

***BIC Regular Meeting
of
November 16, 2022***

Agenda Item 4b

Major Projects Report Summary (10/01/2022 – 10/31/2022)

Major Projects (\geq \$5 million) that were completed, filed, or issued in October 2022.

There was a **69.1% decrease (\$330.3 million)** in total Construction Valuation compared to September 2022.

There was an **84.1% decrease (1,170)** in the number of Net Unitsⁱ compared to September 2022.

Percent change in construction valuation and net units, between September 2022 and October 2022:

Category	Total Construction Valuation	Net Units
Completed permits	-60.3%	-79.1%
Filed permits	-77.5%	-89.1%
Issued permits	-54.3%	NA

CATEGORY	SUMMARY, September (9/01/2022 – 9/30/2022)			SUMMARY, October (10/01/2022 – 10/31/2022)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$145.9	30.5%	459	\$58.0	39.3%	96	-\$87.9	-363
FILED	\$267.7	56.0%	933	\$60.2	40.8%	102	-\$207.5	-831
ISSUED	\$64.3	13.4%	0	\$29.4	19.9%	24	-\$34.9	24
TOTAL	\$477.9	100.0%	1,392	\$147.6	100.0%	222	-\$330.3	-1,170
Change by Percentage							↓ 69.1%	↓ 84.1%

ⁱ The number of net units is the difference between the existing number of units and the proposed number of units listed on the permit.

MAJOR PROJECTS (10/01/2022 - 10/31/2022)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/ Premium	Proposed Use	Contact Name/ Phone #
201911127017	53 COLTON ST	12-Nov-19	18-May-20	5-Oct-22	COMPLETE	TO ERECT 6 STORIES 1 BASEMENT TYPE III-A OVER I-A 96 UNITS RESIDENTIAL WITH OFFICE & ASSEMBLY BUILDING. (R-2 B A-3 S-2) (MAYOR EXECTIVE DIR# 13-01 & 17-02)	96	6	\$25.0	Y	APARTMENTS	JOHN FRANCIS FISH 4158480500 SUFFOLK CONSTR CO. INC. DBA SUFFOLK-ROEL 525 MARKET ST SAN FRANCISCO CA 94105-0000
202011309829	50 03RD ST	30-Nov-20	20-Jun-21	12-Oct-22	COMPLETE	RENOVATION TO ALL(E) GUESTROOMS+ GUESTROOM CORRIDORS WORK INCLUDES NEW FINISHES THROUGHOUT TUB TO SHOWER CONVERSION MODIFICATIONS TO ELECTRICAL DEVICES+MODIFICATION TO (E) PLUMBING FOR FIXTURE REPLACEMENT.	0	35	\$18.0		TOURIST HOTEL/MOTEL	JEFFREY SCOTT VAN DE WYNGAERDE 4152850500 PLANT CONSTRUCTION CO LP 300 NEWHALL ST SAN FRANCISCO CA 94124
201910164604	1275 SACRAMENTO ST	16-Oct-19	27-Apr-21	31-Oct-22	COMPLETE	TWO STORY HORIZONTAL ADDITION TO NON-HISTORIC SCHOOL BLDG. INTERIOR RENOVATION OF CLASSROOM ON TWO FLRS NEW ROOF LEVEL RESTROOM.	0	2	\$10.0		SCHOOL	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 201 REDWOOD SHORES PKWY REDWOOD CITY CA 94065-0000

MAJOR PROJECTS (10/01/2022 - 10/31/2022)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/ Premium	Proposed Use	Contact Name/ Phone #
202109158502	5 EMBARCADERO CENTER	15-Sep-21	17-Nov-21	13-Oct-22	COMPLETE	FLOORS 2-11: RENOVATE (E) GUESTROOMS TO PROVIDE CLEAR FLOOR SPACE AT PLMBING FIXTURES SCOPE.INCLUDES OUTLET RELOCATION AND NEW FF&E FINISHES LHGTING AND PLUMBING FIXTURES.RENOATION OF CORRIDORS ON FLRS 2-11 INCLUDING NEW FINISHES AND PF%E. (E) HVAC SYSTEM TO REMAIN.	0	17	\$5.0		TOURIST HOTEL/MOTEL	PAUL GREGORY COSKO 4159862718 HATHAWAY DINWIDDIE CO. 275 BATTERY ST SAN FRANCISCO CA 94111
202210275305	300 TONI STONE CG	27-Oct-22			FILED, New	PROJ-22-0511: TI OF 1 PARTIAL AND 4 FULL FLOORS IN AN EXITING 13-STORY BLDG. SELECTIVE DEMO OF STRUCTURAL SLAB FOR NEW INTERCONNECTING STAIR & NEW INTERIOR CONSTRUCTION TO INCLUDE WORK OPEN SPACE ENCLOSED OFFICES MEETING ROOMS EMPLOYEE PANTRIES CONVENIENCE ALL-GENDER TOILET ROOMS & SHOWERS.	0	13	\$22.0		OFFICE	Unknown
202210144333	530 TURK ST	14-Oct-22			FILED, New	TO ERECT 11 STORIES NO BASEMENT TYPE I-B 100 UNIT RESIDENTIAL WITH RETAIL MIXED USE BUIDLING. (R-2 M S-2)	100	11	\$16.0		APARTMENTS	SEAN SULLIVAN 4152061578 JS SULLIVAN CONSTRUCTION INC 2044 FILLMORE STREET 3RD FLOOR SAN FRANCISCO CA 94115-0000

MAJOR PROJECTS (10/01/2022 - 10/31/2022)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/ Premium	Proposed Use	Contact Name/ Phone #
202210063846	945 MARKET ST	6-Oct-22			FILED, New	FIRST GENERATION TENANT IMPROVEMENT. NEW INTERIOR PARTITIONS FINISHES AND FIXTURES. NEW ELECTRICAL AND LIGHTING SYSTEMS. NEW MECHANICAL SYSTEMS AND CONTROLS. NEW TOILET PLUMBING AND FIXTURES. NEW STOREFRONT AND MILLWORK. NO STRUCTURAL WORK.	0	5	\$12.2		OFFICE	Unknown
202210255133	2915 VALLEJO ST	25-Oct-22			FILED, New	ERECT A 6-STORY(4 STORIES TYPE 5B OVER 2-STORIES TYPE 1A) W/O BASEMENT SINGLE FAMILY BUILDING WITH ONE ADU.	2	6	\$10.0		2 FAMILY DWELLING	Unknown
202105210845	2335 GOLDEN GATE AV	21-May-21	4-Oct-22		ISSUED, New	Construct (N) approx 15 600 SF addition 45-ft basketball practice facility on the USF Lower Campus. 1 full basketball court 2 partial shooting/drills courts coaches' offices conf rms restrms & storage room.	0	2	\$15.0		HEALTH STUDIOS & GYM	KATHRYN CAHILL THOMPSON 4159860600 CAHILL CONTRACTORS LLC. 425 CALIFORNIA ST SAN FRANCISCO CA 94104-0000

MAJOR PROJECTS

(10/01/2022 - 10/31/2022)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/ Premium	Proposed Use	Contact Name/ Phone #
202202107779	1850 BRYANT ST	10-Feb-22	14-Oct-22		ISSUED, New	REVISION TO PREVIOUSLY APPROVED SITE PERMIT PA# 201702018433/S. THE PROJECT PROPOSES TO CONSTRUCT 6-STORY (TYPE I-A) OF MULTI-TENANT LABORATORY SPACES (187 676 GSF).YARD & ROOF DECK ALL OVER A 1-STORY BASEMENTT PARKING GARAGE (TYPE I-A).	0	6	\$7.7		OFFICE	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000
201912200114	159 FELL ST	20-Dec-19	6-Oct-22		ISSUED, New	ERECT 7-STORY 1 BASEMENT 24 CONDO RESIDENTIAL UNITS OFFICE BUILDING. YES COMPLY MAHER. 5 STORIES TYPE IIIA OVER 2 STORIES TYPE 1A CONSTRUCTION	24	7	\$6.7		APARTMENTS	Unknown
Total Construction Valuation Major Projects (≥\$5m) completed in September 2022, filed, and issued						\$147.6 million	vs. September 2022			-\$330.3 million		↓ 69.1%
Total Units Major Projects (≥\$5m) completed in September 2022, filed, and issued						222	vs. September 2022			-1,170		↓ 84.1%

Major Projects Report

Building Inspection Commission, November 16, 2022

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 10/1/2022-10/31/2022

FILED

Count – 4

Valuation - \$60.2M

Net Housing Units – 102



Mission Rock Block G northeast view, design by Henning Larsen Architects

- 300 Toni Stone Crossing
- Tenant improvement of 5 floors in 13 story bldg.
- \$22M



530 Turk Street, illustration by RG Architecture

- 530 Turk St.
- 100 units – 24 affordable
- \$16M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 10/1/2022-10/31/2022

ISSUED

Count – 3

Valuation - \$29.4

Net Housing Units – 24



Image by University of San Francisco

- 2335 Golden Gate Av.
- Basketball facility at USF
- \$15M



159 Fell Street facade elevation, rendering by Winder Gibson Architects

- 159 Fell St.
- 24 unit condo building
- \$6.7M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 10/1/2022-10/31/2022

COMPLETED

Count – 4

Valuation - \$58M

Net Housing Units – 96



View of Chorus from a 53 Colton Street studio unit, image by author

- 53 Colton St. (Jazzie Collins Apts)
- 96 100% affordable units
- \$25M

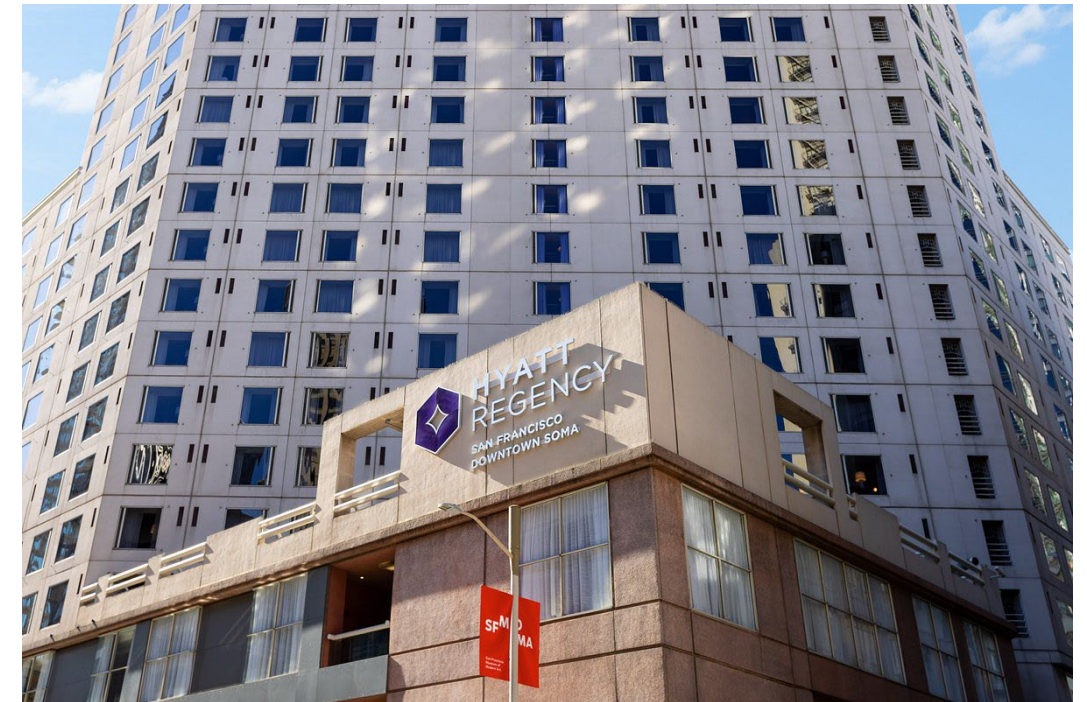


Image by TripAdvisor

- 50 3rd St. (Hyatt)
- Renovation of all guestrooms
- \$18M



THANK YOU