

***BIC Regular Meeting
of
September 20, 2023***

Agenda Item 7b

Major Projects Report Summary (08/01/2023 – 08/31/2023)

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

There was a **36%** increase (**\$44.5 million**) in total Construction Valuation compared to July 2023.

There was an increase from zero (**80**) Net Unitsⁱ in July 2023.

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

Category	Total Construction Valuation	Net Units
Completed permits	530.8%	NA
Filed permits	-30.1%	NA
Issued permits	120.0%	NA

CATEGORY	SUMMARY, July (07/01/2023 – 07/31/2023)			SUMMARY, August (08/01/2023 – 08/31/2023)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$6.5	5.3%	0	\$41.0	24.6%	80	\$34.5	80
FILED	\$85.8	70.3%	0	\$60.0	36.0%	0	-\$25.8	0
ISSUED	\$29.8	24.4%	0	\$65.6	39.4%	0	\$35.8	0
TOTAL	\$122.2	100.0%	0	\$166.6	100.0%	80	\$44.5	103
Change by Percentage							↑ 36%	NA

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 (08/01/2023 - 08/31/2023)

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 #
201912129356	1570 PACIFIC AV	12-Dec-19	21-Jul-21	23-Aug-23	COMPLETE	TO ERECT 6 STORIES NO BASEMENT TYPE III-A OVER TYPE I-A 53 RESIDENTIAL UNITS WITH MIXED USE BUILDING. (R-2 B M S-2) ** MAHER: YES; ROUTE TO DPH **	53	6	\$18.0		APARTMENTS	FREDERICK LARRABURU 6503026148 QUALITY ALARM SERVICE 3523 HAVEN AV MENLO PARK CA 94025-0000
202006138695	900 PENNSYLVANIA AV	13-Jun-20	22-Mar-21	2-Aug-23	COMPLETE	This is for a Site permit. Primary purpose of the project is the expansion of the existing warehouse. Additional office and support space is included with the warehouse expansion.	0	3	\$14.0		WAREHOUSE NO FRNITUR	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 2855 CAMPUS DR SAN MATEO CA 94403-0000
201610059557	188 OCTAVIA ST	5-Oct-16	7-Sep-18	3-Aug-23	COMPLETE	TO ERECT 5 STORIES NO BASEMENT TYPE III-A & I-A 27 UNITS RESIDENTIAL & MIXED USE COMMERCIAL. (R-2 M)	27	5	\$9.0		APARTMENTS	(Blank)
202308255337	2 STOCKTON ST	25-Aug-23			FILED, New	MAJOR ALTERATION OF AN (E) 3 STORY BLDG AND BASEMENT W/ RETAIL OCC. SCOPE INCL ADDITION OF 3 FL W/ OFFICE OCC NEW ELEVATORS & EGRESS STAIRS & REPLACEMENT OF EXT BLDG ENVELOP. SITEWORK INCL STREET TREES ON STOCKTON UTILIES CONNECTIONS AT GRADE AND STORMWATER MANAGEMENT PLANTERS AT ROOF.	0	4	\$60.0		RETAIL SALES	(Blank)

MAJOR PROJECTS (08/01/2023 - 08/31/2023)

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 #
202302172178	550 TERRY A FRANCOIS BL	17-Feb-23	18-Aug-23		ISSUED, New	THE SOUTH PORTION OF PRJ IS CORE-SHELL "WARM SHELL ONLY" RENOVATION & BEING SUBMITTED FOR PERMIT AS A B-GROUP OCCUPANCY. (E) BUILDING BOTH NORTH & SOUTH PORTIONS ARE B-GROUP. (E) SERVICE ELEVATOR ELEVATOR 5 WILL BE UPGRADED TO SERVE AS A HAZARDOUS MATERIALS LIFT. LIFE SAFETY UNDER SEPARATE PERMI	0	6	\$30.0		OFFICE	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 2855 CAMPUS DR SAN MATEO CA 94403-0000
202212279207	1610 GEARY BL	27-Dec-22	2-Aug-23		ISSUED, New	*PRIORITY PROCESSING* JAPANTOWN PEACE PLAZA: SITE IMPROVEMENTS OF (E) PUBLIC OUTDOOR PLAZA OVER PARKING STRUCTURE.WATERPROOFING PLAZA DECK HISTORIC PAGODA STRUCTURE SEISMIC RETROFIT PAVING OUTDOOR FURNISHINGS GRADING DRAINAGE/PLUMBING IRRIGATION PLANTING STORAGE SHED DECORATIVE WALLS PLAZA LIGHTS.	0	1	\$18.8	Y	PUBLIC ASSMBLY OTHER	(Blank)
202307172307	450 PACIFIC AV	17-Jul-23	11-Aug-23		ISSUED, 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 (08/01/2023 - 08/31/2023)

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 #
202208019663	1800 OWENS ST	1-Aug-22	29-Aug-23		ISSUED, New	TENANT IMPROVEMENT ON THE 4TH AND 5TH FLOORS OF AN EXISTING 12-STORY BUILDING. SCOPE OF WORK INCLUDES OFFICE AND LABRATORIES (CHANGING OCCUPANCY FROM B TO L) WITH ASSOCIATED MECHANICAL PLUMBING AND ELECTRICAL REQUIREMENTS.	0	12	\$6.0		OFFICE	RICH LERNER 4156410800 DOME CONSTRUCTION CORP 393 EAST GRAND AV SO. SAN FRANCISCO CA 94080-0000
Total Construction Valuation Major Projects (≥\$5m) completed in August 2023, filed, and issued							\$166.6 million	vs. July 2023			\$44.5 million	↑ 36%
Total Units Major Projects (≥\$5m) completed in August 2023, filed, and issued							80	vs. July 2023			80	NA

Major Projects Report

Building Inspection Commission, September 20, 2023

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 8/1/2023-8/31/2023

FILED

Count – 1

Valuation - \$60M

Net Housing Units – 0



2 Stockton proposed extension, rendering by Gensler

- 2 Stockton St.
- Major renovation of an existing 3-story retail building; adding 3 more stories
- \$60.0M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 8/1/2023-8/31/2023

ISSUED

Count – 4

Valuation - \$65.6M

Net Housing Units – 0



- 550 Terry A Francois Blvd.
- Renovation of office building
- \$30M



- 1610 Geary Blvd.
- Japantown Peace Plaza site improvement
- \$18.8M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 8/1/2023-8/31/2023

COMPLETED

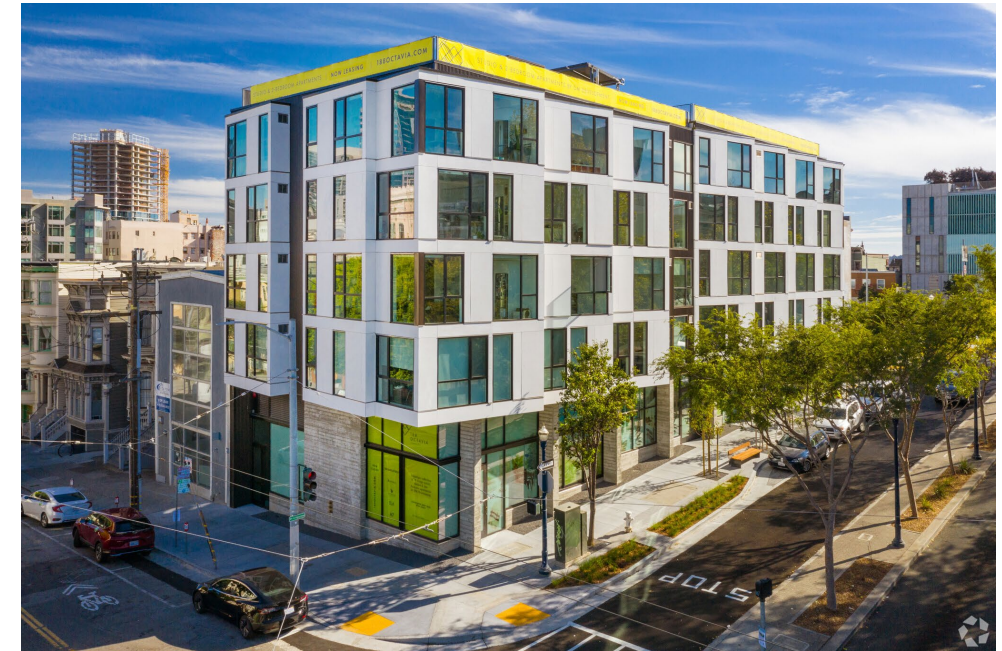
Count – 3

Valuation - \$41M

Net Housing Units – 80



- 1570 Pacific Ave.
- New 53-unit mixed-use building with 9 affordable units
- \$18M



- 188 Octavia St.
- New 27-unit mixed-use building with 4 affordable units
- \$9M



THANK YOU