

***BIC Regular Meeting
of***

January 17, 2024

Agenda Item 6b

Major Projects Report Summary (12/01/2023 – 12/31/2023)

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

There was a **64.2%** decrease (**-\$553.4 million**) in total Construction Valuation compared to November 2023.

There was a **54.2%** decrease (**-568**) in Net Unitsⁱ compared to November 2023.

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

Category	Total Construction Valuation	Net Units
Completed permits	24.0%	8.8%
Filed permits	-71.7%	-73.4%
Issued permits	-61.4%	-50.0%

CATEGORY	SUMMARY, November (11/01/2023 – 11/30/2023)			SUMMARY, December (12/01/2023 – 12/31/2023)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$53.1	6.2%	193	\$65.8	21.3%	210	\$12.7	17
FILED	\$672.7	78.1%	672	\$190.1	61.6%	179	-\$482.6	-493
ISSUED	\$136.0	15.8%	184	\$52.5	17.0%	92	-\$83.5	-92
TOTAL	\$861.7	100.0%	1,049	\$308.4	100.0%	481	-\$553.4	-568
Change by Percentage							↓ 64.2%	↓ 54.2%

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 (12/01/2023 - 12/31/2023)

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 #
201810223762	1 AVENUE OF THE PALMS *	22-Oct-18	8-Apr-19	28-Dec-23	COMPLETE	PRIORITY PROCESSING.TO ERECT 6 STORIES NO BASEMENT TYPE I-A & III-A. 105 UNITS APARTMENT OFFICE PARKING AMENITY SPACES BUIDLING (R-2 B A-3 S-2). (MAYOR EXECUTIVE DIRECTIVE 17-02) 100% AFFORDABLE HOUSING PROJECT. MACEO MAY APTS PROJECT.	105	6	\$40.0	Y	APARTMENTS	TRILCE FARRUGIA 4159860600 CAHILL CONTRACTORS LLC 425 CALIFORNIA ST SAN FRANCISCO CA 94104-0000
202203150047	1 AVENUE OF THE PALMS *	15-Mar-22	15-Mar-22	28-Dec-23	COMPLETE	REF 201810223762 WAS DESTROYED BY WATER DAMAGE. REMOVE AND REPLACE WATER DAMAGED FINISHES (94 UNITS) UNITS 601-604 615-625 501-504 515-525 401-404 415-425 301-325 201-225.. REPLACE IN KIND AND MAINTAIN FIRE RATED ASSEMBLIES.	105	6	\$10.0		APARTMENTS	KATHRYN CAHILL THOMPSON 4159860600 CAHILL CONTRACTORS LLC. 425 CALIFORNIA ST SAN FRANCISCO CA 94104-0000
201812219004	2211 STOCKTON ST	21-Dec-18	12-Dec-19	6-Dec-23	COMPLETE	REMOVE / REPLACE EXTERIOR WALL CLADDING R & R CONCRETE WALKWAY'S CURB'S & LANDSCAPING AT BASE OF EXTERIOR WALL'S. REMOVE (E) WINDOWS SLIDING GLASS DOORS & INSTALL (N) ALUM WINDOW & DOORS. INSTALL FLUID-APPLIED COATING ON TO CONCRETE/MASONRY. R&R ALL COURTYARD STEEL BALCONIES W/ IN-KIND WP MEM	0	4	\$9.7		APARTMENTS	JEFF SAARMAN 4157492700 SAARMAN CONSTRUCTION LTD. 683 MCALLISTER ST SAN FRANCISCO CA 94102
202010015613	777 BROADWAY *	1-Oct-20	17-Aug-21	8-Dec-23	COMPLETE	Rehab/Repair of 31 units work to include: (N) MEP-Lighting Electrical and Plumbing. (N) fixtures cabinets shelves & countertops. (N) Retrofit windows Sprinklers Alarms & Solar Thermal Panels & Water Tanks Under Separate Permit. No Change to Occupancy or Use.	0	4	\$6.1		APARTMENTS	JASON BEERS 5102868200 BBI - CON INC 1155 THIRD ST OAKLAND CA 94607-0000

MAJOR PROJECTS (12/01/2023 - 12/31/2023)

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 #
202312152620	0 SITUS TO BE ASSIGNED *	15-Dec-23			FILED, New	PROJ-23-0548. ERECT NEW ADMINISTRATION BUILDING FOR SFPUC WATER DEPARTMENT. BUILDING INCLUDES OFFICES MULTI-PURPOSE SPACES LOCKER ROOMS WELLNESS CENTER TRAINING ROOM ELECTRICAL & LANDSCAPE SHOPS. ADMINISTRATIVE BUILDING IS 1 OF 6 BLDG ON NEW SFWD CAMPUS AT 2000 MARIN ST.	0	4	\$48.2		OFFICE	CLARK CONSTRUCTION GROUP CA LP 3012728100 CLARK CONSTRUCTION GROUP CA LP 7500 OLD GEORGETOWN RD BETHESDA MD 20814-0000
202312072142	1500 15TH ST	7-Dec-23			FILED, New	ERECT A 13 STORY 179 DWELLING UNIT WITH 2 BASEMENTS MIXED USE RESIDENTIAL WITH COMMERCIAL BLDG.	179	13	\$40.8		APARTMENTS	
202312152623	0 SITUS TO BE ASSIGNED *	15-Dec-23			FILED, New	PROJ-23-0551. ERECT NEW PARKING GARAGE FOR SFPUC WATER DEPARTMENT. PARKING GARAGE INCLUDES ELECTRICAL ROOM SERVING THE GARAGE BUILDING & FIRE PUMP ROOM & DOMESTIC WATER PUMP ROOM SERVING ENTIRE CAMPUS. PARKING GARAGE IS 1 OF 6 BLDG ON NEW SFWD CAMPUS AT 2000 MARIN ST.	0	6	\$38.1		PRKNG GARAGE/PRIVATE	CLARK CONSTRUCTION GROUP CA LP 3012728100 CLARK CONSTRUCTION GROUP CA LP 7500 OLD GEORGETOWN RD BETHESDA MD 20814-0000
202312152632	0 SITUS TO BE ASSIGNED *	15-Dec-23			FILED, New	PROJ-23-0553. ERECT NEW AUTO SHOP BUILDING FOR THE SFPUC WATER DEPARTMENT. BUILDING INCLUDES VEHICLE REPAIR BAYS PAINT BOOTHS CARPENTRY SHOP AND EMPLOYEE AREAS INCLUDING LOCKERS BREAK ROOM AND OFFICE AREAS. AUTO SHOP BUILDING IS 1 OF 6 BUILDINGS ON THE NEW SFWD CAMPUS AT 2000 MARIN ST.	0	1	\$23.8		AUTO REPAIRS	CLARK CONSTRUCTION GROUP CA LP 3012728100 CLARK CONSTRUCTION GROUP CA LP 7500 OLD GEORGETOWN RD BETHESDA MD 20814-0000

MAJOR PROJECTS (12/01/2023 - 12/31/2023)

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 #
202312152635	0 SITUS TO BE ASSIGNED *	15-Dec-23			FILED, New	PROJ-23-0558. ERECT NEW WAREHOUSE BUILDING FOR SFPUC WATER DEPARTMENT. BLDG INCLUDES REGULAR HEIGHT AND HIGH PILED STORAGE METER SHOP FABRICATION SHOP AND EMPLOYEE SUPPORT AREA INCLUDING LOCKERS BREAK ROOM AND OFFICE AREAS. WAREHOUSE BLDG IS 1 OF 6 BLDGS ON THE NEW SFWD CAMPUS AT 2000 MARIN ST.	0	1	\$20.9		WAREHOUSE FURNITURE	CLARK CONSTRUCTION GROUP CA LP 3012728100 CLARK CONSTRUCTION GROUP CA LP 7500 OLD GEORGETOWN RD BETHESDA MD 20814-0000
202312152634	0 SITUS TO BE ASSIGNED *	15-Dec-23			FILED, New	PROJ-23-0554. ERECT NEW SHOPS BUILDING FOR THE SFPUC WATER DEPARTMENT. BUILDING INCLUDES MACHINE SHOP AND EMPLOYEE SUPPORT AREAS INCLUDING LOCKERS BREAK ROOM AND OFFICE AREAS. SHOPS BUILDING IS 1 OF 6 BUILDINGS ON THE NEW SFWD CAMPUS AT 2000 MARIN ST.	0	1	\$18.3		WAREHOUSE FURNITURE	CLARK CONSTRUCTION GROUP CA LP 3012728100 CLARK CONSTRUCTION GROUP CA LP 7500 OLD GEORGETOWN RD BETHESDA MD 20814-0000
202212087884	850 TURK ST	8-Dec-22	1-Dec-23		ISSUED, New	PRIORITY PROCESSING - 100% AFFORDABLE HOUSING. TO ERECT A 8-STORY 92-DWELLING UNITS TYPE 1A MIXED-USED BUILDING.	92	8	\$39.0	Y	APARTMENTS	KATHRYN CAHILL THOMPSON 4159860600 CAHILL CONTRACTORS LLC. 425 CALIFORNIA ST SAN FRANCISCO CA 94104-0000

MAJOR PROJECTS (12/01/2023 - 12/31/2023)

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 #
202212148290	3270 18TH ST	14-Dec-22	29-Dec-23		ISSUED, New	ERECT A NEW 4 STORY SCHOOL(K-8) BLDG NO DWELLINGS NO BASEMENT.TYPE 3-A	0	4	\$13.5		SCHOOL	SCOTT BRAUNINGER 4153679399 BUILD GROUP INC. 160 SOUTH VAN NESS AVENUE SAN FRANCISCO CA 94103-0000
Total Construction Valuation Major Projects (≥\$5m) completed in December 2023, filed, and issued						\$308.4 million	vs. November 2023			-\$553.4 million	↓ 64.2%	
Total Units Major Projects (≥\$5m) completed in December 2023, filed, and issued						481	vs. November 2023			-568	↓ 54.2%	

Major Projects Report

Building Inspection Commission, January 17, 2024

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 12/1/2023-12/31/2023

FILED

Count – 6

Valuation - \$190.1M

Net Housing Units – 179



2000 Marin Street proposed footprint, rendering courtesy SF WPS and SF Public Works

- 2000 Marin St.
- 5 permits filed for the new PUC Community Distribution Division (CDD) HQ campus
- \$149.3M collectively



1500 15th Street updated design, rendering by Prime Design

- 1500 15th St.
- New 13-story, 179-unit mixed-use building
- \$40.8M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 12/1/2023-12/31/2023

ISSUED

Count – 2

Valuation - \$52.5M

Net Housing Units – 92



850 Turk Street approximately outlined by YIMBY, image via Google Satellite

- 850 Turk St.
- 100% affordable, 8-story, 92-unit mixed-use building on State-owned property
- \$39M



3270 18th Street expansion beside the existing building at 3250 18th Street, rendering by Perkins&Will and ZPZ Partners

- 3270 18th St.
- New 4-story school building for La Scuola International School
- \$13.5M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 12/1/2023-12/31/2023

COMPLETED

Count – 4

Valuation - \$65.8

Net Housing Units – 210



Maceo May Apartments captured earlier this year, image by Andrew Campbell Nelson

- 1 Avenue of the Palms (55 Cravath St.)
- 2 permits – new 6-story, 105-unit 100% affordable apartment building permit + water damage repair permit
- \$50M collectively



- 2211 Stockton St.
- Exterior renovations
- \$9.7M



THANK YOU