

LARGEST CONSTRUCTION PROJECTS

Ranked by project contract amount

Rank	Project name Address	Contract amount	General contractor(s)	Description	Square footage Date of (planned) completion	Developer/Owner Architect/architectural firm
1	SDIA New Terminal 1 3225 North Harbor Drive San Diego 92101	\$2.6B	Turner-Flatiron, A Joint Venture	New terminal building with 30 gates, new airport access road, arrivals and elevated departure roadways, pedestrian bridges, new parking plaza, and upgrade to existing central utility plant	1.21M 2028	San Diego County Regional Airport Authority Genster
2	Gaylord Pacific Resort Hotel and Convention Center Chula Vista 91910	\$1.35B ⁽¹⁾	McCarthy Building Companies Inc.	New 1,600-key hotel and 664,000-square-foot conference center	30,000 October 2024	RIDA Development HKS Architects Inc.
3	Research and Development District (RaDD) 525 North Harbor Drive San Diego 92132	\$935M	Turner Construction Co.	Mixed-use life sciences campus with laboratory, office, and retail space	1.7M 2024	IQHQ Genster
4	The Theatre District Living and Learning Neighborhood La Jolla 92037	\$565M	Kitchell	Five buildings with approximately 2,000 new beds for undergraduate students, residential life and administration offices, classrooms, meeting space, restaurants and retail space	900,000 Fall 2023	UCSD HKS + EYRC
5	Riverwalk Mixed-Use Development 1150 Fashion Valley Road San Diego 92108	\$460M	W.E. O'Neil Construction Co. of San Diego	200-acre mixed-use community	2M July 2026	Hines Interests Genster
6	San Diego State University - Aztec Stadium and Mission Valley Site Work Friars Road San Diego 92108	\$457.8M	Clark Group	35,000-capacity stadium will support collegiate football, professional and collegiate soccer, and NCAA championship games, concerts, and other events	1.74M November 2023	San Diego State University Genster, Project Design Consultants
7	Scripps Memorial Hospital La Jolla Tower II 9888 Genesee Ave. La Jolla 92037	\$426M	McCarthy Building Companies Inc.	7-story hospital tower	415,000 March 2025	Scripps Health HGA
8	Kaiser Permanente San Marcos Medical Center 360 Rush Drive San Marcos 92078	\$403.3M ⁽²⁾	DPR Construction	New hospital	430,000 Fall 2023	Kaiser Permanente CO Architects
9	University of California, San Diego Hillcrest Medical Campus Redevelopment Phase 1 200 W. Arbor Drive San Diego 92103	\$370M	DPR Construction	Outpatient pavilion, 1,800-stall parking structure, central utility plant	255,000 2025	UCSD CallisonRTKL
10	Pepper Canyon West Living and Learning Neighborhood Gilman Drive La Jolla 92037	\$335.5M	Clark Group	High-density student housing project	580,000 2024	UCSD Perkins & Will
11	Aperture Campus Phase II 6027 Edgewood Bend Court San Diego 92130	\$310M	DPR Construction	Life science and office space project that is the new corporate headquarters of Neurocrine Biosciences	550,000 2024	Gemdale USA Dowler-Gruman Architects
12	Longfellow Bioterra San Diego 92121	\$275M ⁽²⁾	McCarthy Building Companies Inc.	Life science building	381,000 December 2024	Longfellow Real Estate Properties HOK
13	Campus at Horton 324 Horton Plaza San Diego 92101	\$253M	Turner Construction Co.	Mixed-use office	1M 2023	Stockdale Capital Partners Retail Design Collaborative (RDC)
14	The Lindley 1331 Columbia St. San Diego 92101	\$192M	Swinerton	37-story residential tower	737,000 Winter 2024	Toll Brothers Apartment Living Joseph Wong Design Associates
15	Youth Transition Campus 2801 Meadow Lark Drive San Diego 92123	\$190.53M	Balfour Beatty US	Renovation and rebuilding of existing site and facility	NA NA	County of San Diego DLR Group
16	Jamul Indian Village - Jamul Hotel 14145 Campo Road Jamul 91935	\$180M	C.W. Driver Cos.	10-story hotel, parking structure	367,207 February 2025	Jamul Indian Village JCJ Architecture
17	Simone Little Italy 1401 Union St. San Diego 92101	\$146M	Swinerton	36-story apartment tower	612,579 Summer 2023	Tammell Crow Residential Joseph Wong Design Associates
18	Bioscience Property Investments Headquarter's Point Sorrento Mesa San Diego 92075	\$121.55M	McCarthy Building Companies Inc.	Two life science buildings	189,516 January 2024	BioScience Property Investments Perkins & Will
19	Radian 659 Ninth Ave. San Diego 92101	\$110M	Swinerton	22-story tower with retail and apartments	387,000 Spring 2023	Cisterra Partners LLC Carrier Johnson + Culture
20	UCSD Viterbi Family Vision Research Center 9500 Gilman Drive La Jolla 92037	\$108M	Rudolph and Sletten Inc.	Wet lab and computational space, along with supporting spaces	100,000 January 2025	UCSD NBBJ
21	San Diego County Regional Airport Authority – Airport Administration Building 2417 McCain Road San Diego 92101	\$95.89M	Sundt Construction Inc.	New four-story administration building	130,000 September 2023	San Diego County Regional Airport Authority HOK Architects
22	USD Wellness Center and NCAA Practice Facility 5998 Alcalá Park San Diego 92110	\$90M	Rudolph and Sletten Inc.	NCAA basketball practice facility, sports and wellness facilities	85,000 August 2024	University of San Diego Tucker Sadler Architects & Populous
23	Southwestern CCD Instructional Complex 1 Chula Vista 91910	\$82.7M	Rudolph and Sletten Inc.	Classrooms, faculty offices, photovoltaic system and planetarium	111,096 September 2024	Southwestern Community College District Genster
24	Flanders I & II cGMP Manufacturing Facility San Diego NA	\$82.3M	Level 10 Construction	Life sciences manufacturing facility	NA 2023	TriLink BioTechnologies part of Maravai LifeSciences McFarlane Architects
25	Southwestern College Student Union 900 Otay Lakes Road Chula Vista 91910	\$80.28M	Balfour Beatty US	Student union building	85,000 Fall 2024	Southwestern College Genster
26	The Scripps Research Institute Gateway Project 10590 John J. Hopkins Drive San Diego 92121	\$80M	DPR Construction	Lab building and parking structure	150,000 Mid 2024	Scripps Research Institute Dowler-Gruman Architects

NA Not applicable/available
Source: The companies.

Eligible projects must be currently under construction defined as having broken ground. Projects must be located within San Diego County. To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and thoroughness of the list, omissions and typographical errors sometimes occur. Please send corrections or additions to the Research Department at the San Diego Business Journal as sdbjlists@sdbj.com. This list may not be reprinted in whole or in part without prior written permission from the editor. Some

companies have declined to participate or did not return a survey by press time. It is not the intent of this list to endorse the participants or to imply a company's size or numerical rank indicates its quality.

⁽¹⁾ Construction costs per City of Chula Vista.
⁽²⁾ Business Journal estimate.

LARGEST CONSTRUCTION PROJECTS

Ranked by project contract amount

Rank	Project name Address	Contract amount	General contractor(s)	Description	Square footage Date of (planned) completion	Developer/Owner Architect/architectural firm
27	The Hacienda at Mission San Luis Rey 4050 Mission Ave. Oceanside 92058	\$75M	W.E. O'Neil Construction Co. of San Diego	213-unit, 261-bed Residential Care for the Elderly (RCFE) facility	255,855 July 2023	Oppidan Investment Company Douglas Pancake Architecture
28	SDUSD San Diego High School Whole Site Modernization 1405 Park Blvd. San Diego 92101	\$74M	Swinerton	Campus-wide improvements and renovations	200,000 Spring 2025	San Diego Unified School District Architects Mosher Drew
29	NAVY V-22 Hangar (P-1024) Naval Base Coronado San Diego 92135	\$72.09M	Harper Construction Co. Inc.	Construction of aircraft maintenance hangar and associated airfield pavement	132,000 April 2023	US Navy Cass/Sowatsky Consulting Architects
30	Healthpeak Properties Callan Ridge 3020/3030 Callan Road San Diego 92121	\$72M	BNBuilders Inc.	Two new three-story scientific research buildings	185,000 Q2 2023	Healthpeak Properties Ferguson Pape Baldwin Architects
31	San Diego Symphony Copley Hall Renovations Phase 2 1245 Seventh Ave. San Diego 92101	\$70M	Rudolph and Sletten Inc.	Renovation and facility upgrade, new administration space	88,000 June 2023	San Diego Symphony HGA Architects
32	Mira Costa Community College Health and Wellness Hub 1 Barnard Drive, Bldg T120 San Diego 92056	\$64M	Balfour Beatty US	Gymnasium, health building and kinesiology building	74,360 Spring 2024	MiraCosta College HMC Architects
33	4930 Directors Place 4930 Directors Place San Diego 92121	\$63M	Swinerton	Research and laboratory building	244,776 Winter 2023	Healthpeak Properties Delawie
34	San Diego USD - Mira Mesa High School, Whole Site Modernization 10510 Marauder Way San Diego 92126	\$62.2M	C.W. Driver Cos.	Classroom and administration building, renovations to five existing campus buildings, three lunch shelter replacements, and one new lunch shelter	70,000 September 2025	San Diego USD Architects Mosher Drew
35	East Village Green 13th St. San Diego 92101	\$60.68M	Barnhart-Reese Construction Inc.	East Village Green community park	13,657 June 2025	Civic San Diego Safdie Rabines with OJB Landscape Architects
36	San Diego USD Morse High School Site Modernization, Phase III 6905 Skyline Drive San Diego 92114	\$60.37M	Sundt Construction Inc.	New administration building, Performing Arts Center, campus entry	36,717 July 2024	San Diego Unified School District RNT Architects
37	Vista High School Classroom Buildings 1 Panther Way Vista 92084	\$58.78M	Erickson-Hall Construction Co.	Two new classroom buildings	76,271 February 2024	Vista Unified School District Alpha Studio Group
38	Arrowhead Pharmaceuticals 10102 Hoyt Park Drive San Diego 92131	\$55.5M	Prevost Construction, A Skyline Company	Interior research lab and office tenant improvement	155,000 May 2023	Murphy Development Company Ware Malcomb

NA Not applicable/available

Source: The companies.

Eligible projects must be currently under construction defined as having broken ground. Projects must be located within San Diego County. To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and thoroughness of

the list, omissions and typographical errors sometimes occur. Please send corrections or additions to the Research Department at the San Diego Business Journal at sdbjlists@sdbj.com. This list may not be reprinted in whole or in part without prior written permission from the editor. Some companies have declined to participate or did not return a survey by press time. It is not the intent of this list to endorse the participants or to imply a company's size or numerical rank indicates its quality.

BROKERS OF THE QUARTER

Misty Moore & Bill Fleck



Misty Moore



Bill Fleck

Congratulations to **Misty Moore** and **Bill Fleck** of JLL for managing a major lease expansion in La Jolla UTC.

We look forward to continued collaboration with Misty and wish Bill all the best in his retirement.

IrvineCompanyOffice.com

LARGEST CONSTRUCTION PROJECTS

Ranked by project contract amount

Rank	Project name Address	Contract amount	General contractor(s)	Description	Square footage Date of (planned) completion	Developer/Owner Architect/architectural firm
39	Spreckels Elementary School 6033 Stadium St. San Diego 92122	\$55M	Balfour Beatty US	Campus modernization	NA March 2024	San Diego Unified School District Marcatecs
40	San Diego USD - John Muir Language Academy, Whole Site Modernization 4431 Mt. Herbert Ave. San Diego 92117	\$54.5M	C.W. Driver Cos.	Whole site modernization of all existing permanent buildings, new two-story classroom building, new PE locker building, new student services building	68,400 November 2023	San Diego USD DLR Group BakerNowicki
41	San Diego USD - La Jolla Elementary School, Whole Site Modernization 1111 Marine St. San Diego 92037	\$54.3M	C.W. Driver Cos.	Whole site modernization of seven existing permanent buildings, new two-story administration/classroom building, and new kindergarten building and lunch structure	70,000 July 2024	San Diego USD Domus Studio
42	MiraCosta College Oceanside Campus Student Services and Veterans Center 1 Barnard Drive Oceanside 92056	\$50M	Swinerton	Student services building	200,000 Winter 2025	Mira Costa Community College District DLR Group
43	Ammunition Supply Point Upgrade (P1310) Marine Corps Base Camp Pendleton 92055	\$49.34M	Harper Construction Co. Inc.	Demolish eight existing ammunition storage magazine buildings and construct seven standard pre-designed High Explosive Magazines	56,280 October 2023	US Navy NAVFAC-UCMS IPT
44	George Bailey Detention Facility - Integrated Electronic Security Systems Renovation 446 Alta Road, Suite 5300 San Diego 92158	\$46.22M	Sundt Construction Inc.	Infrastructure system upgrades and architectural renovations throughout the occupied maximum security facility	189,023 February 2025	County of San Diego Davy/Randall Lamb
45	La Jolla Innovation Center 8980 Villa La Jolla San Diego 92121	\$46M	Swinerton	Office/research and development building	110,000 Spring 2023	GPI Companies Gensler
46	Amphibious Assault Vehicle & Combat Vehicle Facility (P1901) Marine Corps Base Camp Pendleton 92055	\$45.8M	Harper Construction Co. Inc.	New multi-story Tracked Amphibious Assault Vehicle/Amphibious Combat Vehicle Motor Transport Maintenance Complex	154,226 February 2023	US Navy Cass/Sowatsky Consulting Architects
47	1st Marine Division Operations Complex (P1130) Marine Corps Base Camp Pendleton 92055	\$45.63M	Harper Construction Co. Inc.	2-story Division Command Post and 1-story Battalion Headquarters Post	70,469 October 2023	US Navy Cass/Sowatsky Consulting Architects
48	San Diego USD Marston Middle School Whole Site Modernization 3799 Clairemont Drive San Diego 92117	\$44.42M	Sundt Construction Inc.	Modernization of existing classrooms and restrooms, renovations to the student services and food services, new gymnasium	101,498 August 2024	San Diego Unified School District RNT Architects
49	Prebys Innovation & Education Center at Sharp Healthcare San Diego 22432	\$43.32M	McCarthy Building Companies Inc.	Teaching facility with auditorium, simulation center, nursing institute and innovation and technology immersion hub	70,000 2023	Conrad Prebys Foundation Hanna Gabriel Wells
50	Vista Sorrento Labs 10251 Vista Sorrento Parkway San Diego 92121	\$43M	Swinerton	Laboratory and office building	116,216 Spring 2024	Trammell Crow Company Ware Malcomb

NA Not applicable/available

Source: The companies.

Eligible projects must be currently under construction defined as having broken ground. Projects must be located within San Diego County. To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and thoroughness of

the list, omissions and typographical errors sometimes occur. Please send corrections or additions to the Research Department at the San Diego Business Journal at sdbjlists@sdbj.com. This list may not be reprinted in whole or in part without prior written permission from the editor. Some companies have declined to participate or did not return a survey by press time. It is not the intent of this list to endorse the participants or to imply a company's size or numerical rank indicates its quality.

IMAGE: LOGAN MEMORIAL EDUCATIONAL CAMPUS



Building New Futures

Instagram Twitter LinkedIn Facebook

We are proud to be a "Best Place to Work," partnering with school districts, universities, and local governments to build and shape healthy environments that inspire generations across San Diego.

Balfour Beatty
balfourbeattyus.com