

***BIC Regular Meeting
of
August 17, 2022***

Agenda Item 4b



Major Projects Report

Building Inspection Commission, August 17, 2022

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 7/1/2022-7/31/2022

FILED

Count – 5

Valuation - \$101.3M

Net Housing Units – 152



- 11 Frida Kahlo Way – BLDG E
- 128 100% affordable units
- \$72.5M



Image by Sustainable Investment Group (SIG)

- 1 Market Street
- Corporate office build-out on level 23
- \$10M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 7/1/2022-7/31/2022

ISSUED

Count – 5

Valuation - \$131.4

Net Housing Units – 526



Image by Lennar/ Cavagnero/ IwamotoScott

- 55 Bruton St. - Treasure Island Parcel C2.2
- 178 units
- \$84.4M



30 Van Ness Avenue, design by Solomon Cordwell Buenz, Rendering by Steelblue

- 30 Van Ness Av. – shoring/excavation
- 348 units – 25% affordable
- \$19.5M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 7/1/2022-7/31/2022

COMPLETED

Count – 2

Valuation - \$44.0M

Net Housing Units – 136



Image by ApartmentFinder

- 1532 Harrison St.
- 136 units – 22 affordable
- \$32M



Image by Lincoln Property Company

- 215 Fremont St.
- Level 6 tenant improvement
- \$12M



THANK YOU

Major Projects Report Summary (7/01/2022 – 7/31/2022)

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

There was an **69.3%** decrease (**-\$624.5 million**) in total Construction Valuation compared to June 2022.

There was an **62.9%** decrease (**-1,378**) in the number of Net Units¹ compared to June 2022.

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

Category	Total Construction Valuation	Net Units
Completed permits	-\$274.8	-556
Filed permits	-\$464.1	-1,348
Issued permits	\$114.5	526

CATEGORY	SUMMARY, June (6/01/2022 – 6/30/2022)			SUMMARY, July (7/01/2022 – 7/31/2022)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$318.8	35.4%	692	\$44.0	15.9%	136	-\$274.8	-556
FILED	\$565.4	62.7%	1,500	\$101.3	36.6%	152	-\$464.1	-1,348
ISSUED	\$16.9	1.9%	0	\$131.4	47.5%	526	\$114.5	526
TOTAL	\$901.1	100.0%	2,192	\$276.7	100.0%	814	-\$624.5	-1,378
Change by Percentage							↓ 69.3%	↓ 62.9%

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
(7/01/2022 - 7/31/2022)**

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 #
201607253262	1532 HARRISON ST	25-Jul-16	28-Jul-17	12-Jul-22	COMPLETE	TO ERECT 7 STORIES 1 BASEMENT TYPE I-B 136 RESIDENTIAL UNITS AND COMMERCIAL BUILDING (R-2 M S-2). MAHER EXEMPTED.	136	7	\$32.0		APARTMENTS	Blank
202101273406	215 FREMONT ST	27-Jan-21	15-Nov-21	12-Jul-22	COMPLETE	LEVEL 6 T.I: UPDATE LOBBY CORE/SHELL RESTROOMS CONFERENCE ROOMS LIBRARY AND MICRO KITCHEN. DEMOLITION UNDER SEPARATE PERMIT.	0	9	\$12.0		OFFICE	ROBERT WILLIAMSON 6507011500 NOVO CONSTRUCTION INC 1460 O'BRIEN DRIVE ST MENLO PARK CA 94025-0000
202207289451	11 FRIDA KAHLO WY	28-Jul-22			FILED, New	BLDG E - MAYOR'S ED# 17-02. ERECT A 7-STORY TYPE 3A OVER TYPE 1A CONSTRUCTION WITH 128 RESIDENTIAL UNITS & COMMUNITY FACILITY.	128	7	\$72.5	Yes	APARTMENTS	Blank
202207057745	1 MARKET ST	5-Jul-22			FILED, New	CORPORATE OFFICE BUILD OUT LEVEL 23. INSTALLATION OF NEW 1 HOUR CORRIDOR BETWEEN EXIST STAIR ENTRANCES. DEMO AND EMODEL EXISTING CORE RESTROOMS TO COMPLY WITH DA CHECKLIST REQUIREMENTS. NO CHANGE IN USE OR EXTERIOR SCOPE AREA REMAINS BUSINESS	0	42	\$10.0		OFFICE	Blank

**MAJOR PROJECTS
(7/01/2022 - 7/31/2022)**

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 #
202207219033	2051 MARKET ST	21-Jul-22			FILED, New	TO ERECT 7 STORIES NO BASEMENT TYPE III-A OVER TYPE I PODIUM 24 UNITS MULTI-FAMILY RESIDENTIAL AND RETAIL BUILDING.	24	7	\$8.0		APARTMENTS	Blank
202207188677	33 TEHAMA ST	18-Jul-22			FILED, New	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 IEVELS :1-35	0	35	\$6.0		APARTMENTS	DOUG GEARMAN 4157057900 TURNER CONSTRUCTION CO 311 CALIFORNIA STREET SUITE 450 SAN FRANCISCO CA 94104-0000
202207128265	140 NEW MONTGOMERY ST	12-Jul-22			FILED, New	11TH FL: T.I. DEMO & NEW PARTITIONS CEILING LIGHTING FINISHES RESTROOM UPGRADES AND LIFE SAFETY DEVICES.	0	29	\$4.8		OFFICE	Blank

**MAJOR PROJECTS
(7/01/2022 - 7/31/2022)**

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 #
201912169614	55 BRUTON ST	16-Dec-19	8-Jul-22		ISSUED, New	MAYOR ED #17-02. PRIORITY PROCESSING. AB-004 ATTACHED. TO ERECT 6 STORIES 1 BASEMENT TYPE 1-A 178 RESIDENTIAL UNITS WITH MIXED-USED BUILDING (R-2 B A-3 S-2). PARCEL-C2.2	178	6	\$84.4	Yes	APARTMENTS	CHRISTIAN ANDREW PLUE LEONARD JOHN VETRONE 5102050955 WEBCOR CONSTRUCTION LP 1751 HARBOR WAY PKWY ALAMEDA CA 94502-0000
202103227002	30 VAN NESS AV	22-Mar-21	15-Jul-22		ISSUED, New	TEMPORARY SHORING + EXCAVATION CONSISTING OF AN INTERNALLY BRACED CSM SHORING WALL. REF PA# 201912139539.	348	47	\$19.5		APARTMENTS	BOVIS LEND LEASE INC. 4155120586 LEND LEASE (US) CONSTRUCTION INC 71 STEVENSON ST SAN FRANCISCO CA 94105-0000
202111082012	48 STOCKTON ST	8-Nov-21	14-Jul-22		ISSUED, New	CHANGE OF USE RETAIL TO OFFICE (37 402 SF). NEW OFFICE ENTRANCE AND SERVICE ENTRY. NEW ELEVATORS ELEVATOR LOBBIES AND BASEMENT LEVEL BICYCLE COMMUTER FACILITY. REPLACEMENT OF EXISTING MEP SYSTEMS SCREENING AND NEW ROOF SYSTEM. SELECTIVE INTERIOR DEMOLITION TO ACCOMODATE NEW USE.	0	7	\$15.8		OFFICE	JEFFREY SCOTT VAN DE WYNGAERDE 4152850500 PLANT CONSTRUCTION CO LP 300 NEWHALL ST SAN FRANCISCO CA 94124

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(7/01/2022 - 7/31/2022)**

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202207188677	33 TEHAMA ST	18-Jul-22	20-Jul-22		ISSUED, New	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
202111041798	190 09TH ST	4-Nov-21	20-Jul-22		ISSUED, New	upgrades utilities & energy efficiency of the administration office of SF Public Library. The project includes; (1) Replacement of HVAC equipment on the roof and some interior HVAC equipment; (2) Addition of photovoltaics and batteries on the roof; (3) Replacement of the roofing system.	0	4	\$5.8		OFFICE	Blank
Total Construction Valuation Major Projects (≥\$5m) completed in July 2022, filed, and issued						\$276.7 million	vs. June 2022		-\$624.5 million	↓ 69.3%		
Total Units Major Projects (≥\$5m) completed in July 2022, filed, and issued						814	vs. June 2022		-1,378	↓ 62.9%		