

***BIC Regular Meeting  
of  
December 13, 2023***

***Agenda Item 11b***

## Major Projects Report Summary (11/01/2023 – 11/30/2023)

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

There was a **132.0%** increase (**\$490.4 million**) in total Construction Valuation compared to October 2023.

There was a **33%** increase (**260**) in Net Units<sup>i</sup> compared to October 2023.

Percent change in construction valuation and net units, between October 2023 and November 2023:

Category	Total Construction Valuation	Net Units
Completed permits	-30.8%	-4.9%
Filed permits	1219.0%	1820.0%
Issued permits	-44.2%	-66.6%

CATEGORY	SUMMARY, October (10/01/2023 – 10/31/2023)			SUMMARY, November (11/01/2023 – 11/30/2023)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$76.7	20.6%	203	\$53.1	6.2%	193	-\$23.6	-10
FILED	\$51.0	13.7%	35	\$672.7	78.1%	672	\$621.7	637
ISSUED	\$243.7	65.6%	551	\$136.0	15.8%	184	-\$107.7	-367
TOTAL	\$371.4	100.0%	789	\$861.7	100.0%	1,049	\$490.4	260
<b>Change by Percentage</b>							<b>↑ 132.0%</b>	<b>↑ 33.0%</b>

<sup>i</sup> 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 (11/01/2023 - 11/30/2023)

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 #
201912038490	65 OCEAN AV	3-Dec-19	21-Jan-21	10-Nov-23	COMPLETE	TO ERECT 6 STORIES 1 BASEMENT TYPE I-A / III-A 193 RESIDENTIAL UNITS WITH CHILD CARE MIX USE BUILDING. (R-2 E S-2)	193	6	\$47.5		APARTMENTS	JAMES E. ROBERTS 9258200600 JAMES E ROBERTS-OBAYASHI CORPORATION 20 OAK CT DANVILLE CA 94526
201812077819	301 MISSION ST	7-Dec-18	15-Jan-21	16-Nov-23	COMPLETE	**PARALLE PLAN CHECK" SHORING AND EXCAVATION ON FREEMONT AND MISSION. REFERENCE TO PERIMETER PILE UPGRADE PERMIT APPLICATION #201812047402	0	58	\$5.6		APARTMENTS	JOHN SHIMMICK 5107775000 SHIMMICK CONSTRUCTION CO. INC. 8201 EDGEWATER DR OAKLAND CA 94621-0000
202311060243	2500 MARIPOSA ST	6-Nov-23			FILED, New	PRIORITY PROCESS PER AB004 - ERECT A 4-STORY TYPE 1A BUS MAINTENANCE FACILITY.	0	4	\$400.0	Y	AUTO REPAIRS	(Blank)
202311170986	530 HOWARD ST	17-Nov-23			FILED, New	ERECT A 71-STORY ABOVE GRADE CONTAINING 672 W/ ASSOCIATED AMENITY SPACE. LEVELS 2-4 HOUSE PARKING & BUILDING SUPPORT SERVICES. THE BUILDING WILL HAVE 1 BASEMENT LEVEL BELOW GRADE. HOUSING BUILDING SUPPORT SERVICES. THERE IS A BRIDGE CONNECTION FROM LEVEL 5 TO SALESFORCE PARK.	672	72	\$267.7		APARTMENTS	(Blank)
202311211198	550 BATTERY ST	21-Nov-23			FILED, New	VOLUNTARY STRUCTURAL UPGRADE	0	22	\$5.0		APARTMENTS	(Blank)

## MAJOR PROJECTS (11/01/2023 - 11/30/2023)

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 #
202211186863	200 FOLSOM ST	18-Nov-22	17-Nov-23		ISSUED, New	PRIORITY PROJECT-MAYOR DIR 17-02(100% AFFORDABLE): ERECT A 17-STORY TYPE 1-A MIXED USE BUILDING WITH 184 RESIDENTIAL UNITS.	184	17	\$74.5	Y	APARTMENTS	SWINERTON RUBECON JV 9256026400 SWINERTON RUBECON JOINT VENTURE 2001 CLAYTON RD CONCORD CA 94520-0000
202004277259	3501 CESAR CHAVEZ ST	27-Apr-20	16-Nov-23		ISSUED, New	ERECT A FIVE STORY TYPE IB CONSTRUCTION BUILDING WITH MEDICAL OFFICE RETAIL AMND PARKING ON 4 BELOW GROUND LEVELS.	0	5	\$55.0		OFFICE	ROBERT J. DE KOCH 9207396321 THE BOLDT COMPANY PO BOX 419 APPLETON WI 54912-0000
201601298422	241 06TH ST	29-Jan-16	13-Nov-23		ISSUED, New	ACCESIBILITY IMPROVEMENTS UNIT KITCHEN UPGRADES WINDOW REPLACEMENT LIGHT FIXTURE REPLACEMENT EXTERIOR PAINT BATHROOM VENTILATION UPGRADE. Emergency Generator work (replacement and enclosure) for reference only and to be separate submittal.	0	8	\$6.5		APARTMENTS	ELLIOTT M NESTAL 9252543401 NCR CONSTRUCTION INC 1035 W GRAND AV OAKLAND CA 94607-0000
Total Construction Valuation Major Projects (≥\$5m) completed in November 2023, filed, and issued							\$861.7 million	vs. October 2023			\$490.4 million	↑ 132%
Total Units Major Projects (≥\$5m) completed in November 2023, filed, and issued							1,049	vs. October 2023			260	↑ 33%

# Major Projects Report

Building Inspection Commission, December 13, 2023

# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 11/1/2023-11/30/2023

## FILED

Count – 3

Valuation - \$672.7M

Net Housing Units – 672



2500 Mariposa Street south elevation with the SFMTA signage in view, illustration by IBI Group



Image courtesy of: Pickard Chilton

- 2500 Mariposa St.
- New 4-story bus maintenance facility; part of SFMTA mixed-use Potrero Yard Redevelopment
- \$400M

- 524 Howard St.
- New 71-story, 672-unit apartment building
- \$267.7M

# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 11/1/2023-11/30/2023

## ISSUED

Count – 3

Valuation - \$136.0M

Net Housing Units – 184



Transbay Block 2 East Family Building, rendering by Kennerly Architecture & Planning

- 200 Folsom St.
- New 17-story, 184-unit affordable housing building
- \$74.5M



- 3501 Cesar Chavez St.
- CPMC Mission Bernal Campus Medical Office Building
- \$55M

# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 11/1/2023-11/30/2023

## COMPLETED

Count – 2

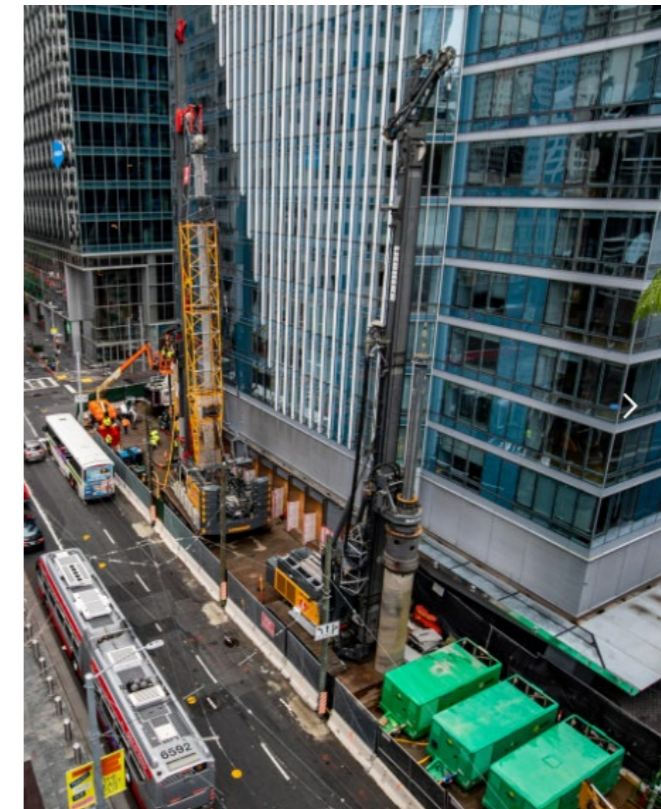
Valuation - \$53.1

Net Housing Units – 193



65 Ocean Avenue design, rendering by rg architecture

- 65 Ocean Ave.
- New 6-story, 193-unit apartment building with 48 affordable units
- \$47.5M



- 301 Mission St.
- Shoring and excavation for perimeter pile upgrade
- \$5.6M





**THANK YOU**