

***BIC Regular Meeting
of
May 18, 2022***

Agenda Item 4b

Major Projects Report Summary (4/14/2022 – 5/11/2022)

Major Projects (\geq \$5 million) completed in April 2022, filed, and issued.

There's a **0.68%** decrease (**-\$130.8 million**) in total Construction Valuation compared to March 2022 report.

There's a **0.42%** decrease (**-188**) in total Unit Number compared to March 2022 report.

April 2022 vs. March 2022 Summary:

Category	Total Construction Valuation	Total Unit Number
Completed permits	-5.0%	220.9%
Filed permits	0.2%	-0.3%
Issued permits	-1.5%	-3.2%

CATEGORY	SUMMARY, Last Report (3/10/2021 – 4/13/2022)			SUMMARY, This Report (4/14/2022 – 5/11/2022)			NEW	
	Construction Valuation (\$ Millions)		Unit #	Construction Valuation (\$ Millions)		Unit #	Construction Valuation (\$ Millions)	Unit #
COMPLETED	\$241.9	1.2%	301	\$229.8	1.2%	966	-\$12.1	665
FILED	\$10,056.4	51.9%	19,704	\$10,076.4	52.3%	19,647	\$20.0	-57
ISSUED	\$9,086.0	46.9%	24,656	\$8,947.4	46.5%	23,860	-\$138.6	-796
TOTAL	\$19,384.3	100%	44,661	\$19,253.6	100.0%	44,473	-\$130.8	-188
Change by Percentage							↓ 0.68%	↓ 0.42%

MAJOR PROJECTS
(4/14/2022 - 5/11/2022)

Application #	Street #	Street Name	Suffix	Proposed Use	Project Description	# of Units	# of Stories	Construction Valuation (\$ Millions)	Status Code	Date/Status	Contact Name/ Phone #
201606210515	160	FOLSOM	ST		EXCAVATION FOR FOUNDATION OF NEW CONSTRUCTION @ 160 FOLSOM STREET. REF PA# 2014/06/25/9481-S. GRADE EXCAVATE (MAHER ORDINANCE - EXTENDED ORD. NO.155-13 EXEMPTED)	0	0	\$5.6	COMPLETE	Premium Plancheck. Filed 6/21/2016. Issued 4/24/2017. 5925835 Final Inspection/Approved 5/9/2022.	BRUCE D. BAUMANN 4155517884 BRUCE D. BAUMANN 1221 HARRISON ST. #22 SAN FRANCISCO CA 94103
201707121715	349	08TH	ST	APARTMENTS	TO ERECT 6 STORIES NO BASEMENT TYPE V-A OVER I-A 38 DWELLING UNITS RESIDENTIAL WITH RETAIL BUILDING. (R-2 M). BUILDING WILL BE IN LOT #054 #65 & #66. MAHER N/A.	38	6	\$6.9	COMPLETE	Premium Plancheck. Filed 7/12/2017. Issued 6/19/2018. 5920886 CFC ISSUED 4/22/22.	MELISSA ANDERSON 4156496202 RG-ARCHITECTURE 428 SO VAN NESS AV SAN FRANCISCO CA 94103
202101273412	215	FREMONT	ST	OFFICE	LEVEL 8 T.I: INCLUDED FITNESS AREA LOCKER ROOMS RESTROOMS AND CAFE BOLT KITCHEN/FOOD PREP WITH UPDATES TO LOBBY AND CORRIDOR.	0	9	\$7.6	COMPLETE	MAHER ORDINANCE - EXTENDED. Filed 1/27/2021. Issued 11/16/21. 5922277 CFC ISSUED 4/27/22.	AMY LEE 4152903051 AMY LEE 318 - 29TH AVENUE SAN FRANCISCO CA 94121
202007200503	1185	MARKET	ST	RETAIL SALES	FIRST TIME TENANT IMPROVEMENT FOR A NEW WHOLE FOODS TO OCCUPY EXISTING SHELL SPACE. WALLS FIXTURES MECH ELEC PLUMBING LIGHTING STRUCTURAL REFRIGERATION - REACH-INS & WALK-INS RESTROOMS EQUIPMENT SUPPORT PLATFORMS CONCRETE TOPPING SLAB.	501	18	\$12.0	COMPLETE	Filed 07/20/2020. bldg review started 9/17/20. Issued 4/13/2021. 5920941 CFC ISSUED 4/22/22.	DAVID GLASSMAN 3107818250 GLASSMAN PLANNING ASSOCIATES

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201809251300	2601	MARIPOSA	ST	OFFICE	ENLARGE ENTRY & EXPAND FOOTPRINT @ NW CORNER. ADD MEZZ AT ROOF LEVEL FOR MULTIPURPOSE MEETING ROOM CATERING KITCHEN LUNCH ROOM & ROOF TERRACE RENOVATION OF INTERIOR SPACES SEISMIC IMPROVEMENTS MEP UPGRADES. MAHER N/A.	0	3	\$24.0	COMPLETE	Eastern Neighborhoods. MAHER ORDINANCE - EXTENDED. Filed 9/25/2018. Issued 5/15/19. CFC ISSUED 4/25/22.	DUNCAN BALLASH 4152859193 EHDD ARCHITECTURE 500 TREAT AVENUE #201 SAN FRANCISCO CA 94110
201902112589	833	BRYANT	ST	APARTMENTS	100% AFFORDABLE TO ERECT A TYPE 3-A OVER 1-A 6-STORY 146 DWELLING UNIT AND RETAIL WITH NO BASEMENT.	146	6	\$27.0	COMPLETE	Interim Controls-Market St. and Soma. Filed 02/11/2019. Issued 11/20/19. CFC ISSUED 4/25/22.	DALE DURRETT 5105087030 DALE DURRETT 12645 BEAVER DRIVE GRASS VALLEY CA 95945
201510281089	950	GOUGH	ST	APARTMENTS	TO ERECT 8 STORIES 1 BASEMENT TYPE I-A 95 UNITS RESIDENTIAL ASSEMBLY PARKING BUILDING. (R-2 A-3 S-2)	95	8	\$31.9	COMPLETE	Premium/Priority project. Filed 10/28/15. Issued 5/11/2018. 5918856 CFC ISSUED 4/15/22.	JACKIE BAUMANN 4155517884 BRUCE D. BAUMANN & ASSOC. 1221 HARRISON STREET SUITE 22 SAN FRANCISCO CA 94114
201903296675	185	BERRY	ST	OFFICE	VOLUNTARY SEISMIC UPGRADE OF EXISTING CHINA BASIN WHARFSIDE BUILDING.	0	6	\$54.9	COMPLETE	Filed 3/29/2019. SFFD review started 07/03/2019. 03/13/2020 Issued. 5923162 Final Inspection/Approved 4/29/22.	RACHEL LEE 4152430555 HOK 1 BUSH STREET SUITE# 200 SAN FRANCISCO CA 94104

MAJOR PROJECTS
(4/14/2022 - 5/11/2022)

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201707172085	1028	MARKET	ST	APARTMENTS	CONSTRUCT (N) 13-STORY MIXED-USE BUILDING R2 and M	186	13	\$60.0	COMPLETE	Interim Controls-Market St. and Soma. 7/17/2017 Filed. Issued 12/07/2018; 5924996 CFC ISSUED 5/5/22.	ADAM TETENBAUM
202204263027	733	KEARNY	ST	RECREATION BLDG	DEMOLITION OF EXISTING FACILITIES EXPOSING EXISTING GARAGE ROOF STRUCTURE. INSTALLATION OF NEW WATERPROOFING OVER EXISTING GARAGE ROOF STRUCTURE. CONSTRUCTION OF NEW CLUBHOUSE AN LANDSCAPE/PLAYGROUND ELEMENTS. MISCELLANEOUS OFFSITE SIDEWALK AND CROSSWALK IMPROVEMENTS.	0	2	\$43.0	FILED, New	Filed 4/26/22.	ALEXIS WARD CITY & COUNTY OF SAN FRANCISCO 6286526641 CITY & COUNTY OF SAN FRANCISCO 501 STANYAN ST SAN FRANCISCO CA 94117
202205053630	2550	IRVING	ST	APARTMENTS	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	FILED, New	Filed 5/5/22.	SAM POSTEL 5104170911 PYATOK 510-465-7010 X113

MAJOR PROJECTS
(4/14/2022 - 5/11/2022)

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202109279172	2206	GREAT	HY	APARTMENTS	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.	16	2	\$5.0	ISSUED, New	Filed 9/27/21. Issued 5/11/22.	JULES MANCILLA 4156020464 JULES MANCILLA INC 98 LEVANT SAN FRANCISCO CA 94114
202202027149	2445	MARIPOSA	ST	APARTMENTS	Voluntary structural retrofit within existing garages waterproofing repair at deck areas above garages. No changes to occupancy or use.	63	3	\$5.5	ISSUED, New	Filed 2/2/22. Issued 4/20/22.	KOJI SAIDA 4157949801
202202027170	945	MARKET	ST	RETAIL SALES	DEFERRED MEP FOR BPA #202112204753; REVISED ARCH & STRUCTURAL FROM BPA #202112204753. TO UPDATE MECHANICAL EQUIPMENT BACKGROUND.	0	5	\$5.5	ISSUED, New	Filed 2/2/22. Issued 4/15/22.	DOUGLAS CROUPER 7325370811 GREENBERG FARROW 92 EAST MAIN STREET SUITE# 410 SOMERVILLE NJ 8876
201808016167	1776	GREEN	ST	APARTMENTS	PROPOSAL IS TO MAINTAIN (E) GARAGE WALLS & CONSTRUCT (5) (N) RESIDENTIAL UNITS WITHIN (E) STRUCTURE & IN A TWO-STORY VERTICAL ADDITION. (1) NEIGHBORHOOD SERVING COMMERCIAL SPACE WILL BE @ THE GROUND FLR. **COMPLY W/ MAHER ORD KTO DPH**	5	4	\$6.0	ISSUED, New	Issued 4/29/22.	DAVID PENN 4155827728 GARY BELL AND ASSOCIATES 201 NOE STREET SAN FRANCISCO CA 94114

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201904299198	1120	VALENCIA	ST	APARTMENTS	ERECT A 5 STORIES/1 BASEMENT PRIVATELY FUNDED 18 DWELLING UNITS MULTI-FAMILY/RETAIL MIXED-USED BLDG TYPE 3-A/TYPE IA CONSTRUCTION. COMMON ROOF DECK WITH SOLAR READY ZONE UNDER SEPARATE PERMIT.	18	5	\$6.5	ISSUED, New	Issued 4/25/22.	MARTINE PAGUIN 4159201839 YA STUDIO 777 FLORIDA STREET SUITE# 301 SAN FRANCISCO CA 94110
202110130352	4101	NORIEGA	ST	APARTMENTS	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	8	3	\$6.7	ISSUED, New	Filed 10/13/21. Issued 5/11/22.	JULES MANCILLA 4156020464 JULES MANCILLA INC 98 LEVANT SAN FRANCISCO CA 94114
202103196889	1755	EGBERT	AV		PRIORITY PROCESS. ERECT 1 STORY TYPE 2B PG&E Electric Utility Switchstation	0	1	\$9.0	ISSUED, New	MAHER ORDINANCE - EXTENDED. Filed 3/19/2021. Issued 4/15/22.	DAVID LU 4155827728 GARY BELL AND ASSOC 201 NOE STREET SAN FRANCISCO CA 94114

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202202097653	899	HOWARD	ST	RETAIL SALES	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	ISSUED, New	Filed 2/9/22. Issued 5/6/22.	MAHMOUD LARIZADEH 4155159827 REUBEN JUNIUS & ROSE LLP. 1 BUSH STREET SUITE# 600 SAN FRANCISCO CA 94104
202010156530	344	14TH	ST	APARTMENTS	TO ERECT A TYPE 1-B 7-STORY 60 RESIDENTIAL DWELLING UNIT AND MIXED USE BUILDING WITH NO BASEMENTS.	60	7	\$38.0	ISSUED, New	MAHER ORDINANCE - EXTENDED. Filed 10/15/2020. Arrived Planning 10/23/2020. Issued 5/9/22.	GILLIAN ALLEN 4157704869 REUBEN JUNIUS & ROSE LLP. 1 BUSH STREET SUITE# 600 SAN FRANCISCO CA 94104
Total Construction Valuation Major Projects (≥\$5m) completed in April 2022, filed, and issued					\$19.3 billion	vs. March 2022				-\$130.8 million	↓ 0.68%
Total Units Major Projects (≥\$5m) completed in April 2022, filed, and issued					44,473	vs. March 2022				-188	↓ 0.42%