

***BIC Regular Meeting
of
February 14, 2023***

Agenda Item 12b

Major Projects Report Summary (01/01/2023 – 01/31/2023)

Major Projects (\geq \$5 million) that were completed, filed, or issued in January 2023.

There was a **92.4%** decrease (**-\$1,512.3 million**) in total Construction Valuation compared to December 2022.

There was a **93.8%** decrease (**-3,245**) in the number of Net Unitsⁱ compared to December 2022.

Percent change in construction valuation and net units, between December 2022 and January 2023:

Category	Total Construction Valuation	Net Units
Completed permits	-41.7%	-31.1%
Filed permits	-99.2%	-100.0%
Issued permits	-91.2%	-100.2%

CATEGORY	SUMMARY, December (12/01/2022 – 12/31/2022)			SUMMARY, January (01/01/2023 – 01/31/2023)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$161.8	9.9%	312	\$94.3	76.1%	215	-\$67.5	-97
FILED	\$1,255.5	76.7%	2,654	\$10.4	8.4%	0	-\$1245.1	-2,654
ISSUED	\$219.0	13.4%	493	\$19.3	15.5%	-1	-\$199.7	-494
TOTAL	\$1,636.3	100.0%	3,459	\$124.0	100.0%	214	-\$1512.3	-3,245
Change by Percentage							↓ 92.4%	↓ 93.8%

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 (01/01/2023 - 01/31/2023)

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 #
201607142409	1001 VAN NESS AV	14-Jul-16	2-Jan-20	13-Jan-23	COMPLETE	TO ERECT 13 STORIES NO BASEMENT TYPE 1-A 215 UNITS RESIDENTIAL CARE FACILITY FOR THE ELDERLY RETAIL PARKING BUILDING.	215	13	\$88.3		MISC GROUP RESIDNS.	JEFFREY LUCAS 4156356755 RELATED CALIFORNIA CONSTRUCTION LLC 44 MONTGOMERY ST SAN FRANCISCO CA 94104-0000
201905312103	101 UTAH ST	31-May-19	15-Jan-20	5-Jan-23	COMPLETE	ADA UPGRADE ENTRANCE / RRS / PARKING / RAMP. TI INCLUDE STRUCTURAL SEISMIC UPGRADE IN CONFORMANCES WITH ATTACHED PRE APPLICATION LETTER. ALTERATIONS INCLUDE MODIFYING EXTERIOR WALL OPENINGS ADD SKYLIGHTS & FLOOR OPENINGS. NEW NON STRUCTURAL PARTITIONS. MEP & FIRE LIFE SAFETY UNDER SEPARATE PERMIT	0	4	\$6.0		RETAIL SALES	ROBERT K. CRISCUOLO 9256583970 SKYLINE CAPITAL BUILDERS LLC 100 PRINGLE AVE SUITE 330 WALNUT CREEK CA 94596-0000
202301170224	300 BERRY ST	17-Jan-23			FILED, New	WINDOW DOOR REPAIR SOFFIT EVE VENT WHERE MISSING. REPAIR DECK TO WALL TRANSITIONS AT ELEVATED WALKWAYS. MIS MEP REPAIR. PROVIDE SEALANTS TO PENETRATIONS ROOF REPAIR. UNIT CEILING REPAIR AS RELATED TO COMMON AREA WORK	0	16	\$10.4		APARTMENTS	(Blank)

MAJOR PROJECTS

(01/01/2023 - 01/31/2023)

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 #
201912098993	1960 JACKSON ST	9-Dec-19	3-Jan-23		ISSUED, New	SEISMIC UPGRADE. SECURITY UPGRADES. MEP INCLUDING NEW WIRING ACCESSIBILITY SPRINKLERS PROGRAMMATIC MODIFICATIONS. REMOVAL OF A PORTION OF FRONT WALL FOR GUARD HOUSE RAISING OF A PORTION OF THE BRICK WALL FOR SECURITY. ** MAHER: N/A **	0	3	\$7.9		CONSULATE	(Blank)
201912098990	1950 JACKSON ST	9-Dec-19	3-Jan-23		ISSUED, New	TEMPORARY CHANGE OF USE TO CONSULATE AND VISA OFFICE. SEISMIC SECURITY MEP & SPRINKLER UPGRADES. PROGRAMATIC MODIFICATIONS. BUILDING TO RETURN TO RESIDENCIAL USE DURING LATER PHASE. RAISING PORTION OF BRICK WALL.	-1	3	\$6.0		CONSULATE	(Blank)
202211287247	345 SPEAR ST	28-Nov-22	31-Jan-23		ISSUED, New	4/F: Tenant improvement and structural to support demo permit. New partitions ceilings fixtures millwork and finishes. Ref demo permit 202211106283. MEP deferred.	0	17	\$5.4		OFFICE	MIKE SCRIBNER 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
Total Construction Valuation Major Projects (≥\$5m) completed in January 2023, filed, and issued						\$124.0 million	vs. December 2022			-\$1,512.3 million		↓ 92.4%
Total Units Major Projects (≥\$5m) completed in January 2023, filed, and issued						214	vs. December 2022			-3,245		↓ 93.8%

Major Projects Report

Building Inspection Commission, February 15, 2023

Major Projects Update and Highlights

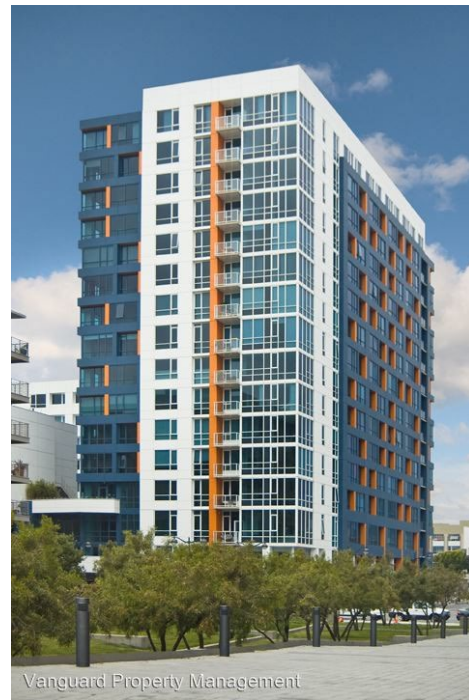
- Major projects are those with a valuation of \$5M or greater
- Data from: 1/1/2023-1/31/2023

FILED

Count – 1

Valuation - \$10.4M

Net Housing Units – 0



- 300 Berry St.
- Exterior repairs
- \$10.4M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 1/1/2023-1/31/2023

ISSUED

Count – 3

Valuation - \$19.3M

Net Housing Units – -1



Image courtesy of German Consulate

- 1950-1960 Jackson St.
- Seismic upgrades and other improvements
- \$7.9M + \$6M (two permits)



Image courtesy of LoopNet

- 345 Spear St.
- Office tenant improvement
- \$5.4M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 1/1/2023-1/31/2023

COMPLETED

Count – 2

Valuation - \$94.3M

Net Housing Units – 215



1001 Van Ness Avenue from Van Ness and O'Farrell, image by Andrew Campbell Nelson

- 1001 Van Ness St.
- 215-unit senior assisted living
- \$88.3M



Image courtesy of Swift Real Estate Partners

- 101 Utah St.
- ADA, seismic, & other upgrades
- \$6M



THANK YOU