BIC Regular Meeting of March 18, 2020

Agenda Item 7c

Major Project Report Summary (3/12/2020)

There's a **-1.24%** decrease **(-$56.7 million)** in total Construction Cost compared to January 2020 report.

There's a **-0.26%** decrease change **(-576)** in total Unit Number compared to January 2020 report.

February 2020 vs. January 2020 Total Construction Cost Summary:

- **3.0%** increase in Completed permits
- **0.0%** no change in Expired permits
- **-16.7%** decrease in Filed permits
- **5.9%** increase in Issued permits
- **0.2%** increase in permits Under Construction, and
- **4.4%** increase in permits Under Review

CATEGORY	SUMMARY, Last Report (2/13/2019)			SUMMARY, This Report (3/12/2020)			NEW	
	Construction Cost ($ Millions)		Unit #	Construction Cost ($ Millions)		Unit #	Construction Cost ($ Millions)	Unit #
COMP - Completed, CFC ISSUED	$43.5	0.2%	585	$44.8	0.2%	155	$1.3	-430
EXP - Expired Application/Permit	$269.3	1.3%	712	$269.3	1.3%	712	$0.0	0
FILED	$3,184.8	14.8%	6,220	$2,652.7	12.4%	5,054	-$532.1	-1,166
ISSUED	$2,879.5	13.4%	7,712	$3,049.3	14.2%	7,675	$169.8	-37
UC - UNDER CONSTRUCTION	$8,442.7	39.3%	19,312	$8,456.1	39.4%	19,715	$13.4	403
UR - Under Review	$6,671.9	31.0%	11,965	$6,962.9	32.5%	12,619	$291.0	654
TOTAL	**$21,491.7**	**100%**	**46,506**	**$21,435.1**	**100.0%**	**45,930**	**-$56.7**	**-576**
Increase/Decrease by Percentage							**-1.24%**	**-0.26%**

March 12, 2020

MAJOR PROJECTS

Application #	Street #	Street Name	Suffix	Proposed Use	Project Description	# of Units	# of Stories	Est'd/Revised Construction Cost ($ Millions)	Status Code	Date/Status	Contact Name/ Phone #
201612225710	1491	SUNNYDALE	AV	APARTMENTS	TO ERECT 5 STORIES NO BASEMENT TYPE IA & VA 55 UNITS AFFORDABLE MULTI FAMILY APARTMENTS. (R-2 S-2)	55	5	$22.4	COMPLETE	12/22/2016 FILED . 11/20/2017 Issued. 1/5/18 1st construction document issued. 5370018 CFC ISSUED 2/20/2020.	BRIDGET BASHAM 5106259800 HKIT ARCHITECTS 538 - 09TH STREET SUITE# 240 OAKLAND CA 94607
201710110912	54	MCALLISTER	ST	APARTMENTS	RENOVATION OF 10 UNITS TO ACHIEVE ADA COMPLIANCE. UPGDATE CASEWORK AND APPLIANCES FOR SELECT UNITS. RENOVATION OF EXTERIOR COURTYARD TO ACHIEVE ADA COMPLIANCE REPLACE WINDOWS RENOVATION OF GR FL WARM UP KITCHEN UPDATE COMMON CORRIDORS 2-8. ADD 2 ROOF MECH UNITS.	100	8	$14.5	COMPLETE	Filed 10/11/2017. Issued 5/21/2018. Some special inspections done. 5365738 Final Inspection/Approved 2/19/2020.	CHRISTOPHE LAVERNE 5106259800 538 9TH ST SUITE 240 OAKLAND CA 94607
201811206421	1690	FOLSOM	ST	RETAIL SALES	INTERIOR AND EXTERIOR TENANT IMPROVEMENT. ;O OTED TP TJE OMSTA;;ATOPM PF FREEZER/COOLER FIXTURES ON SALES FL @ THE MARKET AREA AS WELL AS THE INSTALLATION OF FREEZER/COOLER STORAGE UNITS IN THE REAR STOCKROOM. ADDITION OF ROOFTOP CONSDESING UNITS. **MAHER N/A**		1	$7.9	COMPLETE	MAHER ORDINANCE - EXTENDED; 11/20/2018; Review ended 2/13/19. Issued 04/24/2019. Some special inspections were done. 5379478 Final Inspection/Approved 3/2/2020.	DAVID WOOD 2316202323 55 MARIN DR #233 PETALUMA CA 94954

Report Date: 3/12/2020

MAJOR PROJECTS

Application #	Street #	Street Name	Suffix	Proposed Use	Project Description	# of Units	# of Stories	Est'd/Revised Construction Cost ($ Millions)	Status Code	Date/Status	Contact Name/ Phone #
201505015151	1870	MARKET	ST	APARTMENTS	TO ERECT 8 STORIES NO BASEMENT TYPE I-B 9 RESIDENTIAL UNITS & RETAIL BUILDING.	9	8	$5.2	ISSUED, New	Filed 5/1/2015. Issued 2/27/2020.	VICTOR QUAN 4155218311 VICTOR QUAN P O BOX 591841 SAN FRANCISCO CA 94159
201609208256	5	THOMAS MELLON	DR	APARTMENTS	SOUTH BLDG C ERECT A SIX STORIES 76 DWELLING UNITS TYPE 1A RESIDENTIAL BUILDING WITH 3 BASEMENT.	76	6	$42.0	ISSUED, New	Premimum Plancheck. No status change todate. PERMIT FILED 9/20/2016. BLDG review started 11/02/2018. Issued 2/20/20.	NICK CEREGHINO 4153338080 ARS 301 JUNIPERO SERRA BLVD. STE 270 SAN FRANCISCO CA 94127
201609208257	5	THOMAS MELLON	DR	APARTMENTS	SOUTH BLDG D. ERECT A SIX STORIES 113 DWELLING UNITS BUILDING WITH 3 BASEMENTS.**MAHER N/A**	113	6	$42.0	ISSUED, New	Premimum Plancheck. No status change todate. PERMIT FILED 9/20/2016. BLDG review started 11/02/2018. Issued 2/20/20.	NICK CEREGHINO 4153338080 ARS 301 JUNIPERO SERRA BLVD. STE 270 SAN FRANCISCO CA 94127
201609208258	5	THOMAS MELLON	DR	APARTMENTS	SOUTH BLDG E. ERECT A SIX STORIES 133 DWELLING UNITS BUILDING WITH 3 BASEMENTS.	133	6	$42.0	ISSUED, New	No status change todate. Premium/Priority Project. PERMIT FILED 9/20/2016. BLDG review started 11/02/2018. Issued 2/20/20.	NICK CEREGHINO 4153338080 ARS 301 JUNIPERO SERRA BLVD. STE 270 SAN FRANCISCO CA 94127

MAJOR PROJECTS

Application #	Street #	Street Name	Suffix	Proposed Use	Project Description	# of Units	# of Stories	Est'd/Revised Construction Cost ($ Millions)	Status Code	Date/Status	Contact Name/ Phone #
201901039599	1	BRADY	ST	APARTMENTS	PARTIALLY DEMOLISH (E) BLDG. RETAINING THE HISTORIC MARKET ST FACADE & CONSTRUCT A 9 STORY RESIDENTIAL BLDG WITH GROUND LEVEL RETAIL & ONE LEVEL BELOW GRADE PARKING GARAGE. (LOTS 32/35)	**189**	9	**$54.3**	ISSUED, New	Filed 1/3/2019; Planning review ended 04/23/2019. Issued 2/14/20.	JOHN FOGARTY 4153338080 A. R. SANCHEZ 301 JUNIPERO SERRA BLVD. #270 SAN FRANCISCO CA 94127
201902284043	801	SANCHEZ	ST	1 FAMILY DWELLING	ERECT 2-STORY 1 BASEMENT TYPE V SINGLE FAMILY DWELLING BUILDING.	**1**	2	**$7.4**	ISSUED, New	Filed 02/28/19. Planning reviews ended 11/13/19. Issued 3/6/20.	ANTHONY LICAVOLI 4155679000 REUBEN JUNIUS & ROSE LLP. 1 BUSH STREET SUITE# 600 SAN FRANCISCO CA 94104
201907014861	285	WINSTON	DR	RETAIL SALES	NORDSTROM ANCHOR BLDG. RECONFIGURE (E)VACANT 3-STORY ANCHOR BLDG TO SEPARATE TENANT SPACES ON EACH FL. OCCUPANCY USE OF RETAIL CAFETERIAS ETC.SHELL CORE FOR ALL RETAIL & RESTAURANT. FUTURE RETAIL/RESTAURANT UNDER SEPARATE PERMIT. INTERIOR IMPROVEMENT COMMON AREA & ADD CIRCULATION & NEW FL OPENINGS		3	**$15.0**	ISSUED, New	Filed 7/1/19. Issued 2/13/20.	EUGENE YUN 5105492929 EUGENE YUN 2040 ADDISON STREET BERKELEY CA 94704

MAJOR PROJECTS

Application #	Street #	Street Name	Suffix	Proposed Use	Project Description	# of Units	# of Stories	Est'd/Revised Construction Cost ($ Millions)	Status Code	Date/Status	Contact Name/ Phone #
201911207799	1	AVENUE OF THE PALMS	*	FENCE/RETAINING WALL	CONSTRUCTION OF NEW 760' LONG CONCRETE BREAKWATER CONSTISTING OF CONCRETE SHEET PILES CONCRETE BATTER PILES AND CONCRETE CAP. IN ADDITION 8 EACH STEEL PIPE PILES WILL BE DRIVEN FOR FUTURE CONSTRUCTION OF A FERRY TERMINAL.		1	$15.2	ISSUED, New	Filed 11/20/19. Bldg revew ended 12/13/19. Issued 2/26/20.	MARC PERCHER 9259445411 2185 N CALIFORNIA BLVD SUITE 500 WALNUT CREEK CA 94596
202001101656	475	SANSOME	ST	OFFICE	18 & 19/F -T.I. IMPROVEMENT OF (E) VACANT OFFICE SPACE ON FLOORS 18 & 19 NEW NON-BEARNING PARTITIONS AND SUSPENDED CEILINGS NEW MILLORK COUNTERTOPS AND FIXTURES NEW FINISHES MEP INCLUDED N/A MAHER		20	$5.0	ISSUED, New	MAHER ORDINANCE - EXTENDED. Filed 1/10/2020. Issued 3/3/20.	7073981615 WEWORK
201904258919	495	GEARY	ST	TOURIST HOTEL/MOTEL	RENOVATIONS TO (E) CLIFT HOTEL TO INCL (N) FINISHES & OPENING LOBBY WALLS TO MEZZANINE & (N) LOBBY RESTROOMS.	405	17	$5.0	UC, New	Filed 04/25/2019. Issued 06/19/2019. Some special inspection done.	MAHMOUD LARIZADEH 4155679000 REUBEN JUNIUS & ROSE LLP. 1 BUSH STREET SUITE# 600 SAN FRANCISCO CA 94104

MAJOR PROJECTS

Application #	Street #	Street Name	Suffix	Proposed Use	Project Description	# of Units	# of Stories	Est'd/Revised Construction Cost ($ Millions)	Status Code	Date/Status	Contact Name/ Phone #
201911126952	101	02ND	ST	OFFICE	NEW NON-STRUCTURAL PARTITONS OFFICE FRONT GLAZING SYSTEM ACCUSTICAL GRID & TILE & GYP BOARD CEILINGS LIGHT FIXUTES MILLWORK RESTROOM FINISHES PARTION FIXTURES INCLUDES MEP ON THE 19TH FL. NO CHANGES TO USE EXIT STAIRS EGRESS PATH ELEVATOR FIRE SPRINKLER & LIFE SAFETY	**0**	27	**$8.2**	UC, New	MAHER ORDINANCE - EXTENDED. Filed 11/12/2019. Issued 11/14/2019. Some special inspection done.	AARON STRAUCH 4155129771 RANDALL LAMB 967 AMARILLO AVE PALO ALTO CA 94303
201805240061	1523	FRANKLIN	ST	APARTMENTS	ALTERATION OF (E) 2-STORY OVER BASEMENT COMMERCIAL BLDG TO CONSTRUCTION OF AN 8-STROY 83'-7" TALL 24 458 SF MIXED USE REISDENTIAL/COMMERCIAL BLDG. INCLUDE (7) DWELLING UNITS 649 SF COMMERCIAL SPACE @ GROUND FLR & 7 PARKING SPACES.	**7**	8	**$11.0**	UC, New	Filed 5/24/18. Planning review ended 05/01/2019. Issued 11/26/19. 1st construction doc issued 3/4/20.	CALVIN HOM 4152037198 CALVIN HOM 2044 FILLMORE ST 3RD FLOOR SAN FRANCISCO CA 94115

MAJOR PROJECTS

Application #	Street #	Street Name	Suffix	Proposed Use	Project Description	# of Units	# of Stories	Est'd/Revised Construction Cost ($ Millions)	Status Code	Date/Status	Contact Name/ Phone #
201902112589	833	BRYANT	ST	APARTMENTS	100% AFFORTABLE TO ERECT A TYPE 3-A OVER 1-A 6-STORY 146 DWELLING UNIT AND RETAIL WITH NO BASEMENT.	**146**	6	**$27.0**	UC, New	Interim Controls-Market St. and Soma. MAHER ORDINANCE - EXTENDED. Filed 02/11/2019. Planning review started 2/26/19. Issued 11/20/19. 1st construction doc issued 3/9/20.	DANIEL SIMONS 4157994585 DAVID BAKER ARCHITECTS 461-02ND STREET SUITE# C127 SAN FRANCISCO CA 94103
201907035075	1	MARKET	ST	OFFICE	LEVEL 3: BUILD OUT OF (N) OFFICE SPACE B OCCUPANCY APPROX. 41 000 SF INCLUDING APPROX 8000 SQ FT IN "ANNEX". SCOPE INCLUDES OPEN OFFICES SPACE SMALL TEAM OFFICE SMALL MEETING ROOMS AND MICRO KITCHEN. NO EXTERIOR WORK. PERMIT DOES NOT INCLUDE SHAFTS. DEMO PERMIT REF APP#201905090196. N/A FOR MAHER	**0**	11	**$7.0**	UC, New	Premium Plancheck. MAHER ORDINANCE - EXTENDED. Filed 07/03/2019. Bldg review started 8/5/2019. Issued 1/16/20. Some special inspection done.	ABRAM HARRIS 6509300868 GOOGLE 1600 AMPETHEATRE PARKWAY MOUNTAIN VIEW CA 94043
201909262784	655	04TH	ST	PRKNG GARAGE/PRIVATE	PODIUM. 1-STORY 3 BASEMENT 0 UNIT. (2 TOWERS WILL BE ON PODIUM).**COMPLY TO MAHER ROUTE TO DPH**	**0**	1	**$39.4**	UR, New	Eastern Neighborhoods. MAHER ORDINANCE. Filed 9/26/2019. Bldg review ended 2/6/20. DPW review started 3/9/20.	GILLIAN ALLEN 4155679000 REUBEN JUNIUS & ROSE LLP. 1 BUSH STREET SUITE# 600 SAN FRANCISCO CA 94104

MAJOR PROJECTS

Application #	Street #	Street Name	Suffix	Proposed Use	Project Description	# of Units	# of Stories	Est'd/Revised Construction Cost ($ Millions)	Status Code	Date/Status	Contact Name/ Phone #
201909262785	655	04TH	ST	APARTMENTS	TOWER 2. ERECT A 40 STORIES 501 DWELLING RESIDENTIAL UNITS. 3 BASEMENTS BUILDING TYPE 1A MIXED USE (S-2 A-3 A-2 S-1 M B R-2 R-1) ** MAHER: DISTURBANCE OF AT LEAST 50 CU.YD.OF SOIL ROUTE TO DPH **	**501**	40	**$183.0**	UR, New	Eastern Neighborhoods. MAHER ORDINANCE. Filed 9/26/2019. Bldg review ended 2/6/20. DPW review started 3/9/20.	GEORGE METZGER 3102300088 ADAMSON ASSOCIATES INC. 700 SOUTH FLOWER STREET SUITE#860 LOS ANGELES CA 90017
201911157380	725	HARRISON	ST	PRKNG GARAGE/PUBLIC	TO ERECT A TYPE 1-A 1-STORY PARKING. (PHASE 1 PODIUM WEST BASEMENT)		1	**$15.7**	UR, New	Eastern Neighborhoods. MAHER ORDINANCE - EXTENDED. Interim Controls-Market St. and Soma. Filed 11/15/19. SFFD review started 3/9/20.	MICHAEL VERITY 4155679000 REUBEN JUNIUS & ROSE LLP. 1 BUSH STREET SUITE# 600 SAN FRANCISCO CA 94104
201912179714	4101	03RD	ST	APARTMENTS	TO ERECT A 5-STORY TYPE 1A/3A MIXED USE BLDG W/ 32 RESIDENTIAL UNITS AND 1 BASEMENT.**COMPLY W/ MAHER ORD# 155-13 ROUTE TO HEALTH**	**32**	5	**$7.0**	UR, New	MAHER ORDINANCE - EXTENDED. Filed 12/17/2019. BLDG review started 2/15/20.	ASHESHH SAHEBA 4156832000 STEINBERG HART

MAJOR PROJECTS

Application #	Street #	Street Name	Suffix	Proposed Use	Project Description	# of Units	# of Stories	Est'd/Revised Construction Cost ($ Millions)	Status Code	Date/Status	Contact Name/ Phone #
201912189969	50	POST	ST	RETAIL SALES	COMPLETE RENOVATION OF CROCKER GALLERIA CORE AND SHELL. FACASE AND SIDEWALK TO BE ALTERED AT EXTERIOR. ARCHITECTURAL. STRUCTURAL MECHNICAL ELETRICAL PLUMBING TO BE UPDATED PER MODERN CODES. ADA UPGRADES TO ENTRY AND PATH OF TRAVEL.**MAHER N/A**		3	$40.0	UR, New	MAHER ORDINANCE - EXTENDED. Filed 12/18/2019. Planing review ended 2/21/20.	STANLEY H LEW 4157819800 RMW 160 PINE STREET 4TH FLOOR SAN FRANCISCO CA 94111
201912200133	200	MAIN	ST	APARTMENTS	ERECT A 16 STORIES 192 RESIDENTIAL TYPE 1A CONSTRUCTION APARTMENT BUILDING MAHER ORDINANCE YES.	491	47	$195.3	UR, New	MAHER ORDINANCE - EXTENDED. Filed 12/20/2019. Bldg review started 1/24/20. Bldg review started 1/24/20.	CJ HIGLEY 4159544400 235 MONTGOMERY ST SAN FRANCISCO CA 94104
201912230299	1	MARITIME	PZ	OFFICE	TENANT IMPROVEMENT PROJECT INVOLVES MODIFICATION OF 10TH-16TH FLOOR AND EXPANSION OF EXISTING TENANT SUITES TO INCLUDES CONSTRUCTION OF NON-LOAD BEARING PARTITIONS NEW CEILING AND LIGHT FIXTURES NEW ELECTRICAL NEW OFFICE DOORS AND FRAMS NEW MILLWORK AND FINISHES.**maher n/a**		25	$20.0	UR, New	Premium Plancheck. MAHER ORDINANCE - EXTENDED. Filed 12/23/2019. Bldg review started 1/31/20. PAD review started 3/4/20.	ALEX PANG 4158175100 BCCI

MAJOR PROJECTS

Application #	Street #	Street Name	Suffix	Proposed Use	Project Description	# of Units	# of Stories	Est'd/Revised Construction Cost ($ Millions)	Status Code	Date/Status	Contact Name/ Phone #
201912270828	1240	FILLMORE	ST	APARTMENTS	CONVERSION OF(8) ADA UNITS BLDG SEISMIC UPGRADE REPLACEMENT OF EXTERIOR WINDOWS SELECTED ROOF REPLACEMENT (N)RESIDENCE ACTIVITY SPACE @ (E) BLDG ENVELOPE FINISHES UPGRADE @ LOBBY OFFICE COMMON COMMUNITY SPACES & RESTROM UPGRADES FIRE SPRINKLER UPGRADE GENERATOR REPLACEMENT.	142	13	$15.0	UR, New	Filed 12/27/2019. Bldg review ended 3/3/20.	DANIEL LEVINE 4153454417 THE JOHN STEWART COMPANY 1388 SUTTER ST. 11/F CA 94109
TOTAL						45,930		$21,435.1			
Total last report (02/13/2020)						46,506		$21,491.7			
Increase/Decrease:						-576	-1.24%	-$56.7	-0.26%		