

***BIC Regular Meeting
of
August 16, 2023***

Agenda Item 4b

Major Projects Report Summary (07/01/2023 – 07/31/2023)

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

There was a **54%** decrease (**\$143.4 million**) in total Construction Valuation compared to June 2023.

There was a **100%** decrease (**483**) in the number of Net Unitsⁱ compared to June 2023.

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

Category	Total Construction Valuation	Net Units
Completed permits	-95.2%	-100.0%
Filed permits	44.1%	-100.0%
Issued permits	-57.2%	-100.0%

CATEGORY	SUMMARY, June (06/01/2023 – 06/30/2023)			SUMMARY, July (07/01/2023 – 07/31/2023)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$136.2	51.3%	225	\$6.5	5.3%	0	-\$129.7	-225
FILED	\$59.6	22.4%	168	\$85.8	70.3%	0	\$26.3	-168
ISSUED	\$69.8	26.3%	90	\$29.8	24.4%	0	-\$39.9	-90
TOTAL	\$265.6	100.0%	483	\$122.2	100.0%	0	-\$143.4	-483
Change by Percentage							↓ 54%	↓ 100%

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
(07/01/2023 - 07/31/2023)

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 #
201803194024	1615 MARKET ST	19-Mar-18	27-Mar-19	24-Jul-23	COMPLETE	ERECT 4 STORIES OFFICE ASSEMBLY TYPE IIIA BLDG w/ Type IA BASEMENT	0	4	\$6.5	Y	OFFICE	JOHN FRANCIS FISH 4158480500 SUFFOLK CONSTR CO. INC. DBA SUFFOLK-ROEL 525 MARKET ST SAN FRANCISCO CA 94105-0000
202307252968	2001 37TH AV	25-Jul-23			FILED, New	APPROX 58 000gsf OF DEMO OF (E) EDUCATIONAL KITCHEN & ACCESSORY ASSEMBLY SPACES. ADDITION OF BRACED STEEL FRAME W/ COMPOSITE STEEL & CONCRETE FLRS. PROPOSED USE INCLUDE EDUCATIONAL & ACCESSORY ASSEMBLY ON ALL LEVELS;FULL KITCHEN IN BASEMENT;OCCUPIED ROOF TERRACE ON LEV3. (N) MEP SYSTEM...	0	3	\$75.0		SCHOOL	GARY J. FILIZETTI 4089428200 DEVCON CONSTRUCTION 690 GIBRALTAR DR MILPITAS CA 95035
202307172307	450 PACIFIC AV	17-Jul-23			FILED, New	1/F-4/F: SELECTIVE INTERIOR DEMO CONSTR OF COMMUNICATING STAIRWAYS INTERIOR PARTITIONS CEILINGS FLOOR FINISHES WALL FINISHES MILLWORK MECHANICAL PLUMBING. ELECTRICAL & STRUCTURAL DEFERRED. NO EXTERIOR MODIFICATIONS.	0	4	\$10.8		OFFICE	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000

MAJOR PROJECTS (07/01/2023 - 07/31/2023)

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 #
202210063846	945 MARKET ST	6-Oct-22	25-Jul-23		ISSUED, 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	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000
202206106082	945 MARKET ST	10-Jun-22	10-Jul-23		ISSUED, New	EXTERIOR SCOPE OF WORK: NEW WINDOWS ON LEVEL 4 ALONG STEVENSON. INTERIOR SCOPE OF WORK: NEW STRUCTURAL PEDESTRIAN BRIDGE AT LEVEL 2; NON-STRUCTUAL PARTIONS; DOOR UPDATES; LIGHTING UPGRADES; ARCHITECTURAL FINISH REFRESH; ACCESSIBILITY UPGRADES; SIGNAGE UPDATES.	0	5	\$10.6		RETAIL SALES	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000
201904178238	809 MONTGOMERY ST	17-Apr-19	5-Jul-23		ISSUED, New	HORIZONTAL & VERTICAL ADDITION. CHANGE IN USE TO OFFICE/RETAIL WORK INCLUDES INTERIOR AND EXTERIOR AND CONSTRUCT REAR YARD/ROOFTOP ADDITION TO ACCOMODATE OFFICE AND RETAIL USES. MAHER N/A	0	3	\$7.0		OFFICE	JEFFREY SCOTT VAN DE WYNGAERDE 4152850500 PLANT CONSTRUCTION CO LP 300 NEWHALL ST SAN FRANCISCO CA 94124
Total Construction Valuation Major Projects (≥\$5m) completed in July 2023, filed, and issued							\$122.2 million	vs. June 2023			-\$143.4 million	↓ 54%

MAJOR PROJECTS (07/01/2023 - 07/31/2023)

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 Units Major Projects (≥\$5m) completed in July 2023, filed, and issued							0	vs. June 2023			-483	↓ 100%

Major Projects Report

Building Inspection Commission, August 16, 2023

Major Projects Update and Highlights

- Major projects have a valuation of \$5M or greater
- Data from: 7/1-7/31/2023

FILED

Count – 2 (2019 Avg. – 10.4)

Valuation - \$85.8M

Net Housing Units – 0



- 2001 37th Ave.
- Demo and renovation of facilities at St. Ignatius Preparatory School
- \$75.0M



- 450 Pacific Ave.
- Interior renovation of office building
- \$10.8M

Major Projects Update and Highlights

- Major projects have a valuation of \$5M or greater
- Data from: 7/1-7/31/2023

ISSUED

Count – 3 (2019 Avg. – 6.2)

Valuation - \$29.8M

Net Housing Units – 0



945 Market Street, San Francisco.
Andrew Chamings/SFGATE

- 945 Market St.
- Tenant improvement of Ingka Centers
- \$12.2M



- 809 Montgomery St.
- Expansion and renovation of office building
- \$7.0M

Major Projects Update and Highlights

- Major projects have a valuation of \$5M or greater
- Data from: 7/1-7/31/2023

COMPLETED

Count – 1 (2019 Avg. – 5.0)

Valuation - \$6.5M

Net Housing Units – 0



- 1615 Market St.
- New 4-story office and assembly building
- \$6.5M



THANK YOU