

***BIC Regular Meeting  
of  
October 19, 2022***

***Agenda Item 4b***

## Major Projects Report Summary (8/01/2022 – 8/31/2022)

Major Projects ( $\geq$ \$5 million) that were completed, filed, or issued in August 2022.

There was an **82% increase (\$226.7 million)** in total Construction Valuation compared to July 2022.

There was an **4.4% increase (36)** in the number of Net Units<sup>1</sup> compared to July 2022.

Percent change in construction valuation and net units, between July 2022 and August 2022:

Category	Total Construction Valuation	Net Units
<b>Completed permits</b>	\$259.6	240
<b>Filed permits</b>	\$18.1	196
<b>Issued permits</b>	<b>-\$51.0</b>	<b>-400</b>

CATEGORY	SUMMARY, July (7/01/2022 – 7/31/2022)			SUMMARY, August (8/01/2022 – 8/31/2022)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
<b>COMPLETED</b>	\$44.0	15.9%	136	\$303.6	60.3%	376	\$259.6	240
<b>FILED</b>	\$101.3	36.6%	152	\$119.3	23.7%	348	\$18.1	196
<b>ISSUED</b>	\$131.4	47.5%	526	\$80.5	16.0%	126	<b>-\$51.0</b>	<b>-400</b>
<b>TOTAL</b>	\$276.7	100.0%	814	\$503.4	100.0%	850	\$226.7	36
<b>Change by Percentage</b>							<b>↑ 82%</b>	<b>↑ 4.4%</b>

<sup>1</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  
(8/01/2022 - 8/31/2022)**

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 #
201604013681	75 HOWARD ST	1-Apr-16	25-Oct-17	17-Aug-22	COMPLETE	TO ERECT 21 STORIES 2 BASEMENTS 120 DWELLING UNITS WITH COMMERCIAL. ** MAHER: DISTURBANCE OF AT LEAST 50 CU. YD. OF SOIL. ROUTE TO DPH **	120	21	\$146.9		APARTMENTS	WILLIAM ARTHUR SWINERTON 4154212980 SWINERTON BUILDERS 260 TOWNSEND ST SAN FRANCISCO CA 94107-0000
201512145054	800 PENNSYLVANIA AV	14-Dec-15	18-May-17	3-Aug-22	COMPLETE	TO ERECT 8 STORIES 1 BASEMENT 256 RESIDNETIAL INDUSTRIAL BUILDING. (R-2 A-3 F-1 S-2) ** MAHER: N/A **	256	8	\$110.0		APARTMENTS	SCOTT BRAUNINGER 4153679399 BUILD GROUP INC. 160 SOUTH VAN NESS AVENUE SAN FRANCISCO CA 94103-0000
201710121125	1 DE HARO ST	12-Oct-17	5-Dec-18	8-Aug-22	COMPLETE	BUILD SIT IN TWO LOTS 003 &004. ERECT (N) 4-STORY COMMERCIAL/OFFICE BUILDING. BUILDING IS ON (2) LOTS. NEED ADDRESS CHANGE BEFORE ISSUANCE. 11/20/18: NEW BUILDING SIT ON TWO LOTS 3800/003 & 3800/004. WF	0	4	\$25.0		OFFICE	PAUL GREGORY COSKO 4159862718 HATHAWAY DINWIDDIE CO. 275 BATTERY ST SAN FRANCISCO CA 94111
201601046310	1 AVENUE OF THE PALMS * BLDG 1	4-Jan-16	17-Jan-17	19-Aug-22	COMPLETE	Geotechnical mitigation improvements	0	NA	\$15.0		VACANT LOT	BLANK

**MAJOR PROJECTS  
(8/01/2022 - 8/31/2022)**

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 #
202009194547	749 TOLAND ST	19-Sep-20	3-Mar-21	4-Aug-22	COMPLETE	BLDG #418: NEW INTERIOR WALLS FOR AN OFFICE FULL HEIGHT PARTITION WALL TO SEPARATE THE WAREHOUSE SPACE FROM VAN LOADING SPACES FOR VENTILATION PURPOSE AND A NEW LOADING DOCK ON EAST SIDE OF BUILDING. INSTALL PLUMBING FIXTURES HARD LID AND ACT CEILING SYSTEMS. ELECTRICAL PLUMBING HVACS REQUIRED	0	1	\$6.7		WAREHOUSE NO FRUITUR	DANNY POWERS 3607574094 FISHER CONSTRUCTION GRP INC 625 FISHER LANE BURLINGTON WA 98233-0000
202208019628	200 FOLSOM ST	1-Aug-22			FILED, New	ERECT A 9-STORY OVER ZERO BASEMENT TYPE IB 100% AFFORDABLE RESIDENTIAL BUILDING WITH 150 SENIOR HOUSING UNITS.	150	9	\$57.0		APARTMENTS	WILLIAM ARTHUR SWINERTON 4154212980 SWINERTON BUILDERS 260 TOWNSEND ST SAN FRANCISCO CA 94107-0000
202208100298	1001 FRANKLIN ST	10-Aug-22			FILED, New	PRIORITY PROCESSING - TO CONSTRUCT A 7-STORY 94 DWELLING UNITS TYPE 3A OVER 1A SENIOR AFFORDABLE HOUSING. RESIDENTIAL BUILDING.	94	7	\$42.4	Y	APARTMENTS	KATHRYN CAHILL THOMPSON 4159860600 CAHILL CONTRACTORS LLC. 425 CALIFORNIA ST SAN FRANCISCO CA 94104-0000

**MAJOR PROJECTS  
(8/01/2022 - 8/31/2022)**

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 #
202208150519	952 HOWARD ST	15-Aug-22			FILED, New	VERTICAL LOT LINE ADJUSTMENT OF MERGED LOTS 18 & 19.ADD A 9 STORY VERTICAL ADDITION MADE OF MASS TIMBER CONSTRUCTION ON TOP OF THE 3 STORIES OF MIXED-USE DEVELOPMENT(UNDER BPA#202001131764)WHICH SERVES AS THE FULL DEVELOPMENT'S BASE OF THE TOTAL BLDG COMPOSITION.	104	9	\$14.0		APARTMENTS	BLANK
202208019663	1800 OWENS ST	1-Aug-22			FILED, New	TENANT IMPROVEMENT ON THE 4TH AND 5TH FLOORS OF AN EXISTING 12-STORY BUILDING. SCOPE OF WORK INCLUDES OFFICE AND LABRATORIES (CHANGING OCCUPANCY FROM B TO L) WITH ASSOCIATED MECHANICAL PLUMBING AND ELECTRICAL REQUIREMENTS.	0	12	\$6.0		OFFICE	BLANK
202106031523	1501 SUNNYDALE AV	3-Jun-21	10-Aug-22		ISSUED, New	Sunnydale Block 3A (Lot 3)-PRIORITY 100% HOUSING PROJECT. TO ERECT 5-STORY 4 STORIES OF TYPE 5 OVER 1 STORY OF TYPE 1 MIXED USE BLDG WITH CHILD CENTER RETAIL RESTAURANTS WELLNESS CENTER AND 80 RESIDENTIAL UNITS.	80	5	\$53.0	Y	APARTMENTS	ROBERT NIBBI 4158631820 BAINES- NIBBI J V 1000 BRANNAN ST STE 102 SAN FRANCISCO CA 94103-0000

**MAJOR PROJECTS  
(8/01/2022 - 8/31/2022)**

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 #
202112295177	1530 PAGE ST	29-Dec-21	9-Aug-22		ISSUED, New	RENOVATE TO TRANSFORM ST AGNES GYMNASIUM MAIN ASSEMBLY SPACE INTO A FIXED-SEATED THEATRICAL HALL FOR PERFORMING ARTS PROGRAMS ASSEMBLIES & LECTURES. EXCAVATE BSMT AREA TO CREATE AN ACCESS. MUSIC CLASSRM PRACTICE & RECORDING RMS & FACULTY OFFICE. PROVIDE MECH & STRUT UPGRADES & PROVISIONS OF...	0	2	\$11.3		THEATER	KATHRYN CAHILL THOMPSON 4159860600 CAHILL CONTRACTORS LLC. 425 CALIFORNIA ST SAN FRANCISCO CA 94104-0000
201912139512	4742 MISSION ST	13-Dec-19	31-Aug-22		ISSUED, New	TO ERECT AN 8-STORY TYPE-1A MIXED USE BUILDING W/ 46 RESIDENTIAL UNITS AND 1 BASEMENT. (N) BLDG WILL BE ON BOTH LOT 6956/004 & 6956/005. **TO COMPLY W/ MAHER ORD# 155-13 ROUTE TO HEALTH**	46	8	\$11.1		APARTMENTS	HAMID ALAGHEMAND 4159220200 AREA DEVELOPMENT INC. 120 W 3RD AVE #1007 SAN MATEO CA 94402-0000
202206075794	120 KEARNY ST	7-Jun-22	30-Aug-22		ISSUED, New	INTERIOR TI: (N) NON-STRUCTURAL PARTITIONS LIGHT FIXTURES FINISHES MILLWORK PLUMBING FIXTURES. REMODEL ELEVATOR LOBBY & COMMON CORRIDOR. UPGRADES TO RESTROOMS ACCESSABILITY. MEP & STRUCTURAL INCLUDED. FIRE LIFE SAFETY & SPRINKLER UNDER SEPARATE PERMITS.	0	38	\$5.1		OFFICE	CHRIS PLASS 4087310675 HITT CONTRACTING INC. 2033 GATEWAY PL SAN JOSE CA 95110-0000

**MAJOR PROJECTS  
(8/01/2022 - 8/31/2022)**

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 #
<b>Total Construction Valuation</b>						<b>\$503.4 million</b>	vs. July 2022			<b>\$226.7 million</b>	<b>↑ 82%</b>	
Major Projects (≥\$5m) completed in August 2022, filed, and issued												
<b>Total Units</b>						<b>850</b>	vs. July 2022			<b>36</b>	<b>↑ 4.4%</b>	
Major Projects (≥\$5m) completed in August 2022, filed, and issued												

## Major Projects Report Summary (9/01/2022 – 9/30/2022)

Major Projects ( $\geq$ \$5 million) that were completed, filed, or issued in September 2022.

There was a **5.1%** decrease (**\$25.5 million**) in total Construction Valuation compared to August 2022.

There was a **63.8%** increase (**542**) in the number of Net Units<sup>i</sup> compared to August 2022.

Percent change in construction valuation and net units, between August 2022 and September 2022:

Category	Total Construction Valuation	Net Units
<b>Completed permits</b>	<b>-\$157.7</b>	<b>83</b>
<b>Filed permits</b>	<b>\$148.4</b>	<b>585</b>
<b>Issued permits</b>	<b>-\$16.2</b>	<b>-126</b>

CATEGORY	SUMMARY, August (8/01/2022 – 8/31/2022)			SUMMARY, September (9/01/2022 – 9/30/2022)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
<b>COMPLETED</b>	\$303.6	60.3%	376	\$145.9	30.5%	459	<b>-\$157.7</b>	<b>83</b>
<b>FILED</b>	\$119.3	23.7%	348	\$267.7	56.0%	933	\$148.4	585
<b>ISSUED</b>	\$80.5	16.0%	126	\$64.3	13.4%	0	<b>-\$16.2</b>	<b>-126</b>
<b>TOTAL</b>	\$503.4	100.0%	850	\$477.9	100.0%	1,392	<b>-\$25.5</b>	<b>542</b>
<b>Change by Percentage</b>							<b>↓ 5.1%</b>	<b>↑ 63.8%</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  
(9/01/2022 - 9/30/2022)**

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 #
201808066535	434 MINNA ST	6-Aug-18	2-Aug-19	29-Sep-22	COMPLETE	TO ERECT A TYPE 1-A 21-STORY 302 UNITS MIXED USE BUILDING (RETAIL RESIDENTIAL & PARKING) WITH 2 BASEMENTLEVELS. (BUILDING WILL BE ON 3 LOTS: 089 090 & 091.)	302	21	\$84.5	Y	APARTMENTS	SCOTT BRAUNINGER 4153679399 BUILD GROUP INC. 160 SOUTH VAN NESS AVENUE SAN FRANCISCO CA 94103-0000
201406067752	1288 HOWARD ST	6-Jun-14	3-Jul-18	14-Sep-22	COMPLETE	TO ERECT 5 STORIES 1 BASEMENT TYPE 1-A & V-A 129 RESIDENTIAL UNITS WITH COMMERCIAL & PARKING. (R-2 M B S-2) COMPLY W/ ORDINANCE NO. 155-13 REQUIRED.	129	5	\$38.7		APARTMENTS	JAMES PATRICK GALLAGHER 4157605197 ACHILL BEG CONSTRUCTION INC 865 DUNCAN ST SAN FRANCISCO CA 94131-0000
201408053094	198 VALENCIA ST	5-Aug-14	29-Nov-18	27-Sep-22	COMPLETE	TO ERECT 5 STORIES NO BASEMENT TYPE 5-A 28 UNITS RESIDENTIAL CONDO AND COMMERCIAL BUILDING. (R-2 M) ** MAHER: COMPLIANCE WITH ORDINANCE IS REQUIRED **	28	5	\$7.5	Y	APARTMENTS	STEWART TOY 4152827777 CRIME WATCH SECURITY SYSTEMS INC 1355 FAIRFAX AV SAN FRANCISCO CA 94124-0000

**MAJOR PROJECTS  
(9/01/2022 - 9/30/2022)**

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 #
202101223118	1223 WEBSTER ST	22-Jan-21	29-Mar-21	30-Sep-22	COMPLETE	Exterior building envelope repairs. Remove/replace roofing membrane system at tower bldg composition roofing at townhouse bldgs. Window waterproof/repairs at tower bldg. Replace windows at townhouse bldgs. Selective stucco repairs all bldgs. Waterproof repairs at podium decks... all like-for-like	0	8	\$5.3	Y	APARTMENTS	JEFF SAARMAN 4157492700 SAARMAN CONSTRUCTION LTD. 683 MCALLISTER ST SAN FRANCISCO CA 94102
201907105505	600 MONTGOMERY ST	10-Jul-19	25-Jul-19	16-Sep-22	COMPLETE	Alteration of the (e) interior steel framing on floors 51-60 to add maintenance platforms at various levels. floors 45-50 voluntary structural strengthening floors 51-60 voluntary structural strengthening. AB-017 applies to this project	0	48	\$5.0		OFFICE	PAUL GREGORY COSKO 4159862718 HATHAWAY DINWIDDIE CO. 275 BATTERY ST SAN FRANCISCO CA 94111
201908098446	44 MARY ST	9-Aug-19	3-Feb-21	8-Sep-22	COMPLETE	AT LOG 125 126 & 127. MARY COURT WEST PUBLIC PARK INCLUDES LAWN RHISED TERRAGE CHILDREN PLAY AREA PLANTERS & TREES.	0	NA	\$5.0	Y	VACANT LOT	ROBERT A BOTHMAN 4082792277 ROBERT A. BOTHMAN INC. 2690 SCOTT BL SANTA CLARA CA 95050-0000

**MAJOR PROJECTS  
(9/01/2022 - 9/30/2022)**

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 #
202209082126	50 MAIN ST	8-Sep-22			FILED, New	TO CONSTRUCT A 88-STORY 808 DWELLING UNITS TYPE 1-A BUILDING.	808	88	\$180.2		APARTMENTS	DOUG GEARMAN 4157057900 TURNER CONSTRUCTION CO 311 CALIFORNIA STREET SUITE 450 SAN FRANCISCO CA 94104-0000
202209283327	639 BRYANT ST	28-Sep-22			FILED, New	PRIORITY PROCESSING 100% AFFORDABLE HOUSING - CONSTRUCT 9-STORY 85 DWELLING UNITS TYPE 1-B BUILDING.	85	9	\$59.0	Y	APARTMENTS	
202209273243	618 OCTAVIA ST	27-Sep-22			FILED, New	ERECT A TYPE 1-A 8-STORY OVER ONE BASEMENT MIXED USE BUILDING WITH 40 RESIDENTIAL UNIT RETAIL AND PARKING SPACES.	40	8	\$13.5		APARTMENTS	
202209071941	333 DOLORES ST	7-Sep-22			FILED, New	ERECT A 2 STORY NO DWELLING NO BASEMENT DAY CARE FACILITY.TYPE -V	0	2	\$7.5		DAY CARE CENTER	

**MAJOR PROJECTS  
(9/01/2022 - 9/30/2022)**

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 #
202209293456	851 CALIFORNIA ST	29-Sep-22			FILED, New	Configuration of ground FL public spaces & guestrooms. Individual bathrooms will be added to each guestroom. Egress will be updated to include 2 code-compliant stairs & elevator with roof access to new roof deck. Remove (E) exterior fire escapes & stairs. Accessible seismic structural & MEPP.	0	4	\$7.5		TOURIST HOTEL/MOTEL	
202101303693	2285 JERROLD AV	30-Jan-21	2-Sep-22		ISSUED, New	ERECT 6 STORIES COMMERCIAL AND SELF STORAGE BUILDING	0	6	\$36.0		WAREHOUSE NO FRUIT USE	OWNER OWNER OWNER OWNER OWNER CA 00000-0000
202101122525	828 BRANNAN ST	12-Jan-21	26-Sep-22		ISSUED, New	INTERIOR WALLS AND FLOOR SLAB. NEW TWO STORY GROUND UP BASE. BUILDING INCLUDING EXTERIOR FACADE ELEVATOR STAIRS AND RESTROOMS. RENOVATION TO (E) 2 STORY & MEZZANINE. REMOVE AN INTERIOR MEZZANINE HORIZONTALLY & VERTICALLY EXPAND THE 2ND FLOOR & UNDERTAKE INTERIOR & EXTERIOR	0	3	\$12.0		MANUFACTURING	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000

**MAJOR PROJECTS  
(9/01/2022 - 9/30/2022)**

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 #
202207057745	1 MARKET ST	5-Jul-22	26-Sep-22		ISSUED, New	CORPORATE OFFICE BUILD OUT LEVEL 23. INSTALLATION OF NEW 1 HOUR CORRIDOR BETWEEN EXIST STAIR ENTRANCES. DEMO AND REMODEL EXISTING CORE RESTROOMS TO COMPLY WITH DA CHECKLIST REQUIREMENTS. NO CHANGE IN USE OR EXTERIOR SCOPE AREA REMAINS BUSINESS	0	42	\$10.0		OFFICE	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000
202202168080	120 STOCKTON ST	16-Feb-22	21-Sep-22		ISSUED, New	INTERIOR TENANT SUITE 856 FIT OUT & CHANGE OF OCCUPANCY FOR(N) RESTAURANT.T.I. IMPROVEMENT WITHIN AN EXISTING 8 STORIES SHELL BLDG SCOPE TO INCLUDE:INTERIOR PARTITIONS KITCHEN EQUIPMENT RETROOMS MECH ELEC & PLU SYSTEM IMPROVEMENTS AS REQUIRED FOR A FULL T.I. BUILD OUT.NO SITE WORK IN THIS SCOPE.	0	1	\$6.3		FOOD/BEVERAGE HANDLING	SEAN HALLINAN 4152165236 SUNSHINE COMM'L CONSTR. INC. 965 FOLSOM ST SAN FRANCISCO CA 94107-0000
<b>Total Construction Valuation</b> Major Projects (≥\$5m) completed in September 2022, filed, and issued						<b>\$477.9 million</b>	vs. August 2022			<b>-\$25.5 million</b>	<b>↓ 5.1%</b>	
<b>Total Units</b> Major Projects (≥\$5m) completed in September 2022, filed, and issued						<b>1,392</b>	vs. August 2022			<b>542</b>	<b>↑ 63.8%</b>	



# Major Projects Report

Building Inspection Commission, October 19, 2022

# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 9/1/2022-9/30/2022

## FILED

Count – 5

Valuation - \$267.7M

Net Housing Units – 933



50 Main Street aerial hero view, design by Foster + Partners

- 50 Main St.
- 808 units – 118 affordable
- \$180.2M



160 Freelon Street, rendering by Leddy Maytum Stacy Architects

- 639 Bryant St. / 160 Freelon St.
- 85 100% affordable units
- \$59M

# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 9/1/2022-9/30/2022

## ISSUED

Count – 4

Valuation - \$64.3

Net Housing Units – 0



2285 Jerrold Avenue, rendering with images of sample designs features across the WeFarm urban agriculture complex, rendering by Rana Creek

- 2285 Jerrold Av.
- 6-story commercial & self-storage w/rooftop vertical agriculture sys.
- \$36M



- 828 Brannan St.
- Renovation to manufacturing bldg.
- \$12M



# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 9/1/2022-9/30/2022

## COMPLETED

Count – 6

Valuation - \$145.9M

Net Housing Units – 459



Image by ApartmentFinder

- 434 Minna St.
- 302 units – 91 affordable
- \$84.5M



Image by LDP Architecture

- 1288 Howard St.
- 129 condo units – 17 affordable
- \$38.7M



THANK YOU