematic Design	Apartments, Hotels, Offices, Restaurants, Retail Stores, Roads, Sports Arenas/Convention Centers	\$230,000,000	2966 John F. Kennedy Blvd	Jersey City	Hudson	North	New Jersey	07306	New		696
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		
Morgan St Mixed Use Development	Schematic Design	Apartments, Retail Stores, Roads	\$210,000,000	107 Morgan St	Jersey City	Hudson	North	New Jersey	07302	New		633
Marin Boulevard Mixed Use	Schematic Design	Apartments, Hotels, Retail Stores	\$200,000,000	597 Marin Blvd	Jersey City	Hudson	North	New Jersey	07302	New	371,991	715
Homestead Gateway	Schematic Design	Apartments, Athletic Bldgs, Offices, Retail Stores	\$200,000,000	701 Newark Ave	Jersey City	Hudson	North	New Jersey	07306	New		360
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
Hoboken Avenue Mixed Use	Schematic Design	Apartments, Offices, Parking Garages, Religious Auditoriums, Retail Stores	\$190,000,000	417 Hoboken Ave	Jersey City	Hudson	North	New Jersey	07306	New	506,512	584
Artwalk Towers - Phase I	Construction Documents	Apartments	\$175,000,000	808 Pavonia Ave	Jersey City	Hudson	North	New Jersey	07306	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
Giles Ave Apartment	Schematic Design	Apartments, Parking Garages, Retail Stores, Roads	\$160,000,000	115 Giles Ave	Jersey City	Hudson	North	New Jersey	07306	New	471,415	490
Cottage Street Mixed Use	Construction Documents	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

UPCOMING PROJECTS VALUED \$50-MIL+												
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Broadway Multi Residential Apartments	Design Development	Apartments, Parking Garages, Retail Stores, Roads	\$153,000,000	80 Broadway	Jersey City	Hudson	North	New Jersey	07306	New	438,960	477
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
Broadway Mixed Use	Schematic Design	Apartments, Parking Garages, Retail Stores, Roads	\$150,000,000	1075 West Side Ave	Jersey City	Hudson	North	New Jersey	07306	New		477
Pavonia Ave Mixed Use Development	Construction Documents	Apartments, Hotels, Offices, Retail Stores	\$150,000,000	612 Pavonia Ave	Jersey City	Hudson	North	New Jersey	07306	New	266,000	460
Summit Avenue Mixed-use Development	Construction Documents	Apartments, Offices, Retail Stores, Roads	\$145,322,950	415-435 Summit Avenue	Jersey City	Hudson	North	New Jersey	07302	New	355,817	386
Scholars Village -Mixed Use	Schematic Design	Apartments, Athletic Bldgs, Offices, Restaurants, Retail Stores	\$142,700,000	189 Phillip St	Jersey City	Hudson	North	New Jersey	07305	New		500
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 Ave	Jersey City	Hudson	North	New Jersey	07305	New		365
The Lucy	Schematic Design	Apartments, Religious Auditoriums	\$135,000,000	619 Grove St	Jersey City	Hudson	North	New Jersey	07310	New		444
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
Cove Pointe Phase One	Schematic Design	Apartments, Athletic Bldgs, Parking Garages, Retail Stores, Roads, Swimming Pools	\$132,000,000	80 Kellogg St	Jersey City	Hudson	North	New Jersey	07305	New	428,880	380
Summit Ave Mixed Use	Construction Documents	Apartments, Restaurants, Roads	\$130,000,000	532 Summit Ave	Jersey City	Hudson	North	New Jersey	07306	New		317
Monticello Avenue Mixed-Use Development	Design Development	Apartments, Retail Stores	\$115,000,000	220 Monticello Ave	Jersey City	Hudson	North	New Jersey	07304	New		304
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
Van Wagenen Avenue Multifamily Apartments	Schematic Design	Apartments, Retail Stores, Roads	\$103,000,000	158 Van Wagenen Ave	Jersey City	Hudson	North	New Jersey	07306	New		321
Harborside 9	Construction Documents	Apartments	\$100,000,000	Hudson St	Jersey City	Hudson	North	New Jersey	07302	New		579
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
The Rampart House	Design Development	Apartments, Roads	\$93,000,000	535 Monmouth St	Jersey City	Hudson	North	New Jersey	07302	New		246
Academy Street Mixed-Use	Schematic Design	Apartments, Offices, Retail Stores	\$90,000,000	198 Academy St	Jersey City	Hudson	North	New Jersey	07306	New		223
Morton Plaza Apartments	Schematic Design	Apartments, Athletic Bldgs, Parking Garages, Swimming Pools	\$84,700,000	49-51 Morton Pl	Jersey City	Hudson	North	New Jersey	07305	New	290,625	264
Canal Crossing Charter Public School	Construction Documents	Elementary, Pre Schools, High Schools	\$82,700,000	79 Caven Point Ave	Jersey City	Hudson	North	New Jersey	07305	New	266,000	
Route 440 Mixed-Use Development	Schematic Design	Apartments, Retail Stores, Roads, Swimming Pools	\$82,000,000	682 NJ-440	Jersey City	Hudson	North	New Jersey	07304	New		218
Route 440 Mixed-Use Development	Schematic Design	Apartments, Retail Stores, Roads	\$80,000,000	Multiple Locations	Jersey City	Hudson	North	New Jersey	07302	New		218
Jersey Avenue Multi-Residential Development	Design Development	Apartments, Parking Garages, Retail Stores, Roads	\$80,000,000	853 Jersey Ave	Jersey City	Hudson	North	New Jersey	07310	New		322
Grand Street Mixed Use	Schematic Design	Apartments, Retail Stores, Roads	\$75,500,000	590 Grand St	Jersey City	Hudson	North	New Jersey	07304	New		235
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	07306	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	07306	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
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
Jones St Mixed-use Building	Schematic Design	Apartments, Retail Stores	\$61,200,000	54 Jones St	Jersey City	Hudson	North	New Jersey	07306	New	162,924	190
Harborside 4	Design Development	Apartments	\$60,000,000	20 Christopher Columbus Dr	Jersey City	Hudson	North	New Jersey	07302	New		800
Sip Avenue Mixed-Use	Schematic Design	Apartments, Offices, Parking Garages, Retail Stores, Roads	\$60,000,000	232 Sip Ave	Jersey City	Hudson	North	New Jersey	07306	New		151
Montgomery Street Mixed Use	Design Development	Apartments, Medical Offices, Parking Garages	\$56,000,000	591 Montgomery St	Jersey City	Hudson	North	New Jersey	07302	New	28,000	98
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
John F Kennedy Blvd Hotel	Schematic Design	Athletic Bldgs, Hotels, Offices, Swimming Pools	\$54,600,000	3085 John F. Kennedy Blvd	Jersey City	Hudson	North	New Jersey	07306	New	160,011	210
Van Horne Street Multi-Residential Apartment	Schematic Design	Apartments, Parking Garages, Roads, Swimming Pools	\$54,500,000	87 Van Horne St	Jersey City	Hudson	North	New Jersey	07304	New	204,312	170
Liberty Watch Townhomes	Design Development	Townhomes	\$54,000,000	200 Chapel Ave	Jersey City	Hudson	North	New Jersey	07305	New	405,480	168
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
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	
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	1,023,936	515
Morris Boulevard Mixed-Use Building	Construction Documents	Apartments, Roads, Special, Vocational Schools	\$50,000,000	250 Morris Blvd	Jersey City	Hudson	North	New Jersey	07302	New		300

UPCOMING PROJECTS VALUED \$50-MIL+												
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
SMS: RFQ - 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		
Jersey City Medical Center Expansion - Jersey City Medical Center	Pre-Design	Medical Offices, Parking Garages	\$50,000,000	Grand St & Jersey Ave	Jersey City	Hudson	North	New Jersey	07302	Addition		
Bridgeview by Pulte Homes	Design Development	Townhomes	\$51,299,200	55 Passaic Ave	Kearny	Hudson	North	New Jersey	07032	New		136
Paterson Plank Road (CR 681), Bridge over Route 3 at MP 10.04	Pre-Design	Bridges and Culverts	\$62,500,000	Paterson Plank Rd	North Bergen	Hudson	North	New Jersey	07047	New		
Resi Tower - Multi-Residential	Schematic Design	Apartments, Athletic Bldgs, Clubs, Community Centers	\$59,000,000	7711 River Rd	North Bergen	Hudson	North	New Jersey	07047	New	192,285	130
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		
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		
Hoboken North End Redevelopment	Schematic Design	Apartments, Parking Garages, Parks and Landscaping, Retail Stores, Roads	\$300,000,000	Park Ave & Willow Ave	Weehawken	Hudson	North	New Jersey	07086	New		729
North End Redevelopment - Park Willow LLC / Rockefeller Group	Pre-Design	Apartments, Parking Garages, Parks and Landscaping, Retail Stores, Roads	\$250,000,000	Park Ave & Willow Ave	Weehawken	Hudson	North	New Jersey	07086	New		802
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
RFP D/B - School Facility for West New York - New Middle School	Construction Documents	Junior High Schools	\$87,875,000	To Be Determined	West New York	Hudson	North	New Jersey	07093	New		
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
The Metro Apartments	Construction Documents	Apartments	\$59,000,000	511 52nd St	West New York	Hudson	North	New Jersey	07093	New		156
Completeness Review Block 17 & Block 17.01 Ansuya Enterprise of Clinton, LLC	Pre-Design	Hotels, Restaurants, Sports Arenas/Convention Centers	\$65,000,000	To Be Determined	Clinton	Hunterdon	North	New Jersey	08809	New		
Mercer County												
Hovione Manufacturing Plant Expansion	Pre-Design	Manufacturing	\$170,000,000	40 Lake Dr	East Windsor	Mercer	North	New Jersey	08520	Addition		
Drainage Rehabilitation & Improvements	Construction Documents	Sewers and Water Mains	\$230,000,000	Multiple Locations	Ewing	Mercer	North	New Jersey	08638	Alteration		
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	
Drainage Rehabilitation and Maintenance, State	Construction Documents	Sewers and Water Mains	\$200,000,000	Multiple Locations	Ewing	Mercer	North	New Jersey	08638	Alteration		
Parkway Avenue Warehouse Redevelopment	Schematic Design	Warehouses	\$50,000,000	1500 Parkway Ave	Ewing	Mercer	North	New Jersey	08628	New	345,152	
Delaware River Bridge Project	Pre-Design	Bridges and Culverts	\$1,000,000,000	I-95	Hamilton	Mercer	North	New Jersey	08691	New		
The Collection at Hopewell	Schematic Design	Apartments, Condominiums, Townhomes	\$140,000,000	Multiple Locations	Hopewell	Mercer	North	New Jersey	08525	New		379
The Venue	Schematic Design	Apartments, Athletic Fields and Courts, Clubs, Community Centers, Parks and Landscaping, Sewers and Water Mains, Swimming Pools	\$250,000,000	Nursery Rd & Scotch Rd	Hopewell Township	Mercer	North	New Jersey	08534	New		600
Woodmont at Hopewell	Schematic Design	Apartments	\$175,000,000	87 Federal City Rd	Lawrence Township	Mercer	North	New Jersey	08648	New	639,896	300
2025 Referendum - Lawrence Township Public Schools	Schematic Design	Elementary, Pre Schools, High Schools, Junior High Schools	\$94,900,000	Multiple Locations	Lawrence Township	Mercer	North	New Jersey	08648	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
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
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	
Route 27 Mixed Use Development	Design Development	Apartments, Nursing Homes	\$127,800,000	NJ-27	Princeton	Mercer	North	New Jersey	08540	New		392
SMS: RFQ 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 Forrestal Village Apartments - Building I / Phase I	Schematic Design	Apartments	\$61,450,500	College Rd W	Princeton	Mercer	North	New Jersey	08540	New	390,000	394
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
Route 130 Apartments	Design Development	Apartments, Automotive, Food Stores	\$60,000,000	1080 US-130	Robbinsville	Mercer	North	New Jersey	08691	New		150
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
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 Correctional Facility for Women in Chesterfield Township - New Jersey Division of Property Management and Construction	Schematic Design	Prisons	\$243,573,350	To Be Determined	Trenton	Mercer	North	New Jersey	08608	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
Joint Base McGuire-Dix-Lakehurst (MDL) Construction Project	Pre-Design	Airport, Military - Misc., Transportation Terminals	\$90,000,000	Multiple Locations	Trenton	Mercer	North	New Jersey	08608	Addition/Alteration		
RFQ Construction Manager - Construction Management Services for Maternal and Infant Health Innovation Center	Construction Documents	Medical Offices	\$75,000,000	50 E State St	Trenton	Mercer	North	New Jersey	08608	New		

UPCOMING PROJECTS VALUED \$50-MIL+												
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
RFP D/B - New Elementary School	Construction Documents	Elementary, Pre Schools	\$74,000,000	910 Lalor St	Trenton	Mercer	North	New Jersey	08610	New	124,000	
Rowan Towers Rehabilitation	Construction Documents	Apartments	\$68,000,000	620 W State St	Trenton	Mercer	North	New Jersey	08618	Alteration		196
Spruce Street Apartments	Schematic Design	Apartments, Clubs, Community Centers, Roads	\$50,000,000	1052 Spruce St	Trenton	Mercer	North	New Jersey	08648	New		129
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 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
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		535
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
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
Middlesex County												
Vermella East Brunswick - Phase II	Construction Documents	Apartments, Parking Garages, Parks and Landscaping, Retail Stores, Roads	\$91,000,000	261 NJ-18	East Brunswick	Middlesex	North	New Jersey	08816	New		240
Inman Ave Senior Housing	Pre-Design	Apartments, Clubs, Community Centers	\$115,000,000	1000 Inman Ave	Edison	Middlesex	North	New Jersey	08820	New		
Bond Referendum School - Monroe Township School District	Pre-Design	High Schools, Junior High Schools	\$146,717,000	Multiple Locations	Monroe Township	Middlesex	North	New Jersey	08831	New	152,315	
The Raye by Vermella	Schematic Design	Apartments, Athletic Bldgs, Clubs, Community Centers, Restaurants, Retail Stores, Swimming Pools	\$162,000,000	1000 Vermella Dr	New Brunswick	Middlesex	North	New Jersey	08901	New		534
Spring Street Mixed-Use Development	Schematic Design	Apartments, Parking Garages, Retail Stores	\$120,000,000	11 Spring St	New Brunswick	Middlesex	North	New Jersey	08901	New		342
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
NJ Transit New Brunswick	Disqualified Lead	Transportation Terminals	\$50,000,000	US-1	New Brunswick	Middlesex	North	New Jersey	08902	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	
Route 1, NB Bridge over Raritan River	Construction Documents	Bridges and Culverts	\$112,500,000	US-1	North Brunswick	Middlesex	North	New Jersey	08902	Alteration		
North Brunswick Train Station - Middlesex County Improvement Authority	Pre-Design	Transportation Terminals	\$70,000,000	To Be Determined	North Brunswick	Middlesex	North	New Jersey	08902	New		
2025 Referendum - North Brunswick Township Public Schools	Pre-Design	Elementary, Pre Schools, High Schools, Junior High Schools	\$63,794,718	Multiple Locations	North Brunswick	Middlesex	North	New Jersey	08902	Alteration		
US 1 - Warehouse Buildings	Schematic Design	Warehouses	\$62,000,000	US-1	North Brunswick	Middlesex	North	New Jersey	08902	New	300,284	
Central 9 Logistics Park	Pre-Design	Warehouses	\$654,000,000	Jake Brown Rd	Old Bridge	Middlesex	North	New Jersey	08857	New	4,100,000	
Route 9/35, Main Street Interchange	Construction Documents	Roads	\$500,000,000	Main St & NJ-35	Old Bridge	Middlesex	North	New Jersey	08857	Alteration		
Multi-Use Development	Schematic Design	Apartments, Offices, Parking Garages, Single Family	\$200,000,000	Matawan Road and NJ Garden State Parkway	Old Bridge	Middlesex	North	New Jersey	08857	New		529
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	1,560,000	
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		
Old Water Works Road Warehouse	Schematic Design	Roads, Sewers and Water Mains, Warehouses	\$110,000,000	554 Old Water Works Rd	Old Bridge	Middlesex	North	New Jersey	08857	New	533,450	
RFP Contractor - Raritan Bay Slag Superfund Site, Operable Unit 1 (OU1) - Seawall Sector, Old Bridge Township and Sayreville, Middlesex County, New Jersey	Pre-Design	Marine Work	\$100,000,000	To Be Determined	Old Bridge	Middlesex	North	New Jersey	08857	Alteration		
Sea Gate Waterfront Redevelopment	Schematic Design	Apartments, Parking Garages, Retail Stores, Roads, Sewers and Water Mains	\$200,000,000	Multiple Locations	Perth Amboy	Middlesex	North	New Jersey	08861	New		602
Riverwalk Crossing Apartments	Design Development	Apartments	\$160,000,000	171 Grant St	Perth Amboy	Middlesex	North	New Jersey	08861	New	950,000	578
Route 440, Route 95 to Kreil St	Pre-Design	Roads	\$135,000,000	NJ-440	Perth Amboy	Middlesex	North	New Jersey	08861	Alteration		
Princeton Nurseries Redevelopment Phase I&II / Mixed-Use	Construction Documents	Clubs, Community Centers, Food Stores, Hotels, Offices, Restaurants, Retail Stores, Townhomes	\$322,000,000	To Be Determined	Plainsboro Township	Middlesex	North	New Jersey	08512	New		853
Jernee Mill Rd - Cold Storage Warehouse	Schematic Design	Single Family, Warehouses	\$52,000,000	Jernee Mill Rd	Sayreville	Middlesex	North	New Jersey	08872	New	255,466	
Princeton Orchard Apartments Addition / Dayton	Pre-Design	Apartments	\$69,400,000	356 Ridge Rd	South Brunswick Township	Middlesex	North	New Jersey	08810	New		184
Cornell-Dubilier Superfund Site OU4 - Reaches 2-4 - Remedial Action	Construction Documents	Marine Work	\$500,000,000	To Be Determined	South Plainfield	Middlesex	North	New Jersey	07080	Alteration		
Colonial Oaks Apartments	Design Development	Apartments	\$215,000,000	New Brunswick Ave	South Plainfield	Middlesex	North	New Jersey	07080	New		569
Bridge Point 78 Phase 3 Warehouse	Pre-Design	Warehouses	\$94,700,000	1 Craigwood Rd	South Plainfield	Middlesex	North	New Jersey	07080	New	877,019	
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		

UPCOMING PROJECTS VALUED \$50-MIL+												
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
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		
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		
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 19.0, 29.5 and 46.1	Pre-Design	Tunnels	\$78,000,000	Multiple Locations	Woodbridge	Middlesex	North	New Jersey	07095	New		
RFP Engineering - Supervision of Construction Services for Contract No. T100.740 Bridge Repairs and Resurfacing	Pre-Design	Bridges and Culverts	\$60,000,000	To be determined	Woodbridge	Middlesex	North	New Jersey	07095	Alteration		
RFP Engineering - Supervision Of Construction Services For Contract No. P100.739 Bridge Repairs And Resurfacing Milepost 126 To 172	Pre-Design	Bridges and Culverts	\$60,000,000	To be determined	Woodbridge	Middlesex	North	New Jersey	07095	Alteration		
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
Construction of Grade Separated U-Turns at Milepost 6.40 and 19.00	Bidddate Set	Bridges and Culverts	\$75,000,000	Multiple Locations	Woodbridge Township	Middlesex	North	New Jersey	08830	Alteration		
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		
Monmouth County												
Route 524 Warehouse	Pre-Design	Warehouses	\$60,000,000	725 Rte 524	Allentown	Monmouth	North	New Jersey	08501	New	566,840	
Old Mill Rd Age Restricted Apartments	Schematic Design	Apartments	\$60,000,000	1817 Old Mill Rd	Belmar	Monmouth	North	New Jersey	07719	New		187
Route 34, CR 537 to Washington Ave., Pavement	Pre-Design	Bridges and Culverts, Roads, Sewers and Water Mains	\$133,920,000	NJ-34	Colts Neck	Monmouth	North	New Jersey	07722	New		
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
Route 71, Bridge over Shark River	Pre-Design	Bridges and Culverts	\$152,200,000	NJ-71	Deal	Monmouth	North	New Jersey	07723	New		
Nefflix Studio Campus Phase II / Eatontown	Design Development	Broadcast Studios, Parks and Landscaping, Restaurants	\$900,000,000	NJ-35	Eatontown	Monmouth	North	New Jersey	07724	New	500,000	
Azura at Holmdel - Senior Living Community	Schematic Design	Apartments, Nursing Homes, Offices, Townhomes	\$100,000,000	23 Main St	Holmdel	Monmouth	North	New Jersey	07733	New		299
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
US Highway 9 Multi Residential Apartments	Schematic Design	Apartments, Clubs, Community Centers, Parking Garages, Parks and Landscaping, Roads, Swimming Pools	\$118,000,000	1400 US-9	Howell	Monmouth	North	New Jersey	07731	New		360
The Residences at Forman Farms	Schematic Design	Roads, Sewers and Water Mains, Townhomes	\$90,000,000	29 Howell Rd	Howell	Monmouth	North	New Jersey	07731	New		280
Greenleaf Shopping Center	Schematic Design	Auditoriums, Medical Offices, Retail Stores, Roads	\$57,000,000	10 US-9 & Lanes Mill Rd	Howell	Monmouth	North	New Jersey	07731	New	146,900	
Randolph Road Warehouse Development	Pre-Design	Warehouses	\$50,000,000	Randolph Rd & Lakewood Farmingdale Rd	Howell	Monmouth	North	New Jersey	07731	New	940,400	
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
Manalapan Crossing 2 Subdivision	Pre-Design	Apartments, Automotive, Retail Stores	\$80,000,000	NJ-33 & Camp; Millhurst Rd	Manalapan	Monmouth	North	New Jersey	07726	New		
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
Old Bridge Township Warehouse Building	Pre-Design	Rental Warehouses	\$90,000,000	To Be Determined	Matawan	Monmouth	North	New Jersey	07747	New	808,510	
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
NJ-33 Warehouse	Schematic Design	Golf Course / Country Club, Offices, Warehouses	\$56,000,000	530 NJ-33	Millstone Twp	Monmouth	North	New Jersey	08535	New	272,852	
Sunset Avenue Industrial Development / Ocean	Pre-Design	Manufacturing	\$340,817,253	Sunset Ave	Ocean	Monmouth	North	New Jersey	07712	Alteration	634,669	
Oceanport Mixed-Use Development	Schematic Design	Apartments, Athletic Bldgs, Clubs, Community Centers, Hotels, Retail Stores	\$200,000,000	To Be Determined	Oceanport	Monmouth	North	New Jersey	07757	New		498
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
Front Street Apartments	Schematic Design	Apartments	\$57,000,000	141 W Front St	Red Bank	Monmouth	North	New Jersey	07701	New		150
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	
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		
Wyckoff Road Apartments	Pre-Design	Apartments	\$60,000,000	Wyckoff Rd	Wall Township	Monmouth	North	New Jersey	07727	New		160
Holly Boulevard Apartments	Design Development	Apartments	\$57,000,000	NJ-34 & Holly Blvd	Wall Township	Monmouth	North	New Jersey	08736	New		152
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												
Kings Highway Warehouse	Pre-Design	Warehouses	\$50,000,000	271 Kings Hwy	Landing	Morris	North	New Jersey	07850	New	470,044	

UPCOMING PROJECTS VALUED \$50-MIL+												
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Route 287, Route 202 to Ramapo River	Construction Documents	Roads	\$78,800,000	I-287	Montville	Morris	North	New Jersey	07082	Alteration		
Morristown Medical Center Expansion	Construction Documents	Hospitals, Clinics, Parking Garages	\$1,000,000,000	100 Madison Ave	Morristown	Morris	North	New Jersey	07960	New		133
Apartment Buildings	Schematic Design	Apartments, Offices, Parking Garages, Retail Stores	\$100,000,000	25 Market St	Morristown	Morris	North	New Jersey	07960	New		64
M Lofts Residential	Schematic Design	Apartments, Athletic Bldgs, Clubs, Community Centers, Offices	\$78,000,000	35 Spring St	Morristown	Morris	North	New Jersey	07960	New		150
Convent Road Residential Subdivision	Design Development	Single Family	\$59,000,000	2 Convent Rd	Morristown	Morris	North	New Jersey	07960	New		150
Electrical Facilities	Construction Documents	Electrical Work	\$60,000,000	Multiple Locations	Randolph	Morris	North	New Jersey	07869	Alteration		
ICE Detention Facility Roxbury Township - ICE	Pre-Design	Prisons, Warehouses	\$70,000,000	To Be Determined	Roxbury Township	Morris	North	New Jersey	07876	Alteration		
Route 80, WB Rockfall Mitigation, Hardwick Township	Pre-Design	Roads	\$56,039,000	I-80	Wharton	Morris	North	New Jersey	07885	Alteration		
MACH2 / New Jersey	Pre-Design	Manufacturing	\$750,000,000	741 US-9	Berkeley Township	Ocean	North	New Jersey	08731	New		
Ocean County												
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
Adventure Crossing Phase 3 and 4	Pre-Design	Apartments, Parks and Landscaping, Townhomes	\$179,000,000	Monmouth Rd	Jackson	Ocean	North	New Jersey	08527	New		505
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
Chandler Road School Development / Jackson	Schematic Design	High Schools	\$80,000,000	390 Chandler Rd	Jackson	Ocean	North	New Jersey	08527	New	202,774	
Turf 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		
Aquaterra Apartments	Schematic Design	Apartments	\$50,000,000	To Be Determined	Jackson	Ocean	North	New Jersey	08527	New		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	
The Parke at Lakewood	Pre-Design	Clubs, Community Centers, Single Family	\$209,000,000	688 Cross St	Lakewood	Ocean	North	New Jersey	08701	New		556
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		
Cedarbridge Ave Self Storage Facility and Warehouse	Schematic Design	Rental Warehouses	\$80,000,000	Cedarbridge Ave	Lakewood	Ocean	North	New Jersey	08701	New	389,763	
Cedarbridge Ave - Storage Units & Warehouse	Schematic Design	Rental Warehouses, Retail Stores, Warehouses	\$80,000,000	Cedarbridge Ave	Lakewood	Ocean	North	New Jersey	08701	New	389,763	
Georgian Court University Campus Upgrade / Lakewood	Pre-Design	College, University, Dormitories	\$75,000,000	900 Lakewood Ave	Lakewood	Ocean	North	New Jersey	08701	Alteration		
Boulevard of the Americas Commercial Site	Schematic Design	Offices, Retail Stores, Warehouses	\$53,000,000	500 Boulevard of the Americas	Lakewood	Ocean	North	New Jersey	08701	New	188,499	
Lanes Mills Estates	Schematic Design	Parks and Landscaping, Religious Auditoriums, Townhomes	\$52,000,000	Lanes Mill Rd	Lakewood	Ocean	North	New Jersey	08701	New		74
Heritage Minerals Residential	Pre-Design	Single Family	\$960,000,000	NJ-70 & NJ-37	Manchester Township	Ocean	North	New Jersey	08759	New		2,450
Manchester Apartments - Phase 1C	Schematic Design	Apartments	\$80,000,000	2035 NJ-37	Manchester Township	Ocean	North	New Jersey	08759	New		210
NJ Route 37 Post-Acute Care Facility	Design Development	Hospitals, Clinics	\$70,000,000	2132 NJ-37	Manchester Township	Ocean	North	New Jersey	08759	New		124
Manchester Apartments - Phase 1B	Schematic Design	Apartments	\$53,000,000	2035 NJ-37	Manchester Township	Ocean	North	New Jersey	08759	New		140
Oxycoccus 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		
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	
Passaic County												
Northern Rail Maintenance-of-way Facility - New Jersey Transit Corporation	Pre-Design	Transportation Terminals	\$75,000,000	Kuller Rd	Clifton	Passaic	North	New Jersey	07011	New		
Jefferson Street Mixed-Use Development	Design Development	Apartments, Food Stores	\$80,000,000	Jefferson St & Prospect St	Passaic	Passaic	North	New Jersey	07055	New		1,400
Trenton Amtrak Bridges	Pre-Design	Bridges and Culverts	\$67,457,000	6th Ave	Passaic	Passaic	North	New Jersey	07055	New		
RFP D/B - Paterson New STEAM High School	Construction Documents	High Schools	\$168,000,000	764 11th Ave	Paterson	Passaic	North	New Jersey	07514	New	266,000	
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
Preakness Shopping Center Redevelopment	Schematic Design	Apartments, Clubs, Community Centers, Restaurants, Retail Stores, Roads, Single Family	\$105,000,000	1210 Hamburg Tpke	Wayne	Passaic	North	New Jersey	07470	New		244
Hamburg Tpke - Adult Community	Schematic Design	Nursing Homes	\$92,000,000	1982 Hamburg Tpke	Wayne	Passaic	North	New Jersey	07470	New		285
Route 23, High Crest Drive to Macopin River	Construction Documents	Roads	\$197,000,000	NJ-23	West Milford	Passaic	North	New Jersey	07480	Alteration		

UPCOMING PROJECTS VALUED \$50-MIL+												
Project Title	Stage	Subcategory	Project Value	Street	City	County	Region	State/Province	Postal Code	Work Type	Floor Area (sq ft)	Units
Rifle Camp Road Apartment Remodel	Construction Documents	Apartments	\$75,400,000	385 Rifle Camp Rd	Woodland Park	Passaic	North	New Jersey	07424	Alteration		400
Salem County												
Reed Apartments	Construction Documents	Apartments, Single Family, Townhomes	\$50,000,000	Whig Ln	Monroeville	Salem	South	New Jersey	08343	New		294
Industrial development / Salem Commerce Park	Pre-Design	Manufacturing	\$145,000,000	7 Collins Dr	Penns Grove	Salem	South	New Jersey	08069	New	707,400	
New Collins Drive Warehouse Development	Pre-Design	Offices, Warehouses	\$70,000,000	7 Collins Dr	Penns Grove	Salem	South	New Jersey	08069	New	707,400	
Salem Commerce Park	Design Development	Roads, Warehouses	\$55,000,000	965 Harding Hwy	Penns Grove	Salem	South	New Jersey	08069	New	476,300	
Somerset County												
RFQ Design - EHRM Infrastructure Upgrades Lyons, NJ	Schematic Design	Hospitals, Clinics, Military - Misc.	\$100,000,000	151 Knollcroft Rd	Bernards	Somerset	North	New Jersey	07939	Alteration		
Mountain View Corporate Center	Pre-Design	Offices, Parking Garages	\$74,600,000	180 Mountainview Rd	Bernards	Somerset	North	New Jersey	07059	New	350,000	
Electronic Health Record Modernization (EHRM) Infrastructure Upgrades - Lyons	Biddate Set	Hospitals, Clinics, Military - Misc.	\$50,000,000	151 Knollcroft Rd	Bernards	Somerset	North	New Jersey	07939	Alteration		
Claremont Manor	Design Development	Condominiums, Parking Garages	\$86,750,000	24-26 Claremont Rd	Bernardsville	Somerset	North	New Jersey	07924	New	41,800	23
Delbarton School Student Life Center	Schematic Design	Parking Garages, Special, Vocational Schools	\$65,000,000	230 Mendham Rd	Bernardsville	Somerset	North	New Jersey	07924	New	126,679	
Bridgewater Commons Shopping Center Renovations	Design Development	Shopping Centers	\$180,000,000	400 Commons Way	Bridgewater	Somerset	North	New Jersey	08807	Alteration	1,200,000	
Grant Street Warehouse	Pre-Design	Warehouses	\$50,000,000	Grant St & Elizabeth Ave	Franklin Township	Somerset	North	New Jersey	08873	New	436,960	
Prologis / Somerset	Pre-Design	Manufacturing, Roads	\$50,000,000	187 Davidson Ave	Franklin Township	Somerset	North	New Jersey	08873	New	436,900	
Route 206, Valley Road to Brown Avenue	Pre-Design	Bridges and Culverts, Electrical Work, Roads	\$87,000,000	US-206	Hillsborough	Somerset	North	New Jersey	08844	New		
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		198
The Haven at Princeton	Schematic Design	Apartments, Townhomes	\$64,000,000	Millstone River Rd	Hillsborough	Somerset	North	New Jersey	08844	New		154
Thrive at Montgomery Senior Living	Pre-Design	Nursing Homes	\$50,000,000	US-206	Montgomery	Somerset	North	New Jersey	08558	New		196
Connell Drive Mixed-Use Development	Pre-Design	Apartments, Retail Stores	\$146,400,000	Connell Dr	Plainfield	Somerset	North	New Jersey	07069	New		328
Affordable Seniors Housing Renovation	Design Development	Apartments	\$113,000,000	To Be Determined	Plainfield	Somerset	North	New Jersey	07069	Alteration		353
Sussex County												
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
Diamond Chip Logistics Park	Schematic Design	Manufacturing, Offices, Warehouses	\$75,600,000	33 Demarest Rd	Sparta	Sussex	North	New Jersey	07871	New	880,000	
Union County												
Stratton House	Construction Documents	Apartments, Parking Garages	\$60,000,000	428 - 434 Springfield Ave.	Berkeley Heights	Union	North	New Jersey	07922	New		211
Mixed-Use Development	Schematic Design	Apartments, Offices, Restaurants, Retail Stores	\$79,000,000	1166 E Broad St	Elizabeth	Union	North	New Jersey	07201	New		300
CoreWeave Data Center Development	Design Development	Offices	\$1,200,000,000	2000 Galloping Hill Rd	Kenilworth	Union	North	New Jersey	07033	Alteration	280,000	
Route 1&9, Interchange at Route I-278	Pre-Design	Roads, Sewers and Water Mains	\$82,900,000	U.S. Rte 1 & I-278	Linden	Union	North	New Jersey	07036	Alteration		
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	New		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 Bishop Mixed-use Development	Construction Documents	Apartments, Athletic Bldgs, Athletic Fields and Courts, Clubs, Community Centers, Parks and Landscaping, Retail Stores, Swimming Pools	\$60,000,000	401 E 3rd St	North Plainfield	Union	North	New Jersey	07060	New		266
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
Vermella Hackettstown	Design Development	Apartments, Clubs, Community Centers	\$51,300,000	Willow Grove St & Bilby Rd	Hackettstown	Warren	North	New Jersey	07840	New		136
Route 80 EB, Retaining Wall replacement, Hardwick and Knowlton Townships	Construction Documents	Roads	\$96,200,000	Route 80 EB	Knowlton Township	Warren	North	New Jersey	07832	Alteration		
The Cubes at Phillipsburg	Construction Documents	Offices, Warehouses	\$155,000,000	To Be Determined	Phillipsburg	Warren	North	New Jersey	08865	New	1,420,500	
Howard Street Industrial Development	Schematic Design	Warehouses	\$50,000,000	170 Howard St	Phillipsburg	Warren	North	New Jersey	08865	New		



Otteau Group Inc.

ACCNJ MarketCAST Supplement

Economic Impacts of Construction in New Jersey

2025.Q4

Prepared For

Jack Kocsis, Jr.

Chief Executive Officer

ACCNJ

ASSOCIATED CONSTRUCTION CONTRACTORS OF NEW JERSEY

Introducing Economic Impact Modeling

Quantifying the Economic Impact of Construction Spending in New Jersey

As part of a new collaboration between **ACCNJ** and **The Otteau Group**, we are excited to introduce **Economic Impact Modeling** as a new feature in our quarterly **MarketCAST Reports**. In this section you'll learn about how the effects of construction spending ripple across the New Jersey economy—creating jobs, income, and tax revenue that strengthen communities and regions across the state.

Issued four times a year, these reports are intended to assist ACCNJ members to clearly demonstrate the full economic value of construction spending to local and regional stakeholders, as well as policy makers in Trenton.

FOR TAILORED INSIGHTS, WE ALSO OFFER CUSTOM ANALYSIS FOR SPECIFIC PROJECTS. CONTACT US DIRECTLY TO DISCUSS YOUR NEEDS.



Otteau Group Inc.

Measuring Project Effects

By translating construction investments into these tangible economic benefits, **ACCNJ** members will be better equipped to advocate for their projects and secure entitlements by communicating their contributions to community growth and prosperity. These insights will illuminate not only the direct benefits of a project, but also its broader contributions to surrounding communities and regions.

Using advanced regional economic modeling techniques, these reports will measure the beneficial impacts of construction activity, including:



**JOB CREATION
& LABOR INCOME**



**PURCHASING
GOODS & SERVICES**



**TAX REVENUES
AT THE LOCAL, COUNTY,
STATE & FEDERAL LEVEL**



ECONOMIC GROWTH



CONSUMER SPENDING

We look forward to delivering this new feature section each quarter, to provide in-depth analyses that quantify the economic impact—or ripple effects—of construction spending across New Jersey to provide a complete picture of the beneficial effects of the industry



Otteau Group Inc.

The Methodology

To achieve this, we integrate the results using advanced econometric modeling trace how economic activity generated by a construction project spreads beyond the local project area into the larger economy. This modeling technique measures how initial spending for a project stimulates additional local and regional effects, to quantify a more comprehensive assessment of its economic impacts. This modeling is powered by publicly and privately sourced data from federal agencies (Bureau of Labor Statistics, U.S. Department of Agriculture, Bureau of Economic Analysis, U.S. Census Bureau and NJEDA's preferred Implan methodology).



Economic Output Model

The results are then categorized into key economic indicators which are segmented by the type of economic benefit, to provide a detailed breakdown of how each construction project contributes to the larger economy.

By leveraging this data and methodology, ACCNJ members gain a powerful tool to demonstrate the full economic value of their development projects—supporting advocacy, stakeholder engagement, and strategic planning.



Input-Output Components

These components define the input-output components of a construction project for the following subcategories:



Direct Effects

The immediate impact of a project—such as construction spending, hiring, and operations. Example: building a hotel creates jobs for contractors and suppliers.

Indirect Effects

The ripple through the supply chain. Businesses supplying goods and services to the project ramp up their own activity, creating additional jobs and purchases.

Induced Effects

The boost from household spending. Workers from direct and indirect activities spend their earnings locally—on groceries, healthcare, entertainment, housing—further stimulating the economy.



Employment Impact of a Construction Project

Job creation from a construction project typically falls into **three** categories: *Direct*, *Indirect*, and *Induced* employment- each contributing at different stages of the project: **Construction** and **Operation**.

Direct Jobs: These are the on-site and facility-level roles created by the project itself.

Phase	Source of Employment	Examples
Construction	On-site construction work (temporary)	Laborers, engineers, contractors
Operation	Facility staff (ongoing)	Building Management, leasing reps, maintenance

Direct jobs are the most visible — created by the project's physical development and operation.

Indirect Jobs: These arise through the project's supply chain — businesses providing goods and services.

Phase	Source of Employment	Examples
Construction	Suppliers of materials and equipment	Cement plants, lumber yards, equipment vendors
Operation	Suppliers of operational inputs/services	Utilities, telecom, cleaning, and logistics

Indirect jobs ripple outward through vendors and suppliers supporting the project.

Induced Jobs: These result from household spending by workers employed directly or indirectly by the project.

Phase	Source of Employment	Examples
Construction	Spending by construction workers	Retail, restaurants, healthcare
Operation	Spending by facility employees	Local services, childcare, entertainment

Induced jobs reflect the broader economic benefits as income is recirculated in the community.

The Project

This issue of **MarketCAST** will examine the economic impact of constructing a multifamily building in the northern and southern regions of New Jersey.

Project Description: 300 unit Multifamily Project with On-Site Parking in Northern & Southern New Jersey.



Northern NJ Region Rochelle Park, Bergen County

- Total Construction Cost: \$97.9 million
- Cost per Sq. Ft.: \$250 (GBA, all-in)
- Region: Bergen County + Northern NJ

Southern NJ Region Cherry Hill, Camden County

- Total Construction Cost: \$71.5 million
- Cost per Sq. Ft.: \$187 (GBA, all-in)
- Region: Camden County + Southern NJ

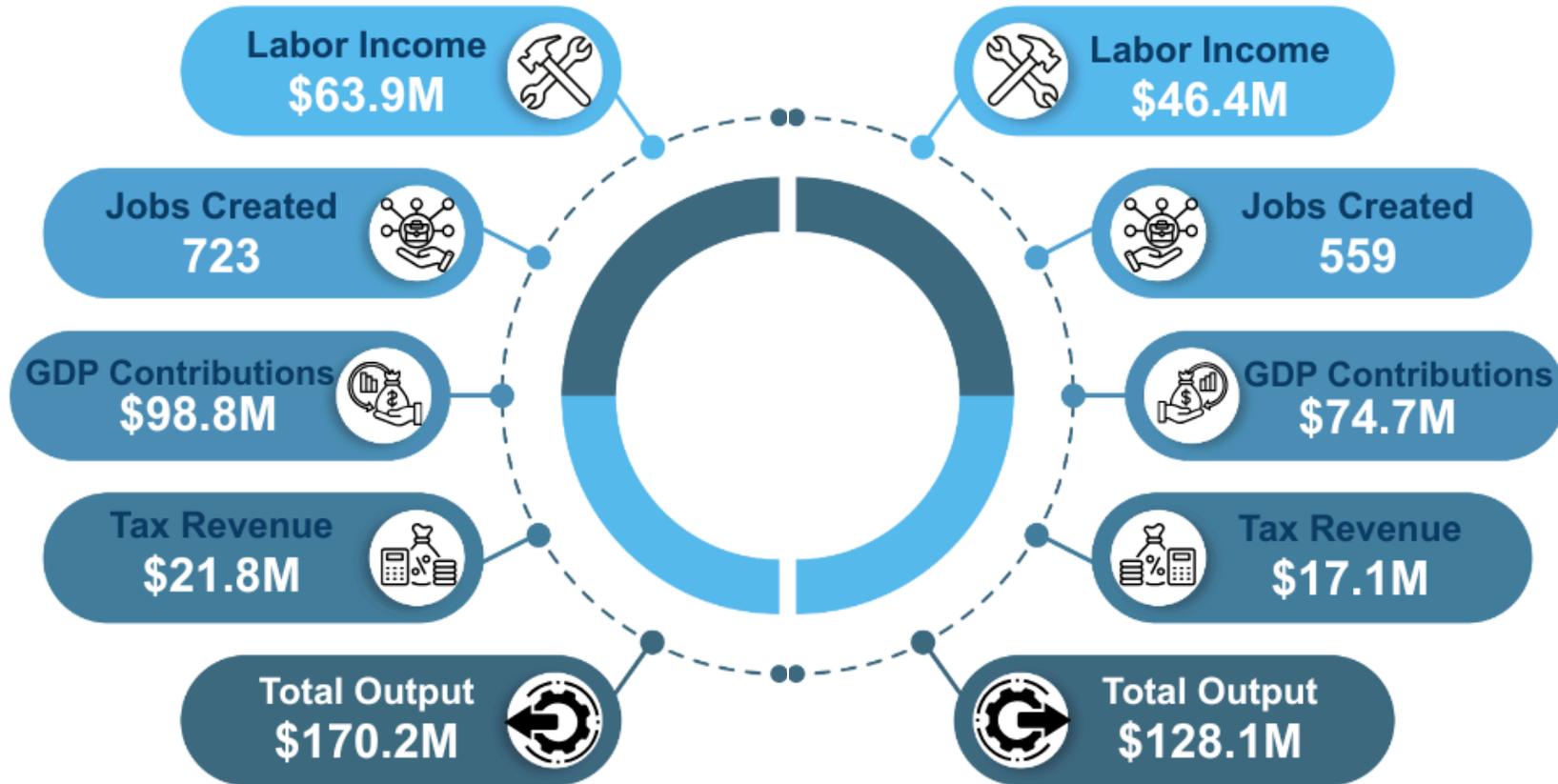
Due to land scarcity in Northern NJ, development costs are typically higher due to vertical construction over ground level parking, compared to the southern part of the state where apartment development typically consists of low-rise, wood-frame construction with surface parking.

Economic Impact Dashboard- 2025.Q4

Project Type: 300 Unit Multifamily building with On-Site Parking

Northern NJ Region

Southern NJ Region



Every \$1M in construction spending generates approximately 13 jobs- resulting in total regional multipliers between 1.7x and 1.8x



Otteau Group Inc.

Inside the Numbers

Northern NJ Region (Rochelle Park, Bergen County)

Economic Impacts

Both of these project will generate significant economic benefits through both construction and ongoing operations:

- 723 total jobs with \$63.9 Million in Labor Income.
- \$98.8 Million in GDP contributions (Labor, Taxes, and Profits)
- Initial Tax Revenues of \$21.8 Million at the federal, state, and county level.
- Profits, including developer fees, of \$13.1 Million (13% of Construction Costs)



The project's total economic multiplier equals 1.7× initial spending through first year of operation.



Inside the Numbers

Northern NJ Region (Rochelle Park, Bergen County)

The total value added to GDP equates to \$98.8 Million with a one-time economic impact estimated to be \$170.2 Million. This includes 723 direct, indirect, and induced jobs being created and or supported. Ongoing operational impacts to the region are estimated to be \$1+ Million per year, including \$172 Thousand in labor income with an estimated 9 annual jobs supported.

NORTHERN NEW JERSEY ECONOMIC IMPACTS						
Event Name	Impact	Jobs	Labor Income	Taxes	Materials / Energy / Services	Impact
Construction Phase	Direct	415	\$38,081,546	\$10,400,761	\$45,830,842	\$94,313,148
	Indirect	143	\$13,708,944	\$5,788,867	\$13,514,415	\$33,012,226
	Induced	156	\$11,914,142	\$5,016,451	\$11,805,178	\$28,735,771
	Subtotal	714	\$63,704,631	\$21,206,079	\$71,150,435	\$156,061,145
Operational Phase*	Direct	8.0	\$84,356	\$554,833	\$179,233	\$818,422
	Indirect	0.8	\$56,324	\$18,056	\$68,019	\$142,400
	Induced	0.4	\$31,981	\$13,528	\$31,613	\$77,122
	Subtotal	9	\$172,661	\$586,418	\$278,866	\$1,037,944
	Total	723	\$63,877,292	\$21,792,496	\$71,429,300	\$157,099,089
<i>*Operational period reflects 1 year time period.</i>				Profits	13%	\$13,134,212
Total Economic Impact						\$170,233,300

One-time impact: \$170.2M | Annual operations: \$1M+ | 714 Construction Jobs | 9 Permanent Jobs



Inside the Numbers

Southern NJ Region (Cherry Hill, Camden County)

Economic Impacts

Both of these project will generate significant economic benefits through both construction and ongoing operations:

- 559 total jobs with \$46.4 Million in Labor Income.
- \$74.7 Million in GDP contributions (Labor, Taxes, and Profits)
- Initial Tax Revenues of \$17.1Million at the federal, state, and county level.
- Profits, including developer fees, of \$11.1 Million (16% of Construction Costs)



The project's total economic multiplier equals 1.8× initial spending through first year of operation.



Inside the Numbers

Southern NJ Region (Cherry Hill, Camden County)

The total value added to GDP equates to \$74.7 Million with a one-time economic impact estimated to be \$128.1 Million. This includes 559 direct, indirect, and induced jobs being created and or supported. Ongoing operational impacts to the region are estimated to be \$1.1 Million per year, including \$148 Thousand in labor income with an estimated 10 annual jobs supported.

SOUTHERN NEW JERSEY ECONOMIC IMPACTS						
Event Name	Impact	Jobs	Labor Income	Taxes	Materials / Energy / Services	Impact
Construction Phase	Direct	293	\$27,809,507	\$7,954,557	\$32,322,959	\$68,087,023
	Indirect	122	\$9,960,301	\$4,612,891	\$11,514,543	\$26,087,735
	Induced	135	\$8,516,114	\$3,925,337	\$9,270,053	\$21,711,504
	Subtotal	549	\$46,285,922	\$16,492,785	\$53,107,555	\$115,886,263
Operational Phase*	Direct	9.0	\$78,703	\$630,633	\$201,637	\$910,974
	Indirect	0.6	\$43,497	\$14,480	\$51,092	\$109,070
	Induced	0.4	\$26,365	\$12,284	\$28,999	\$67,648
	Subtotal	10	\$148,565	\$657,397	\$281,728	\$1,087,691
	Total	559	\$46,434,487	\$17,150,183	\$53,389,283	\$116,973,954
<i>*Operational period reflects 1 year time period.</i>				Profits	16%	\$11,172,744
Total Economic Impact						\$128,146,698

One-time impact: \$128.1M | Annual operations: \$1.1M | 549 Construction Jobs | 10 Permanent Jobs



Detailed Summary of Tax Impacts

Northern NJ Region (Rochelle Park, Bergen County)

Phase	Impact	Taxing Entity				
		Local	County	State	Federal	Total
Construction	Direct	\$1,205,481	\$127,184	\$1,729,661	\$7,338,434	\$10,400,761
	Indirect	\$1,399,563	\$155,036	\$1,266,525	\$2,967,744	\$5,788,867
	Induced	\$1,059,149	\$134,904	\$1,104,094	\$2,718,304	\$5,016,451
	Subtotal	\$3,664,193	\$417,125	\$4,100,280	\$13,024,481	\$21,206,079
Operation	Direct	\$237,679	\$25,076	\$189,840	\$102,238	\$554,833
	Indirect	\$2,742	\$310	\$3,222	\$11,782	\$18,056
	Induced	\$2,818	\$377	\$2,984	\$7,349	\$13,528
	Subtotal	\$243,239	\$25,764	\$196,046	\$121,369	\$586,418
Overall		\$3,907,431	\$442,888	\$4,296,326	\$13,145,850	\$21,792,496

Southern NJ Region (Cherry Hill, Camden County)

Phase	Impact	Taxing Entity				
		Local	County	State	Federal	Total
Construction	Direct	\$701,854	\$165,602	\$1,349,567	\$5,737,535	\$7,954,557
	Indirect	\$973,331	\$226,564	\$1,123,748	\$2,289,248	\$4,612,891
	Induced	\$741,440	\$168,216	\$942,996	\$2,072,686	\$3,925,337
	Subtotal	\$2,416,625	\$560,381	\$3,416,311	\$10,099,469	\$16,492,785
Operation	Direct	\$221,029	\$52,152	\$238,409	\$119,043	\$630,633
	Indirect	\$1,879	\$436	\$2,719	\$9,446	\$14,480
	Induced	\$2,322	\$521	\$2,956	\$6,486	\$12,284
	Subtotal	\$225,230	\$53,108	\$244,084	\$134,976	\$657,397
Overall		\$2,641,855	\$613,489	\$3,660,395	\$10,234,445	\$17,150,183



Turning Data Into Action: Member Advocacy Toolkit

Strengthen Proposals for State Incentives

Members can present quantifiable, data-backed evidence of a project's economic value—critical for programs like NJEDA's ASPIRE. By showcasing job creation, income generation, and tax revenue, members can confidently meet or exceed the Net Benefit Test.

Accelerate Zoning and Funding Approvals

Local governments and financial institutions increasingly require credible economic justification. This tool provides professional-grade impact reports that clearly demonstrate community and regional benefits—streamlining approvals and financing.

Support Advocacy with Transparent, Trusted Data

Whether advocating for a project, policy change, or funding, members can speak with authority. Our modeling uses federal data sources (BLS, BEA, USDA, Census Bureau), ensuring accuracy and trust.

Demonstrate Broader Community Value

Beyond construction jobs and revenue, the tool captures indirect and induced effects—such as supply chain activity and household spending. This helps members highlight long-term employment, local business support, and recurring tax contributions.

Enhance Strategic Planning

By revealing the full economic ripple effect of construction spending, members can better quantify and communicate the value of their projects.

Turning Data Into Action



Zoning & Approvals:

Use this analysis in presentations to illustrate job creation and tax revenue.



State Incentives:

Include key figures in NJEDA ASPIRE or ERG applications to satisfy Net Benefit Tests.



Public Communications:

Share summary metrics in press releases, community outreach materials.

Otteau Group's Economic Impact Modeling helps members move projects from proposal to approval faster.



Otteau Group Inc.

Definitions

- **Input-Output Model** - A type of applied economic analysis that tracks the interdependence among various producing and consuming industries in an economy; It measures the relationship between a given set of demands for final goods and services, and the inputs required to satisfy those demands.
- **Total Output** - The combination of an industry's spending on Value Added and inputs equals the Total Output.
- **Labor Income** - represents all forms of employment income, including Employee Compensation (wages and benefits) and Proprietor Income. It is a key component of Value Added.
- **Employee Compensation (EC)** - represents the total payroll cost of wage and salary employees to the employer, or fully loaded payroll. This only represents the wages & salaries that are paid to employees in the region where the employees work, regardless of where the employees live.
- **Proprietor Income (PI)** - represents payments by self-employed individuals and unincorporate businesses, such as sole proprietorships, partnerships, and tax-exempt cooperatives.
- **Other property income** - is gross Operating Surplus minus Proprietor Income; it includes consumption of fixed capital (CFC), corporate profits, and business current transfer payments (net).
- **Taxes on production and imports** - equates to sales and excise taxes, customs duties, property taxes, motor vehicle licenses, severance taxes, other taxes, and special assessments.
- **Intermediate Inputs** - are purchases of non-durable goods and services such as energy, materials, and purchased services that are used to produce other goods and services rather than for final consumption.



About Otteau Group

Otteau Group is a multi-discipline real estate appraisal and advisory firm providing services to a wide range of public and private clients. Our mission is to assist our clients in keeping pace with emerging trends in real estate through insightful analysis and cutting-edge pricing skills.

Appraisal Services are provided to financial & lending institutions, developers & builders, attorneys, investors, relocation management service companies, governmental agencies, corporations, and the public.

Our **Consulting Group** places a strong emphasis on economic and fiscal impact analysis, helping public- and private-sector stakeholders quantify how development, infrastructure, and redevelopment initiatives affect **municipal and state tax revenues, employment, public service demands, capital improvement planning, and long-term economic growth**. These services are integrated with market analysis, project feasibility, demographic trends, and project valuation to support entitlement proceedings, public approvals, incentive programs, and policy decisions. **Litigation** support is provided for matters requiring valuation and corresponding expert testimony for eminent domain proceedings, contractual disputes, bankruptcy, tax appeals, equitable distribution, estate valuation, and stigma-related issues.

Copyright

All information contained herein is protected by copyright. Content may only be distributed or reproduced internally between employees of Associated Construction Contractors of New Jersey and not be distributed or reproduced, in part or in whole, to 3rd parties without the prior written permission of Otteau Group.

Disclaimer

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice. The analyses contained herein have been based in whole, or in part, on data supplied by a compilation of information sources and may therefore not reflect all real estate activity in the market. While believed to be reliable, we cannot guarantee, nor assume responsibility for the accuracy of information which has been supplied to us by others.

You should not act upon the information contained in this publication without obtaining specific professional advice. No representation or warranty (express or implied) is given as to the accuracy or completeness of the information contained in this publication, and, to the extent permitted by law, Otteau Group, its members, employees and agents do not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication, or for any decision based on it.



Otteau Group Inc.