

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

Agenda Item 4b

Major Projects Report Summary (06/01/2023 – 06/30/2023)

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

There was a **125.9%** increase (**\$148.0 million**) in total Construction Valuation compared to May 2023.

There was a **147.7%** increase (**288**) in the number of Net Unitsⁱ compared to May 2023.

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

Category	Total Construction Valuation	Net Units
Completed permits	467.5%	139.4%
Filed permits	46.7%	154.5%
Issued permits	31.7%	157.1%

CATEGORY	SUMMARY, May (05/01/2023 – 05/31/2023)			SUMMARY, June (06/01/2023 – 06/30/2023)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$24.0	20.4%	94	\$136.2	51.3%	225	\$112.2	131
FILED	\$40.6	34.5%	66	\$59.6	22.4%	168	\$19.0	102
ISSUED	\$53.0	45.1%	35	\$69.8	26.3%	90	\$16.8	55
TOTAL	\$117.6	100.0%	195	\$265.6	100.0%	483	\$148.0	288
Change by Percentage							↑ 125.9%	↑ 147.7%

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
(06/01/2023 - 06/30/2023)

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 #
201705055847	200 VAN NESS AV	5-May-17	31-Aug-18	28-Jun-23	COMPLETE	TO ERECT 12 STORIES 2 BASEMENTS TYPE I-A 145 UNITS (MIX USE W/APTS/DORM OFFICE CLASSROOMS RESTAURANT.)(R-2 R-1 A-2 B F-1 A-1) ** MAHER: N/A **	145	12	\$60.0		APARTMENTS	DAVID ALLEN EICHEN 4154189253 CHARLES PANKOW BUILDERS LTD 1111 BROADWAY ST OAKLAND CA 94607-0000
201402047761	2898 SLOAT BL	4-Feb-14	30-Dec-14	13-Jun-23	COMPLETE	TO ERECT 5 STORIES 1 BASEMENT 56 UNITS RESIDENTIAL OVER COMMERCIAL MIXED USED BUILDING.	56	5	\$30.0		APARTMENTS	C. SABAH S. KAIN M. COTTLE DAVID HANSEN 9252497786 SABAH INTERNATIONAL INCORPORATED 5925 STONERIDGE DR PLEASANTON CA 94588
201807194942	345 04TH ST	19-Jul-18	30-Jul-19	6-Jun-23	COMPLETE	TO ERECT 7 STORIES NO BASEMENT TYPE I-B OFFICE BUILDING. ** DISTURBANCE OF AT LEAST 50 CU.YD. OF SOIL ROUTE TO DPH **	0	7	\$15.0		OFFICE	SEAN ANDERSON/ ANTHONY TANNEHILL 4086000818 STOER CONSTRUCTION INC 1800 HAMILTON AVE #200 SAN JOSE CA 95125-0000

MAJOR PROJECTS
(06/01/2023 - 06/30/2023)

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 #
201602260667	603 TENNESSEE ST	26-Feb-16	26-Jun-18	23-Jun-23	COMPLETE	TO ERECT 6 STORIES NO BASEMENT TYPE III-A OVER I-A 24 RESIDENTIAL UNITS WITH MIXED USED BUILDING. (R-2 B S-2) ** MAHER: DISTURBANCE OF AT LEAST 50 CU.YD OF SOIL. ROUTE TO DPH**	24	6	\$7.4		APARTMENTS	VLADIMIR LIBOV 4157596228 ARCON CONSTRUCTION INC. 650 FLORIDA ST SAN FRANCISCO CA 94110-0000
202202027136	4 EMBARCADERO CENTER *	2-Feb-22	6-Apr-22	2-Jun-23	COMPLETE	SUITE 3500: INTERIOR T.I. (E) OFC DEMO (E) PARTITIONS CEILINGS RESTROOMS ASSOCIATED MEP & FINISHES CONSTR OF NON-LOAD BARING PARTITIONS CEILINGS RESTROOM FIXTURES MEP & ASSOC FINISHES. MEP DEFERRED	0	45	\$7.0		OFFICE	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000
202202188358	121 SPEAR ST	18-Feb-22	1-Jun-22	7-Jun-23	COMPLETE	4/F: Construction of new non-structural partitions doors frames hardware ceilings millwork and finishes. MEP deferred. Structural drawings and calcs included.	0	25	\$6.2		OFFICE	MIKE SCRIBNER 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000

MAJOR PROJECTS (06/01/2023 - 06/30/2023)

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 #
202202027149	2445 MARIPOSA ST	2-Feb-22	20-Apr-22	12-Jun-23	COMPLETE	Voluntary structural retrofit within existing garages waterproofing repair at deck areas above garages. No changes to occupancy or use.	0	3	\$5.5		APARTMENTS	JEFFREY SCOTT VAN DE WYNGAERDE 4152850500 PLANT CONSTRUCTION CO LP 300 NEWHALL ST SAN FRANCISCO CA 94124
202206075794	120 KEARNY ST	7-Jun-22	30-Aug-22	14-Jun-23	COMPLETE	INTERIOR TI: (N) NON-STRUCTURAL PARTITIONS LIGHT FIXTURES FINISHES MILLWORK PLUMBING FIXTURES. REMODEL ELEVATOR LOBBY & COMMON CORRIDOR. UPGRADES TO RESTROOMS ACCESSABILITY. MEP & STRUCTURAL INCLUDED. FIRE LIFE SAFETY & SPRINKLER UNDER SEPARATE PERMITS.	0	38	\$5.1		OFFICE	CHRIS PLASS 4087310675 HITT CONTRACTING INC. 2033 GATEWAY PL SAN JOSE CA 95110-0000
202306059259	1515 SOUTH VAN NESS AV	5-Jun-23			FILED, New	MOHCD. 100% AFFORDABLE PROJECT ED 13-01. TO ERECT 9 STORIES NO BASEMENT TYPE I-A 168 UNITS RESIDENTIAL APARTMENTS WITH MIXED USE BUILDING. (R-2 E)	168	9	\$59.6	Y	APARTMENTS	(Blank)

MAJOR PROJECTS (06/01/2023 - 06/30/2023)

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 #
202205053630	2550 IRVING ST	5-May-22	26-Jun-23		ISSUED, New	TO ERECT 7-STORY TYPE I-B 90 DWELLING UNITS BLDG WITH ZERO BASEMENTS. TO INCLUDE RESIDENTIAL SUPPORT SERVICE OFFICE PROPERTY MANAGEMENT OFFICE BIKE PARKING SERICE SPACE & RESIDENTIAL PARKING WITH PUZZLE LIFT AND PIT STACKER SYSTEM. (100% AFFORDABLE HOUSING) MAYOR DIR 13-01.	90	7	\$50.0	Y	APARTMENTS	MIGUEL GUZMAN 4158591345 GUZMAN CONSTRUCTION GROUP INC. 2270 PALOU AV SAN FRANCISCO CA 94124-0000
202212208724	822 GEARY ST	20-Dec-22	2-Jun-23		ISSUED, New	***PRIORITY REVIEW***. T.I. & OCCUPANCY CHANGE FROM MERCHANTILE TO BUSINESS OCCUPANCY. WORK INCLUDES SELECTIVE DEMO HVAC PLUMBING LIGHTING NEW WORK INCLUDES NEW PARTITIONS LIGHTING HVAC ROOF	0	2	\$11.9	Y	CLINICS-MEDIC/DENTAL	OWNER OWNER OWNER OWNER OWNER CA 00000- 0000
202204152340	945 MARKET ST	15-Apr-22	30-Jun-23		ISSUED, New	INTERIOR FIT OUT TO EXISTING SPACE ON LEVELS ONE (L1) AND TWO (L2) INCLUDING A DINING HALL (A-2) ASSEMBLY ASSOCIATED WITH COMMERCIAL KITCHEN AND OTHER SUPPORT AREAS AND COOKING SCHOOL ON L2 (B-BUSINESS). STRUCTURAL MEP AND FOOD SERVICE INCLUDED.	0	5	\$7.9		RETAIL SALES	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000
Total Construction Valuation Major Projects (≥\$5m) completed in June 2023, filed, and issued							\$265.6 million	vs. May 2023			\$148.0 million	↑ 125.9%

MAJOR PROJECTS (06/01/2023 - 06/30/2023)

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 Units Major Projects (≥\$5m) completed in June 2023, filed, and issued						483	vs. May 2023			288	↑ 147.7%	

Major Projects Report

Building Inspection Commission, July 19, 2023

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 6/1/2023-6/30/2023

FILED

Count – 1

Valuation - \$59.6M

Net Housing Units – 168



1515 South Van Ness Avenue corner view, preliminary rendering by David Baker Architects and Y.A. Studio

- 1515 South Van Ness Ave.
- New 168-unit affordable housing building
- \$59.6M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 6/1/2023-6/30/2023

ISSUED

Count – 3

Valuation - \$69.8M

Net Housing Units – 90



2550 Irving Street view from Irving and 27th Avenue, rendering by PYATOK

- 2550 Irving St.
- New 90-unit affordable housing building
- \$50.0M



- 822 Geary St.
- Renovation of vacant building into behavioral health center
- \$11.9M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 6/1/2023-6/30/2023

COMPLETED

Count – 8

Valuation - \$136.2M

Net Housing Units – 225



200 Van Ness Avenue, image by Andrew Campbell Nelson

- 200 Van Ness Ave.
- New 145-unit student housing and performance space
- \$60M



- 2898 Sloat Blvd.
- New 56-unit mixed use building
- \$30M



THANK YOU