

***BIC Regular Meeting
of
April 19, 2023***

Agenda Item 9b

Major Projects Report Summary (03/01/2023 – 03/31/2023)

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

There was a **66.2%** increase (**\$61.1 million**) in total Construction Valuation compared to February 2023.

There was a **532.4%** decrease (**197**) in the number of Net Unitsⁱ compared to February 2023.

Percent change in construction valuation and net units, between February 2023 and March 2023:

Category	Total Construction Valuation	Net Units
Completed permits	110.5%	191.9%
Filed permits	44.7%	NA
Issued permits	20.4%	NA

CATEGORY	SUMMARY, February (02/01/2023 – 02/28/2023)			SUMMARY, March (03/01/2023 – 03/31/2023)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$37.3	40.4%	37	\$78.6	51.2%	108	\$41.3	71
FILED	\$35.5	38.4%	0	\$51.4	33.5%	126	\$15.9	126
ISSUED	\$19.5	21.1%	0	\$23.5	15.3%	0	\$4.0	0
TOTAL	\$92.4	100.0%	37	\$153.5	100.0%	234	\$61.1	197
Change by Percentage							↑ 66.2%	↑ 532.3%

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
(03/01/2023 - 03/31/2023)

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 #
201712156628	500 TURK ST	15-Dec-17	28-Dec-18	10-Mar-23	COMPLETE	TO ERECT 8 STORIES NO BASEMENT TYPE I-A 108 UNITS RESIDENTIAL WITH COMMERCIAL/RETAIL MIXED USED (R-2 M)	108	8	\$40.0	Y	APARTMENTS	C. SABAH S. KAIN M. COTTLE DAVID HANSEN 9252497786 SABAH INTERNATIONAL INCORPORATED 5925 STONERIDGE DR PLEASANTON CA 94588
201912230299	1 MARITIME PZ	23-Dec-19	9-Feb-21	3-Mar-23	COMPLETE	TENANT IMPROVEMENT PROJECT INVOLVES MODIFICATION OF 10TH-16TH FLOOR AND EXPANSION OF EXISTING TENANT SUITES TO INCLUDES CONSTRUCTION OF NON-LOAD BEARING PARTITIONS NEW CEILING AND LIGHT FIXTURES NEW ELECTRICAL NEW OFFICE DOORS AND FRAMS NEW MILLWORK AND FINISHES.**maher n/a**	0	25	\$20.0		OFFICE	MIKE SCRIBNER 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
202012211460	2525 16TH ST	21-Dec-20	9-Aug-21	14-Mar-23	COMPLETE	TI TO AN (E) OFFICE BUILDING. SCOPE OF WORK CONSIST OF (N) OFFICE SPACE INCLUDING (N) INTERCONNECTING STAIR. ADDITIONAL SCOPE INCLUDES RESTROOMS KITCHEN/DINING AREAS SHOP FACILITIES & OTHER OFFICE SUPPORT SPACES. MINOR EXTERIOR WORK INCLUDES NEW STOREFRONT ENTRIES & INFILL (E) OPENINGS.	0	4	\$11.0		OFFICE	COLM BRENNAN 4152691785 BRENNAN STRONG HOLD CONSTRUCTION INC 435 CHINA BASIN ST SAN FRANCISCO CA 94158-0000

MAJOR PROJECTS (03/01/2023 - 03/31/2023)

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 #
202010287668	1204 MASON ST	28-Oct-20	28-Sep-21	30-Mar-23	COMPLETE	100% Affor. rehab of 24 units. Interior: (N) paint floors fixtures cabinetry door hardware lighting countertops. MEP (N) ducting for range exahust. Exterior work is patch and repair. Sprinklers Alarms & Solar Thermal Panels & Water Storage Tanks Under Separate Permit. No Change to Occ./Use.	0	4	\$7.6	Y	APARTMENTS	JASON BEERS 5102868200 BBI - CON INC 1155 THIRD ST OAKLAND CA 94607-0000
202303173872	3485 CESAR CHAVEZ ST	17-Mar-23			FILED, New	PRIORITY PROCESS PROJECT: MAYOR DIR 13-01 - ERECT A 7-STORY 5 STORIES OF TYPE 3A CONSTRUCTION OVER 2 STORIES OF TYPE 1A THE UPPER FLOORS CONTAINS 126 RESIDENTIAL UNITS GROUND FLOOR HOST RESIDENTIAL SERVICE AND COMMON SPACES.	126	7	\$51.4	Y	APARTMENTS	(Blank)
202205265118	3150 CALIFORNIA ST	26-May-22	31-Mar-23		ISSUED, New	ERECT A 3 STORY WITH ONE BASEMENT TYPE 3B EDUCATION BUILDING CONTAINING A MIX OF SCIENCE AND GENERAL EDUCATION CLASSROOMS A MAKER SPACE A STUDENT CENTER FACULTY AND STAFF OFFICES FOOD SERVICE AND ATHLETIC FACILITIES. proposed demolition work shown here is to be filed under a stand alone permit	0	3	\$23.5		SCHOOL	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 201 REDWOOD SHORES PKWY REDWOOD CITY CA 94065-0000

MAJOR PROJECTS (03/01/2023 - 03/31/2023)

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 #
Total Construction Valuation Major Projects (≥\$5m) completed in March 2023, filed, and issued						\$153.5 million	vs. February 2023			\$61.1 million	↑ 66.2%	
Total Units Major Projects (≥\$5m) completed in March 2023, filed, and issued						234	vs. February 2023			197	↑ 532.4%	

Major Projects Report

Building Inspection Commission, April 19, 2023

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 3/1/2023-3/31/2023

FILED

Count – 1

Valuation - \$51.4M

Net Housing Units – 126



3485 Cesar Chavez Street, rendering by David Baker Architects

- 3485 Cesar Chavez St.
- 126 unit affordable housing project
- \$51.4M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 3/1/2023-3/31/2023

ISSUED

Count – 1

Valuation - \$23.5M

Net Housing Units – 0



An artist's drawing shows what is planned for the 3150 California St. site of the San Francisco University High School campus. *Courtesy image.*

- 3150 California St.
- Expansion of University High School
- \$23.5M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 3/1/2023-3/31/2023

COMPLETED

Count – 4

Valuation - \$78.6M

Net Housing Units – 108

Renderings: David Baker Architects



- 500 Turk St.
- 108 new affordable housing units
- \$40M



Image courtesy of LoopNet

- 1 Maritime Plz.
- Office tenant improvement of 10th-16th floors
- \$20M



THANK YOU