

***BIC Regular
Meeting of
May 15, 2024***

Agenda Item 6c

Major Projects Report Summary (04/01/2024 – 04/30/2024)

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

There was a **30.8%** decrease (**-\$31.3 million**) in total Construction Valuation compared to March 2024.

There was an **67.9%** decrease (**-19**) in Net Unitsⁱ compared to March 2024.

Percent change in construction valuation and net units, between March 2024 and April 2024:

Category	Total Construction Valuation	Net Units
Completed permits	-70.3%	-100.0%
Filed permits	-40.5%	NA
Issued permits	16.6%	NA

CATEGORY	SUMMARY, March (03/01/2024 – 03/31/2024)			SUMMARY, April (04/01/2024 – 04/30/2024)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$48.0	47.1%	28	\$14.3	20.2%	0	-\$33.8	-28
FILED	\$11.4	11.2%	0	\$6.8	9.6%	0	-\$4.6	0
ISSUED	\$42.5	41.7%	0	\$49.5	70.2%	9	\$7.0	9
TOTAL	\$101.9	100.0%	28	\$70.6	100.0%	9	-\$31.3	-19
Change by Percentage							↓30.8%	↓67.9%

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 (04/01/2024 - 04/30/2024)

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 #
202211216981	600 BATTERY ST	21-Nov-22	24-Apr-23	11-Apr-24	COMPLETE	PRIORITY PROCESS AB-004: TENANT IMPROVEMENT: DEMO OF NON-STRUCTURAL INTERIOR PARTITIONS FINISHES & ASSOCIATED MEP. ADDITION OF NEW NON-STRUCTURAL INTERIOR PARTITIONS FINISHES & ASSOCIATED MEP. UPGRADE EXISTING RESTROOMS TO COMPLY WITH NEW OCCUPANCY/PLUMBING CALCS.	0	2	\$14.3	Y	OFFICE	MIKE SCRIBNER 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
202404260912	1160 BATTERY ST	26-Apr-24			FILED, New	4/F OFFICE TI W/PANTRY LOCATED ON THE EAST SIDE OF BUILDING TO INCLUDE REPLACING (E) PARTITIONS CEILINGS AND ASSOCIATED MEP WORK.	0	4	\$6.8		OFFICE	(Blank)
202212168587	77 HARRIET ST	16-Dec-22	22-Apr-24		ISSUED, New	PRIORITY AB-004. ERECT A ONE STORY BLDG NO BASEMENT NO DWELLIGS RECREATION CENTER TYPE A-3. separate permit for demolition under PA# 202402236444.	0	1	\$32.5	Y	RECREATION BLDG	SEE CSLB PERSONNEL SWINERTON 4154212980 SWINERTON BUILDERS 260 TOWNSEND ST SAN FRANCISCO CA 94107-0000

MAJOR PROJECTS (04/01/2024 - 04/30/2024)

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 #
202305026865	150 09TH ST	2-May-23	3-Apr-24		ISSUED, New	MAYOR DIR 13-01. 100% AFFORDABLE HOUSING. COMPREHENSIVE ALTERATIONS UPGRADES & REPAIRS TO (E) EL DORADO RES. HOTEL/(E) SRO 4-STORY 57 UNITS TO INCREASE TO 62 RESIDENTIAL PUBLIC HOUSING SLEEPING UNITS.	5	4	\$9.1	Y	APARTMENTS	PAOLO FRIEDMAN 4155127677 D.F.P.F CORP DBA FINE LINE CONSTRUCTION 15 BRUSHPLACE ST SAN FRANCISCO CA 94103-0000
202212309548	729 BUSH ST	30-Dec-22	25-Apr-24		ISSUED, New	PRESERVE (E) HISTORY RESOURCE PER DCP. REMODEL & ADDITION TO (E) 1-STORY TYPE-3 BUILDING WITH A (N) 6-STORY O/ BASEMENT 3-A/1A BUIDING.(N) ASC NO MORE THAN 3 PATIENTS INCBLE OF SELF PRESERVATION.(N) MEDICAL OFFICE 4 (N) RESIDENTIAL UNITS.(N) ELEVATORS & F/A F/S LIFE SAFETY UNDER SEP PERMITS.	4	6	\$7.9		APARTMENTS	OWNER OWNER OWNER OWNER OWNER CA 00000- 0000
Total Construction Valuation Major Projects (≥\$5m) completed in April 2024, filed, and issued							\$70.6 million	vs. March 2024			-\$31.3 million	↓ 30.8%
Total Units Major Projects (≥\$5m) completed in April 2024, filed, and issued							9	vs. March 2024			-19	↓ 67.9%

Major Projects Report

Building Inspection Commission, May 15, 2024

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 4/1/2024-4/30/2024

FILED

Count – 1

Valuation - \$6.8M

Net Housing Units – 0



- 1160 Battery St.
- Office tenant improvement
- \$6.8M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 4/1/2024-4/30/2024

ISSUED

Count – 3

Valuation - \$49.5M

Net Housing Units – 9



- 77 Harriet St.
- New Gene Friend Recreation Center
- \$32.5M



- 150 9th St.
- Renovation of El Dorado Hotel and addition of 4 units
- \$9.1M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 4/1/2024-4/30/2024

COMPLETED

Count – 1

Valuation - \$14.3M

Net Housing Units – 0



- 600 Battery St.
- Office tenant improvement
- \$14.3M



THANK YOU