

***BIC Regular Meeting
of
October 18, 2023***

Agenda Item 4b

Major Projects Report Summary (09/01/2023 – 09/30/2023)

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

There was a **1.7%** decrease (**\$2.8 million**) in total Construction Valuation compared to August 2023.

There was a **256.3%** increase (**205**) in Net Unitsⁱ compared to August 2023.

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

Category	Total Construction Valuation	Net Units
Completed permits	-34.1%	-101.3%
Filed permits	39.8%	NA
Issued permits	-19.3%	NA

CATEGORY	SUMMARY, August (07/01/2023 – 07/31/2023)			SUMMARY, September (08/01/2023 – 08/31/2023)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$41.0	24.6%	80	\$27.0	16.5%	-1	-\$14.0	-81
FILED	\$60.0	36.0%	0	\$83.9	51.2%	140	\$23.9	140
ISSUED	\$65.6	39.4%	0	\$53.0	32.3%	146	-\$12.6	146
TOTAL	\$166.6	100.0%	80	\$163.9	100.0%	285	-\$2.8	205
Change by Percentage							↓ 1.7%	↑ 256.3%

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 (09/01/2023 - 09/30/2023)

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 #
202010106291	55 MASON ST	10-Oct-20	3-Sep-21	20-Sep-23	COMPLETE	Voluntary Seismic upgrade of steel horizontal bracing system installed below (E) floor framing levels 2-6. 14 Units will be converted to %100 accessible apts. Remaining 120 housing units receive interior finish upgrades. 6 units to receive communication devices. Common area and MEP upgrades as well.	0	6	\$12.0	Y	TOURIST HOTEL/MOTEL	JANSEN LUM MARSHALL LEE SNOW 5105277883 D & H CONSTRUCTION 2107 KEARNEY ST EL CERRITO CA 94530-0000
202107094047	363 NOE ST	9-Jul-21	16-Feb-22	22-Sep-23	COMPLETE	21 PUBLIC HOUSING APT W/ 1 RESIDENT MGR OFFICE. REHAB & ACCESIBILITY @ COMMUNITY SPACE W/ KITCHENETTE TOILET RMS & LAUNTRY ROOM. REPLACED WINDOWS & EXTERIOR DOORS TROUGHOUT (N) ROOFING BOILERS FINISHES FIXTURES & APPLIANCES.(N)MEP FIXTURES+EQUIPMT.MINOR ELEVATOR MODERNIZE.ADDIT "B" FOR OFFICE.	-1	3	\$5.0	Y	APARTMENTS	ALPHONSE WU 4158269678 AMONE CORP 1601 GALVEZ AV SAN FRANCISCO CA 94124-0000
202109279172	2206 GREAT HY	27-Sep-21	11-May-22	15-Sep-23	COMPLETE	PRIORITY PROCESSING: 100% affordable housing. Rehabilitation of 10 public housing in north BLDG: Units 2206 2210 2215 2217 2020 2222 2225 2227 2228 2232. Replace windows & doors throughout. (N) roof exterior finishes fixtures & appliances. (N) MEP fixtures. Replace north carport in kind.	0	2	\$5.0	Y	APARTMENTS	MIGUEL GUZMAN 4158591345 GUZMAN CONSTRUCTION GROUP INC. 2270 PALOU AV SAN FRANCISCO CA 94124-0000

MAJOR PROJECTS (09/01/2023 - 09/30/2023)

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 #
202201246538	360 SPEAR ST	24-Jan-22	18-May-22	13-Sep-23	COMPLETE	3RD FL: SINGLE FLOOR TENANT IMPROVEMENT. EXISTING STRUCTURE EGRESS STAOR ENCLOSURES TO REMAIN. NON STRUCTURAL PARTITIONS CEILING WALL AND FLOOR FINISHES ONLY. RELATED MECHANICAL ELECTRICAL PLUMBING WORKM CHANGE OF USE FROM OFFICE/INTERNET SERVICE EXCHANGE TO OFFICE /LABORATORY/WHOLESALE SALES.	0	5	\$5.0		OFFICE	CHRIS PLASS 4087310675 HITT CONTRACTING INC. 2033 GATEWAY PL SAN JOSE CA 95110-0000
202309227225	967 MISSION ST	22-Sep-23			FILED, New	ERECT A STORY RESIDENTIAL APARTMENT BUILDING 95 DWELLING UNITS WITH NO BASEMENT TYPE 1A.	95	9	\$61.0	Y	APARTMENTS	(Blank)
202309076070	550 TERRY A FRANCOIS BL	7-Sep-23			FILED, New	FL6: CHANGE OF OCC TO L. THIS PROJ CONSIST OF INT BUILT-OUT ON 6TH FL OF (E) 6-STORY BLDG TO CREATE TENANT STE W/ OFFICE AND LAB. SCOPE INCL NEW INT PARTITIONS DOORS WINDOWS CEILING CASEWORK FLOORING AND FINISHES W/ ASSOCIATED MEP.	0	6	\$13.9		OFFICE	(Blank)
202309257314	988 MARKET ST	25-Sep-23			FILED, New	CONVERSION OF EXISTING OFFICE SPACE INTO RESIDENTIAL UNITS WITH-IN A HISTORICAL BUILDING. WITH NO MODIFICATIONS TO THE EXTERIOR OR HEIGHT OF THE BUILDING.	45	10	\$9.0		APARTMENTS	(Blank)
202212158402	1633 VALENCIA ST	15-Dec-22	19-Sep-23		ISSUED, New	MAYOR DIRECTIVE 13-01: TO ERECT 6 STORIES TYPE 1A GROUND FLR RESIDENTIAL SERVICE & COMMON SPACES TYPE 3A UPPER FLR RESIDENTIAL UNITS	146	6	\$53.0	Y	APARTMENTS	KATHRYN CAHILL THOMPSON 4159860600 CAHILL CONTRACTORS LLC. 425 CALIFORNIA ST SAN FRANCISCO CA 94104-0000

MAJOR PROJECTS (09/01/2023 - 09/30/2023)

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 Construction Valuation Major Projects (≥\$5m) completed in September 2023, filed, and issued						\$163.9 million	vs. August 2023			-\$2.8 million	↓ 1.66%	
Total Units Major Projects (≥\$5m) completed in September 2023, filed, and issued						285	vs. August 2023			205	↑ 256%	

Major Projects Report

Building Inspection Commission, October 18, 2023

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 9/1/2023-9/30/2023

FILED

Count – 3

Valuation - \$83.9M

Net Housing Units – 140



967 Mission Street looking toward the recently-complete George Apartments, rendering by Leddy Maytum Stacy Architects and Y.A. Studio

- 967 Mission St.
- New 9-story, 95-unit affordable senior housing community
- \$61M



The historic Warfield Building at 988 Market St. in San Francisco on May 2, 2023. Lance Yamamoto/SFGATE

- 988 Market St.
- Conversion of office building to 45 residential units
- \$9M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 9/1/2023-9/30/2023

ISSUED

Count – 1

Valuation - \$53.0M

Net Housing Units – 146



1633 Valencia Street pedestrian view, rendering by David Baker Architects

- 1633 Valencia St.
- New 6-story, 146-unit affordable housing building
- \$53M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 9/1/2023-9/30/2023

COMPLETED

Count – 4

Valuation - \$27.0

Net Housing Units – -1



- 55 Mason St.
- Renovation of SRO, including seismic and accessibility upgrades
- \$12M



- 2206 Great Hwy.
- Rehabilitation of 10 public housing units
- \$5M



THANK YOU