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The Boom by the Bay



Friday, January 3, 2014

■ Ten Projects that Define the Year

This year will go down as the one that solidified the turnaround of San Francisco's economy. Once again, the City is a thriving economic force. Nowhere is that more evident than in the building trades. Walk down any block South of Market, and you'll see construction sites buzzing with activity. From Bernal Heights to the base of the Golden Gate Bridge, the men and women of San Francisco's construction industry are hard at work reimagining the skyline for the future, creating affordable housing and constructing public works that will last generations. In this swirl of activity, a few projects stand out for their exceptional qualities and the way they are impacting the city. Chosen by a panel of Organized Labor experts, these 10 sites exemplify the best of our city and are proud monuments to the skills and hard work of the trades people who turned them from blueprint to building.



Bay Bridge East Span

Developer: Caltrans

Location: Connects Oakland to Yerba Buena Island

What it is: The new East Span of the San Francisco-Oakland Bay Bridge will soon stand alone as demolition on the old bridge has now begun, but that's not the only thing that makes this feat of engineering stand out.

Did you know? The Self-Anchored Suspension Span (SAS) was given two awards by the Guinness Book of Records as both the widest bridge in the world, at 258.33 ft, and the longest SAS in the world at 2,047 ft. The cable that supports the 35,200-ton decks is nearly a mile long and runs up to the 525-ft tall tower.

Caltrans Director Malcolm Dougherty said at the chain-cutting ceremony, "It's nothing short in my mind of an engineering marvel."

Central Subway

Developer: San Francisco Municipal Transportation Agency

What it is: The \$1.58 billion Central Subway project is part of the Third Street Light Rail Project that extends the existing Third Street rail line from Mission Bay through downtown and into Chinatown. When completed in 2018, the 1.7-mile extension of the rail line will serve commuters with new

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stations in Chinatown, Union Square, and the Moscone Convention Center.

Did you know? Two Earth Pressure Balance Tunnel Boring Machines are being used. They were given the nicknames "Mom Chung," named for Dr. Margaret "Mom" Chung (1889-1959), who was the country's first female Chinese-American physician, practicing in the heart of San Francisco's Chinatown and "Big Alma," named after "Big Alma" de Bretteville Spreckels, known as "The Great-Grandmother of San Francisco." According to the SFMTA, "In tunneling tradition, the custom of naming TBMs is believed to bring good luck to tunneling projects."



One Rincon Hill Tower II

Developer: 401 Harrison Street Investor
Location: One Rincon Hill

Description: The conspicuous skyscraper at the gateway to San Francisco will soon have a companion as this 52-story sibling to One Rincon Hill Phase I rises from the ground. Tower II will boast a 3,600-square-foot fitness center and a 4,000-square-foot sky lounge on the top floor.



Did you know? The building is very seismically advanced including "tuned mass damper tanks" on the roof containing 50,000 gallons of water to counter any building movement.

10th & Market - NEMA

Developer: Crescent Heights
Location: 10th and Market streets

What it is: NEMA features four linked structures ranging from 10 to 37 stories. The all-union built luxury apartments started welcoming guests in October and boasts a number of plush amenities including a 60-ft heated lap pool and social terraces at the 11th and 24th floors.



Did you know? The building has an art plaza designed by local artist Topher Delaney, and a commissioned piece by renowned artist Graham Gillmore, which riffs off the NEMA tagline "Made in San Francisco." The piece is 16 by 20 feet and is themed around novel and film titles based in San Francisco.

Hunters View Reconstruction



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Developer: HOPE SF, a partnership between the Mayor's Office of Housing and the San Francisco Housing Authority, aimed at revitalizing distressed public housing developments.

Location: The hillside site at the south end of Hunter's Point that was the site of a public housing project.



What it is: The development is divided into three phases to

minimize relocation of the residents of the existing housing built in 1956 that will be demolished as the 22.5-acre site is redeveloped and approximately 700 units of public and market rate housing are built. Cahill and Nibbi Brothers Construction formed a joint venture to build the new housing, with Nibbi building the largest of the blocks in Phase I, the \$20 million Block 4 with 100 units, and Cahill building Blocks 5 and 6 - each with 43 units at a cost of \$10 million. The project will add 83 low-income apartments, 67 below-market-rate homes and another 383 market-rate condos and townhomes. Phase II of the construction started in 2011 and will continue through the summer of 2014; Phase III runs from the summer of 2013 to summer 2015.

Did you know? Hunters View is the first project to be developed under the HOPE SF initiative. In May 2013, 107 families moved into new homes in the revitalized Hunters View community, Mayor Ed Lee says, "By rebuilding Hunters View and other sites like it, we are providing hope to families and transforming communities at the same time. Five years ago under the leadership of Mayor Gavin Newsom, San Francisco made a bold step by launching the HOPE SF initiative that is revitalizing our City's most distressed public housing sites."

SF General Hospital

Developer: SF Department of Public Works
Location: Potrero Avenue between 22nd and 23rd Streets

What it is: With over 1.5 million patients to care for, SFGH has beefed up its complex which will more than double the number of beds in the Emergency Department from 27 to 60 and increase the number of operating rooms from 10 to 14.

Did you know? The facility incorporates a rooftop healing garden for patients.



Sue Currin, CEO of SFGH said at last year's Topping Out Ceremony, "The new hospital's healing environment will welcome patients and visitors with an abundance of natural light, private rooms and many design features to make the hospital experience better for patients and staff...It is being built to the highest level of seismic resistance known today, allowing us to remain open and operational in the event of a natural disaster."

UCSF Hospital, Mission Bay

Developer: UCSF
Location: Mission Bay campus, east of I-280

Size/Scope: \$152 billion, 6 stories, 878,000 gross square feet Exam Rooms - 110 to 140 square feet
1,049 parking spaces

What it is: Next year, San Franciscans will see construction of the children's, women's and cancer hospital complex at Mission Bay come to fruition, completing a \$152 billion project set to open in February 2015.



Did you know? UCSF committed to a local hiring provision during construction, with city residents making up 20 percent of hires in



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2011 with a five percent increase in each successive year.

Doyle Drive/Presidio Parkway Phase II

Phase II Developer: Golden Link Concessionaire, LLC, a public-private partnership between Caltrans, San Francisco County Transportation Authority, Presidio Trust, National Park Service, California Department of Veterans Affairs, the Golden Gate Bridge Highway Transportation District, the Metropolitan Transportation Commission, Marin and Sonoma counties, and the Federal Highway Administration.

Location: The former Doyle Drive that connects to the Golden Gate Bridge in San Francisco.



What it is: In October 2012, construction started on the final stage (Phase II) of the Presidio Parkway, which is replacing 76-year-old Doyle Drive with a world-class design that will improve the seismic, structural and traffic safety of the roadway. Current work includes the Highways 1 and 101 being realigned between the Golden Gate Bridge Toll Plaza and the interchange, excavation and installation of shoring walls to build the northbound Battery Tunnel, and construction of the future northbound High Viaduct.

Did you know? Construction of the Doyle Drive replacement, the Presidio Parkway, began in December 2009, more than a year ahead of schedule, due to \$122 million from the American Recovery and Reinvestment Act of 2009.

Transbay Transit Center

Developer: Hines, Transbay Joint Powers Authority

Location: First and Mission Streets

What it is: With more than 1 million square feet of space, this development will serve as the hub of transportation for the City of San Francisco - linking BART, Caltrain, buses and the eventual California High-Speed Rail. Highlights include a 5.4-acre public park on the roof, a public art space inside and an outer skin that features a unique non-sequential pattern called Penrose Tiling.



Did you know? Billed as the "Grand Central Station of the West," the six-level center will serve up to 45 million passengers a year.

535 Mission Street

Developer: Boston Properties

General Contractor: Swinerton Builders

Location: 535 Mission Street at First Street

What it is: 27-story, 378 foot tall Class A office tower with 307,000 rentable square feet of office and retail space.

Did you know? The site was first approved for an office tower during the dot-com boom 13 years ago. Swinerton began work on the project in 2006 and completed driving piles and laying the building's foundation in 2008 for Beacon Capital Partners. Construction was suspended when the financial crisis led to a decline in office leasing and a shut-off of credit for construction projects. Boston Properties bought the site in February 2013 and restarted the construction.

Boston Properties says, "The South Financial submarket of San Francisco is one of the most attractive submarkets for both traditional office and technology tenants. This office tower



will have a striking glass design with column-free floor plates and will have dramatic views of the city and bay, featuring floor to ceiling glass.”

SPECIAL MENTION

888 Brannan

Developer: SKS Investments

Location: Corner of 8th and Brannan Streets

Originally built in 1917 by the National Carbon Company of Cleveland to make Eveready Batteries, 888 Brannan is bringing manufacturing back to San Francisco, earning it a special mention on our top ten list.

While the majority of tenants will be high tech, including internet startup AirBnb.com, a home and apartment rental site for world travelers, space has been set aside for companies that make tangible items - including one creating parts for flight simulators. 888 Brannan will also still house a beloved City institution in its basement - a warren of shops well known to lovers of sparkle - and remains on the National Register of Historic Places.



“This building represents the type of environment that the technology companies in San Francisco want for their employees,” says SKS Managing Partner Dan Kingsley. “We’re very proud of being able to restore it to its former glory and at the same time update everything about the building so that it can function well for the next hundred years.”

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