

***BIC Special
Meeting of
March 20, 2024***

Agenda Item 7b

Major Projects Report Summary (02/01/2024 – 02/29/2024)

Major Projects (\geq \$5 million) that were completed, filed, or issued in February 2024.

There was a **15.9%** increase (**\$16.4 million**) in total Construction Valuation compared to January 2023.

There was an **18.6%** increase (**39**) in Net Unitsⁱ compared to January 2023.

Percent change in construction valuation and net units, between January 2023 and February 2024:

Category	Total Construction Valuation	Net Units
Completed permits	31.9%	31.7%
Filed permits	-83.2%	-100.0%
Issued permits	NA	NA

CATEGORY	SUMMARY, January (01/01/2024 – 01/31/2024)			SUMMARY, February (02/01/2024 – 02/29/2024)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$69.3	66.8%	189	\$91.4	73.1%	249	\$22.1	60
FILED	\$34.4	33.2%	21	\$5.8	4.8%	0	-\$28.6	-21
ISSUED	\$0.0	0.0%	0	\$22.9	18.3%	0	\$22.9	0
TOTAL	\$103.6	100.0%	210	\$125.1	100.0%	249	\$16.4	39
Change by Percentage							↑ 15.9%	↑ 18.6%

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 (02/01/2024 - 02/29/2024)

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 #
201905019456	1629 MARKET ST	1-May-19	11-Jan-21	8-Feb-24	COMPLETE	MAYOR DIR 17-02. TO ERECT 9 STORIES 1 BASEMENT TYPE I-A 185 RESIDENTIAL UNITS WITH RETAIL & PARKING. (R-2 M S-2)	185	9	\$65.8	Y	APARTMENTS	JOHN FRANCIS FISH 4158480500 SUFFOLK CONSTR CO. INC. DBA SUFFOLK-ROEL 525 MARKET ST SAN FRANCISCO CA 94105-0000
201811145895	1125 STEVENSON ST	14-Nov-18	2-Jul-20	6-Feb-24	COMPLETE	TO ERECT 9 STORIES 1 BASEMENT 64 RESIDENTIAL UNIT ASSEMBLY & PARKING BUILDING (R-2 A-3 S-2)	64	9	\$19.6	Y	APARTMENTS	JOHN FRANCIS FISH 4158480500 SUFFOLK CONSTR CO. INC. DBA SUFFOLK-ROEL 525 MARKET ST SAN FRANCISCO CA 94105-0000
202207188677	33 TEHAMA ST	18-Jul-22	20-Jul-22	8-Feb-24	COMPLETE	COMPLY WITH NOV#202291731 DD 06/06/22 REPAIR AND REPLACE WATER DAMAGED SYSTEMS-ELECTRICAL ELEVATOR LOW VOLTAGE INTERNET PHONE CABLE & SECURITY AS WEL AS FINISHES/RATED PARTITIONS IN ELEVATOR LOBBY LEVELS : -3-35 CORRIDORS LEVELS: 1-35 STAIRS STAIR 2 AND ASSOCIATED VESTIBULES LEVELS :1-35	0	35	\$6.0		APARTMENTS	DOUG GEARMAN 4157057900 TURNER CONSTRUCTION CO 311 CALIFORNIA STREET SUITE 450 SAN FRANCISCO CA 94104-0000

MAJOR PROJECTS (02/01/2024 - 02/29/2024)

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 #
202402296854	429 CASTRO ST	29-Feb-24			FILED, New	PRIORITY: RENOVATION & ADDITION TO HISTORIC CASTRO THEATER.FLOOR SYSTEM W/AN ACCESS. PATH TO THE PLATFORM (N)ORGAN LIFT & ORGAN COVER (N)HVAC SYSTEM THETRICAL SYSTEM UPGRADES & ELECTRICAL FIRE ALARM LIGHTING & PLUMBING UPGRADES.ADDITION INSTALLED OVER(E)FOUNDATIONS INCLUDES(N)DRESSING RMS & RESTRMS	0	2	\$5.8	Y	THEATER	(blank)
202401113849	525 MARKET ST	11-Jan-24	1-Feb-24		ISSUED, New	7TH FL.T.I. INC (N) NON STRUCTURAL PARTITIONS (N) SUSPENDED CEILINGS AND DRYWALL CEILINGS (N) HAVAC & MECH SYSTEMS (N) PLUMBING FIXTURES (N) LIGHT FIXTURES ELEC OUTLETS (N) FINISHES	0	38	\$12.5		OFFICE	MIKE SCRIBNER 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
202301170224	300 BERRY ST	17-Jan-23	12-Feb-24		ISSUED, New	WINDOW DOOR REPAIR SOFFIT EVE VENT WHERE MISSING. REPAIR DECK TO WALL TRANSITIONS AT ELEVATED WALKWAYS. MIS MEP REPAIR. PROVIDE SEALANTS TO PENETRATIONS ROOF REPAIR. UNIT CEILING REPAIR AS RELATED TO COMMON AREA WORK	0	16	\$10.4		APARTMENTS	TONI RODRIGUEZ 4088488118 THE G B GROUP INC 8921 MURRAY AV GILROY CA 95020-0000
Total Construction Valuation Major Projects (≥\$5m) completed in February 2024, filed, and issued							\$120.1 million	vs. January 2024			\$16.4 million	↑ 15.9%

MAJOR PROJECTS (02/01/2024 - 02/29/2024)

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 February 2024, filed, and issued							249	vs. January 2024			39	↑ 18.6%

Major Projects Report

Building Inspection Commission, March 20, 2024

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 2/1/2024-2/29/2024

FILED*

Count – 1

Valuation - \$5.8M

Net Housing Units – 0



An exterior view of the historic Castro Theatre in the Castro district of San Francisco.
Stephen Lam/The Chronicle

- 429 Castro St.
- Renovation of Castro Theater
- \$5.8M

*Application received for completeness check in the reference month

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 2/1/2024-2/29/2024

ISSUED

Count – 2

Valuation - \$22.9M

Net Housing Units – 0



- 525 Market St.
- Office tenant improvement on 7th floor
- \$12.5M



- 300 Berry St.
- Repairs to building
- \$10.4M

Major Projects Update and Highlights

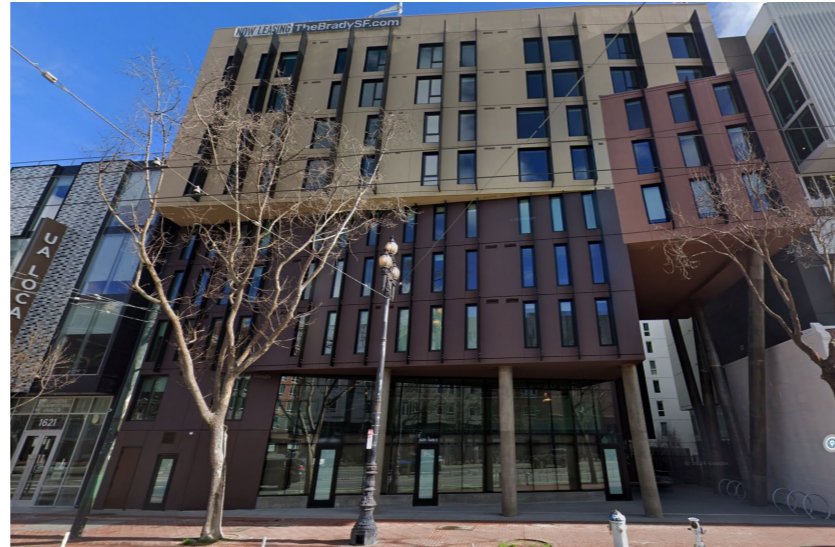
- Major projects are those with a valuation of \$5M or greater
- Data from: 2/1/2024-2/29/2024

COMPLETED

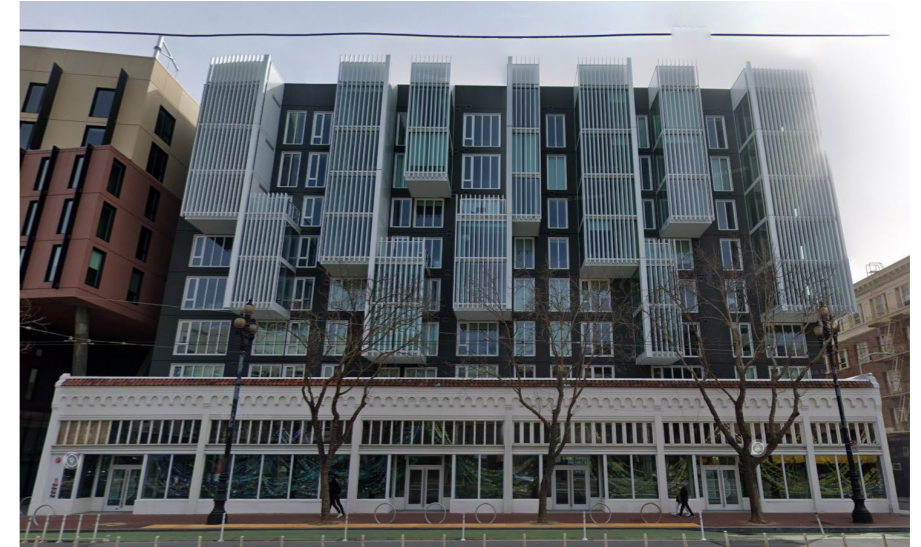
Count – 3

Valuation - \$91.4

Net Housing Units – 249



- 1629 Market St.
- New building with 185 market-rate residential units
- \$65.8M



- 1125 Stevenson St.
- New building with 64 market-rate residential units
- \$19.6M



THANK YOU