

***BIC Regular Meeting
of
June 15, 2022***

Agenda Item 4b

Major Projects Report Summary (5/01/2022 – 5/31/2022)

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

There was a **2.9%** decrease (**-\$14.7 million**) in total Construction Valuation compared to April 2022.

There was a **24.9%** decrease (**-273**) in the number of Net Units¹ compared to April 2022.

Percent change in construction valuation and net units, between April 2022 and May 2022:

Category	Total Construction Valuation	Net Units
Completed permits	-83.0%	-82.8%
Filed permits	519.4%	NA
Issued permits	185.7%	1171.4%

CATEGORY	SUMMARY, April (4/01/2022 – 4/30/2022)			SUMMARY, May (5/01/2022 – 5/31/2022)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$406.2	80.6%	1,081	\$69.0	14.1%	186	-\$337.2	-895
FILED	\$43.0	8.5%	0	\$266.3	54.1%	458	\$223.3	458
ISSUED	\$55.1	10.9%	14	\$154.2	31.5%	178	\$99.1	164
TOTAL	\$504.2	100.0%	1,095	\$489.5	100.0%	822	-\$14.7	-273
Change by Percentage							↓ 2.9%	↓ 24.9%

¹ 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
(5/01/2022 - 5/31/2022)**

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 #
201707172085	1028 MARKET ST	17-Jul-17	7-Dec-18	5-May-22	COMPLETE	CONSTRUCT (N) 13-STORY MIXED-USE BUILDING R2 and M	186	13	\$60.0		APARTMENTS	SCOTT BRAUNINGER 4153679399 BUILD GROUP INC. 160 SOUTH VAN NESS AVENUE SAN FRANCISCO CA 94103-0000
201905029560	385 EDDY ST	2-May-19	13-Jan-20	26-May-22	COMPLETE	THE REHAB INCLUDES T-24 UPGRADES ADA IMPROVEMENTS MODERNIZATION OR REPLACEMENT OF ORIGINAL BLDG SYSTEMS (FIRE ALARM & SPRINKLERS- SEPERATE PERMIT) & EQUIPMENT. ENERGY USE REDUCTION. UPDATE GRD FLR & BASEMENT COMMUNICATION ROOM TO BETTER SUPPORT THE NEEDS OF RESIDENTS.	0	6	\$9.0		RESIDENTIAL HOTEL	ALFONSO WU 4158269678 AMONE CORP 1601 GALVEZ AV SAN FRANCISCO CA 94124-0000
202205194622	420 23RD ST	19-May-22			FILED, New	MAYOR DIR 17-02 PRIORITY PROJECT: ERECT A 13-STORY OVER 2-BASEMENT TYPE 1A RESIDENTIAL/MIXED USE BUILDING WITH 348 RESIDENTIAL UNITS PARKING RETAIL ASSEMBLY CHILD CARE OFFICE BWTP. (BLOCK 8)	348	13	\$175.0	Yes	APARTMENTS	Blank

**MAJOR PROJECTS
(5/01/2022 - 5/31/2022)**

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 #
202205053630	2550 IRVING ST	5-May-22			FILED, New	TO ERECT 7-STORY TYPE I-B 90 DWELLING UNITS BLDG WITH ZERO BASEMENTS. TO INCLUDE RESIDENTIAL SUPPORT SERVICE OFFICE PROPERTY MANAGEMENT OFFICE BIKE PARKING SERICE SPACE & RESIDENTIAL PARKING WITH PUZZLE LIFT AND PIT STACKER SYSTEM. (100% AFFORDABLE HOUSING)	90	7	\$50.0		APARTMENTS	MIGUEL GUZMAN 4158591345 GUZMAN CONSTRUCTION GROUP INC. 2270 PALOU AV SAN FRANCISCO CA 94124-0000
202205265118	3150 CALIFORNIA ST	26-May-22			FILED, New	ERECT A 3 STORY WITH ONE BASEMENT TYPE 3A EDUCATION BUILDING CONTAINING A MIX OF SCIENCE AND GENERAL EDUCATION CLASSROOMS A MAKER SPACE A STUDENT CENTER FACULTY AND STAFF OFFICES FOOD SERVICE AND ATHLETIC FACILITIES.	0	3	\$23.5		SCHOOL	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 201 REDWOOD SHORES PKWY REDWOOD CITY CA 94065-0000
202205124111	1950 DIAMOND ST	12-May-22			FILED, New	ERECT A 4-STORY WITH ZERO BASEMENT TYPE 5A & 5B RESIDENTIAL BUILDING WITH 20 DWELLING UNITS & PARKING.	20	4	\$17.8		APARTMENTS	Blank

**MAJOR PROJECTS
(5/01/2022 - 5/31/2022)**

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 #
202106031549	1501 SUNNYDALE AV	3-Jun-21	12-May-22		ISSUED, New	Sunnydale Block 3B (Lot 4) - PRIORITY 100% HOUSING PROJECT. TO ERECT 5-STORY 4 STORIES OF TYPE 5 OVER 1 STORY OF TYPE 1 MIXED USE BUILDING WITH GARAGE RETAIL RESTAURANTS AND 90 RESIDETIAL UNITS. ONE BASEMENT.	90	5	\$62.0	Yes	APARTMENTS	ROBERT NIBBI 4158631820 BAINES- NIBBI J V 1000 BRANNAN ST STE 102 SAN FRANCISCO CA 94103-0000
202010156530	344 14TH ST	15-Oct-20	9-May-22		ISSUED, New	TO ERECT A TYPE 1-B 7-STORY 60 RESIDENTIAL DWELLING-UNIT AND MIXED USE BUILDING WITH NO BASEMENTS.	60	7	\$38.0		APARTMENTS	OWNER OWNER OWNER OWNER OWNER CA 00000- 0000
202105281321	800 CESAR CHAVEZ ST	28-May-21	24-May-22		ISSUED, New	DEMOLITION OF SITE ELEMENTS INCLUDE; RAMPS FENCE & GATE PAVING AT 800 LOT FOR UNDERGROUND ELECTRICAL CONDUIT. RENOVATION OF AN EXISTING WAREHOUSE TO SUPPORT ELECTRIC VEHICLE MAINTENANCE INCLUDING ANCILARY OFFICE AND AMENITY SPACES; SITE DEVELOPMENT INCLUDES ELECTRIC VEHICLE CHARGING FOR FLEET.	0	1	\$21.0	Yes	WAREHOUSE NO FRNITUR	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 201 REDWOOD SHORES PKWY REDWOOD CITY CA 94065-0000

**MAJOR PROJECTS
(5/01/2022 - 5/31/2022)**

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 #
202202097653	899 HOWARD ST	9-Feb-22	6-May-22		ISSUED, New	EXTERIOR RENOVATION OF AN (E) 3-STORY STRUCTURE KNOWN AS 899 HOWARD DEMOLITION OF (E) CEMENT PLASTER CLADDING GLASS BLOCK & CONCRETE INFILL PANELS. INSTALLATION OF A NEW ALUMINUM & GLASS CURTAIN WALL SYSTEM WITH INTEGRATED METAL CLADDING SUNSCREES & CANOPIES PER PLANNING DEPT CASE NO 2015-009141OFA	0	4	\$9.0		RETAIL SALES	JEFFREY SCOTT VAN DE WYNGARDE 4152850500 PLANT CONSTRUCTION CO LP 300 NEWHALL ST SAN FRANCISCO CA 94124
201406239172	2100 MISSION ST	23-Jun-14	25-May-22		ISSUED, New	TO ERECT 6 STORIES NO BASEMENT TYPE I-A / III-A 28 UNITS RESIDENTIAL GROUND FLOOR COMMERCIAL BUILDING.	28	6	\$7.5		APARTMENTS	OWNER OWNER OWNER OWNER OWNER CA 00000-0000
202110130352	4101 NORIEGA ST	13-Oct-21	11-May-22		ISSUED, New	FULL REHAB OF UNITS AND SMALL COMMUNITY ROOM W/ KITCHENETTE AND TOILET ROOM. NEW WINDOWS AND DOORS THROUGHOUT NEW EXTERIOR FINISHES NEW FIXTURES APPLIANCES AND MECHANICAL EQUIPMENT. NO WORK IN PUBLIC RIGHT OF WAY. PARTIALLY SPRINKLERED. FIRE ALARM UNDER DEFERRED SUBMITTAL. 100% AFFORDABLE	0	3	\$6.7	Yes	APARTMENTS	MIGUEL GUZMAN 4158591345 GUZMAN CONSTRUCTION GROUP INC. 2270 PALOU AV SAN FRANCISCO CA 94124-0000

**MAJOR PROJECTS
(5/01/2022 - 5/31/2022)**

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 #
202109279172	2206 GREAT HY	27-Sep-21	11-May-22		ISSUED, New	PRIORITY PROCESSING: 100% affordable housing. Rehabilitation of 10 public housing in north BLDG: Units 2206 2210 2215 2217 2020 2222 2225 2227 2228 2232. Replace windows & doors throughout. (N) roof exterior finishes fixtures & appliances. (N) MEP fixtures. Replace north carport in kind.	0	2	\$5.0		APARTMENTS	MIGUEL GUZMAN 4158591345 GUZMAN CONSTRUCTION GROUP INC. 2270 PALOU AV SAN FRANCISCO CA 94124-0000
202201246538	360 SPEAR ST	24-Jan-22	18-May-22		ISSUED, New	3RD FL: SINGLE FLOOR TENANT IMPROVEMENT. EXISTING STRUCTURE EGRESS STAOR ENCLOSURES TO REMAIN. NON STRUCTURAL PARTITIONS CEILING WALL AND FLOOR FINISHES ONLY. RELATED MECHANICAL ELECTRICAL PLUMBING WORKM CHANGE OF USE FROM OFFICE/INTERNET SERVICE EXCHANGE TO OFFICE /LABORATORY/WHOLESALE SALES.	0	5	\$5.0		OFFICE	CHRIS PLASS 4089154850 HITT CONTRACTING INC. 2033 GATEWAY PL SAN JOSE CA 95110- 0000
Total Construction Valuation Major Projects (≥\$5m) completed in April 2022, filed, and issued						\$489.5 million	vs. April 2022			-\$14.7 million	↓ 2.9%	
Total Units Major Projects (≥\$5m) completed in April 2022, filed, and issued						822	vs. April 2022			-273	↓ 24.9%	