

***BIC Regular Meeting
of
June 21, 2023***

Agenda Item 9b

Major Projects Report Summary (05/01/2023 – 05/31/2023)

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

There was a **33.0%** decrease (**-\$57.9 million**) in total Construction Valuation compared to April 2023.

There was a **53.2%** decrease (**-222**) in the number of Net Unitsⁱ compared to April 2023.

Percent change in construction valuation and net units, between April 2023 and May 2023:

Category	Total Construction Valuation	Net Units
Completed permits	-83.9%	-77.5%
Filed permits	NA	NA
Issued permits	99.5%	NA

CATEGORY	SUMMARY, April (04/01/2023 – 04/30/2023)			SUMMARY, May (05/01/2023 – 05/31/2023)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$148.9	84.9%	417	\$24.0	20.4%	94	-\$124.9	-323
FILED	\$0.0	0.0%	0	\$40.6	34.5%	66	\$40.6	66
ISSUED	\$26.6	15.1%	0	\$53.0	45.1%	35	\$26.4	35
TOTAL	\$175.5	100.0%	417	\$117.6	100.0%	195	-\$57.9	-222
Change by Percentage							↓ 33.0%	↓ 53.2%

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 (05/01/2023 - 05/31/2023)

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 #
201804136335	145 LEAVENWORTH ST	13-Apr-18	12-Jul-18	16-May-23	COMPLETE	TO ERECT 9 STORIES 1 BASEMENT TYPE 1-B 94 UNITS RESIDENTIAL COVERED MULTI FAMILY DWELLINGS WITH GROUND FLOOR RESTAURANT TENANT SPACE . (R-2 A-2 A-3) ** MAHER: N/A **	94	9	\$24.0	Y	MISC GROUP RESIDNS.	KEVIN RUSSELL 4159839520 CENTRIC CONSTRUCTION INC 165 VALLEY DR BRISBANE CA 94005-0000
202305117604	250 MAIN ST	11-May-23			FILED, New	PRIORITY PROCESS - ERECT A ONE STORY WITH NO DWELLING RESTROM/ AND STORAGE BUILDING TYPE V IN A NEW PARK.	0	1	\$13.6	Y	RECREATION BLDG	
202305057244	421 LEAVENWORTH ST	5-May-23			FILED, New	PRIORITY PROCESSING-100% AFFORDABLE. 47 UNITS+COMMUNITY ROOM+OFFICES. FIRE RESTORATION & VOLUNTARY SEISMIC. GRD FLR RECONFIGURATION. IN-KIND STAIR REPAIR/REPLACEMENT. WINDOW REPAIR/REPLACE DOOR REPLACE (N) MEP HVAC EXHAUST FIXTURES APPLIANCES MOBILITY+COMMUNICATION UNITS. HISTORIC FACADE REMAIN.	0	6	\$10.0	Y	APARTMENTS	HALPERIN JEFF 5105277883 D & H CONSTRUCTION 2107 KEARNEY ST EL CERRITO CA 94530-0000

MAJOR PROJECTS
(05/01/2023 - 05/31/2023)

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 #
202305026865	150 09TH ST	2-May-23			FILED, New	MAYOR DIR 13-01. 100% AFFORDABLE HOUSING. COMPREHENSIVE ALTERATION UPGRADE ADDITION & REPAIR TO (E) EL DORADO RES. HOTEL (E) SRO 4-STORY WOOD FRAME INCREASE TO 62 SLEEPING RMS CONSTRUCT 5/F RESIDENTIAL ADDITION & CONVERSION TO TYPE IIIA CONSTRUCTION. (SEISMIC INTERIOR EXTEROR MEP)	2	5	\$9.0	Y	APARTMENTS	PAOLO FRIEDMAN 4155127677 D.F.P.F CORP DBA FINE LINE CONSTRUCTION 15 BRUSHPLACE ST SAN FRANCISCO CA 94103-0000
202305087336	98 PENNSYLVANIA AV	8-May-23			FILED, New	ALTER TO SITE PERMIT #201612235806/S REVISED TO PROPOSED NEW CONSTRUCTION OF 6-STORY OVER BASEMENT RESIDENTIAL BLDG WITH 64UNITS (STATE DENSITY BONUS).	64	6	\$8.0		APARTMENTS	
202202097657	2 LAKE ST	9-Feb-22	3-May-23		ISSUED, New	INTERIOR RENOVATION OF THE TEMPLE HOUSE & (N) ADDITION TO MAIN SANCTUARY WITHIN (E) HISTORIC EXTERIOR WALLS OF COURTYARD WING. RENOVATION INCLUDES: (N) MECH SYSTEMS SEISMIC STRENGTHENING (N) STAIRS & ELEVATORS EXCAVATION FOR ADDITIONAL PROGRAM SPACES & A (N) OCCUPIABLE ROOF DECK.	0	4	\$21.5		CHURCH	JEFFREY SCOTT VAN DE WYNGAERDE 4152850500 PLANT CONSTRUCTION CO LP 300 NEWHALL ST SAN FRANCISCO CA 94124

**MAJOR PROJECTS
(05/01/2023 - 05/31/2023)**

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 #
201912200210	915 NORTH POINT ST	20-Dec-19	19-May-23		ISSUED, New	ERECT A 4 STORY 34 DWELLING UNITS 1 BASEMENT RESIDENTIAL CONDO WITH PARKING.TYPE 3A	35	4	\$12.2		APARTMENTS	SEAN SULLIVAN 4152061578 JS SULLIVAN CONSTRUCTION INC 2044 FILLMORE STREET 3RD FLOOR SAN FRANCISCO CA 94115-0000
202209071941	333 DOLORES ST	7-Sep-22	4-May-23		ISSUED, New	ERECT A 1 STORY PRESCHOOL BLDG NO DWELLING NO BASEMENT.TYPE -V	0	2	\$7.5		DAY CARE CENTER	MIGUEL GUZMAN 4158591345 GUZMAN CONSTRUCTION GROUP INC. 2270 PALOU AV SAN FRANCISCO CA 94124-0000
202211237089	120 STOCKTON ST	23-Nov-22	9-May-23		ISSUED, New	4TH & 5TH FL: INTERIOR TENANT IMPROVEMENT INCLUDES NEW NON-LOAD BEARING PARTITIONS CEILINGS WORK FINISHES AND CASEWORK. INSTALLATION OF HORIZONTAL EXIT ASSEMBLY. "CHANGE OF USE AT 4/F-5/F TO ASSEMBLY OCCUPANCY AND GENERAL ENTERTAINMENT USE PER PLANNING CODE."	0	8	\$6.0		OFFICE	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000

MAJOR PROJECTS (05/01/2023 - 05/31/2023)

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 #
202212158453	1 DR CARLTON B GOODLETT PL	15-Dec-22	8-May-23		ISSUED, New	REPLACE (179)EXISTING WATER SOURCE HEAT PUMPS FLEXIBLE HOSE NECESSARY DUCTWORK & THERMOSTATS WITH NEW.	0	5	\$5.8		OFFICE	KEN RAY 6508925222 ACCO ENGINEERED SYSTEMS INC. 888 EAST WALNUT ST PASADENA CA 91101- 0000
Total Construction Valuation Major Projects (≥\$5m) completed in May 2023, filed, and issued						\$117.6 million	vs. April 2023			-\$57.9 million	↓ 33.0%	
Total Units Major Projects (≥\$5m) completed in May 2023, filed, and issued						195	vs. April 2023			-222	↓ 53.2%	

Major Projects Report

Building Inspection Commission, June 21, 2023

Major Projects Update and Highlights

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

FILED

Count – 4

Valuation - \$40.6M

Net Housing Units – 66



Image courtesy of SFDPW

- 250 Main St.
- Transbay Block 3 park and streetscape improvement
- \$13.6M



Image courtesy of Google Maps

- 421 Leavenworth St.
- Major restoration of Sierra Madre apartments
- \$10.0M

Major Projects Update and Highlights

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

ISSUED

Count – 5

Valuation - \$53.0M

Net Housing Units – 35



Architectural rendering of the planned renovation of Congregation Emanu-El's building in San Francisco.

- 2 Lake St.
- Major renovation of Congregation Emanu-el
- \$21.5M



via.SocketSite.com

- 915 North Point St.
- New 35-unit condo building
- \$12.2M

Major Projects Update and Highlights

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

COMPLETED

Count – 1

Valuation - \$24.0M

Net Housing Units – 94



- 145 Leavenworth St.
- 94 units in TL Residences affordable/workforce housing development
- \$24M



THANK YOU