NYC Builds Bio+

MEMBER SPOTLIGHT AND NETWORKING EVENT

FOR MEMBERS AND PROSPECTIVE MEMBERS

Thursday, April 22, 2021 | 1:00 PM - 2:30 PM | Online Zoom Event
100+
Lab Projects completed in the last 15 years

#1 Lab Builder in the US
ENR & Modern Healthcare

$10B
In lab Work completed since 2000
Our Team

Charlie Whitney
VP & General Manager
New York

Mark Romanski
VP & General Manager
New Jersey

Sam Battaglia
VP, Preconstruction Manager | New York

Dana Worthing
Preconstruction Manager | New Jersey

Attilio Rivetti
VP, Turner Engineering Group | National

James Folgia
Construction Executive | New Jersey

Omur Ehliz
Construction Executive | New York
Turner Cost Index

- The total escalation in the past one year (Q1 2019 – Q1 2021) has been observed to be cumulatively -1.43%. Quarterly change from Q4 2020 to Q1 2021 is an increase of 0.09%.

<table>
<thead>
<tr>
<th>Quarter</th>
<th>Index</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 Q1</td>
<td>1172</td>
<td>0.09%</td>
</tr>
<tr>
<td>2020 Q4</td>
<td>1171</td>
<td>0.00%</td>
</tr>
<tr>
<td>2020 Q3</td>
<td>1171</td>
<td>-0.51%</td>
</tr>
<tr>
<td>2020 Q2</td>
<td>1177</td>
<td>-1.01%</td>
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<tr>
<td>2020 Q1</td>
<td>1189</td>
<td>1.02%</td>
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<tr>
<td>2019 Q4</td>
<td>1177</td>
<td>1.29%</td>
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<tr>
<td>2019 Q3</td>
<td>1162</td>
<td>1.13%</td>
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<tr>
<td>2019 Q2</td>
<td>1149</td>
<td>1.23%</td>
</tr>
<tr>
<td>2019 Q1</td>
<td>1135</td>
<td>1.34%</td>
</tr>
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</table>
Material Shortage Impacts | Steel Impacts

- Steel Raw Material has nearly doubled since 2019
- This follows the increase in Scrap Steel Pricing and Availability
- Countries tightening on exports has impacted the receipt of Scrap Steel
- COVID-19 Facility protocols have impacted the lead-times of materials from Suppliers / Fabricators
- Recent forecasts have identified the pricing expected to flatten in Q2
Material Shortage Impacts | Copper Impacts

• Key mines in Chile and Peru have tightened exports during the Pandemic

• This is reducing the current availability, driving costs upward – Nearly doubled since March of 2020

• Market focus on Electrical Infrastructure, less Carbon related fuels source

• Recent forecasts have identified the pricing to continue upward in 2021, but in a lesser gear than in 2020

• Cobalt – A by-product of copper, experienced excessive increases in 2021 over 60% increase

• Utilized primarily for EV Batteries, part of the drive towards Electrical Infrastructure
**Producer Price Index**

- Material Increases, but a stabilized Bidding Market
- Subcontractors / Vendors absorbing recent Material Increases
- Seeing Lead-time concerns, this cannot be absorbed by the subcontractors
- Sacrificing potential profit to create backlog for an uncertain market
- Global hope with multiple vaccines, will reduce material pressures
- May not be sustainable for subcontractors much longer
Turner Cost Index Projections
CELULARITY HEADQUARTERS RENOVATION

Scope of Work

3 Floors
150,000 sq. ft.
Biological Manufacturing Spaces
Quality Control Laboratories
CELULARITY HEADQUARTERS RENOVATION
CELUARITY HEADQUARTERS RENOVATION

Building Improvements
- Enhanced MEP Systems
- Air Handling Units
- Chillers
- Pump House
- Generators
- Structural Reinforcement

Design-Build
- AHU’s From Concept to Delivery in 14 weeks
- Original design called for 20+ footings to be reinforced. After TEG evaluation, only 4 footings were required to be reinforced
CELGENE S12 CAR-T CELL THERAPY FACILITY

Scope of Work

2 Floors
110,000 sq. ft.
Commercial Cellular Therapy (CAR-T) Production
CELGENE S12 CAR-T CELL THERAPY FACILITY

SPEED TO MARKET

July  
October 
December
NYU THE SCIENCE BUILDING

Scope of Work

365,000 sq. ft. Educational Laboratories
NYU THE SCIENCE BUILDING

Animal Holding Rooms

NIH Requirements

Decontamination
GENMAB OFFICE & LABORATORY RENOVATION

Scope of Work

90,000 sq. ft.
Office & Laboratory Renovation
Prefabrication
GENMAB OFFICE & LABORATORY RENOVATION

Benefits

Plug & Play
Gained Interior Square Footage
10% Cost Savings