

***Regular Meeting of the  
Building Inspection  
Commission***

***August 21, 2024***

***Agenda Item 8b***

## Major Projects Report Summary (07/01/2024 – 07/31/2024)

Major Projects ( $\geq$ \$5 million) that were completed, filed, or issued in July 2024.

There was a **32.4%** decrease (**\$97.5 million**) in total Construction Valuation compared to June 2024.

There was an **55.5%** decrease (**362**) in Net Units<sup>i</sup> compared to June 2024.

Percent change in construction valuation and net units, between June 2024 and July 2024:

Category	Total Construction Valuation	Net Units
Completed permits	-28.4%	-60.8%
Filed permits	-57.4%	NA
Issued permits	-33.8%	-47.5%

CATEGORY	SUMMARY, June (06/01/2024 – 06/30/2024)			SUMMARY, July (07/01/2024 – 07/31/2024)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$161.7	53.7%	395	\$115.7	56.9%	155	-\$46.0	-240
FILED	\$18.8	6.2%	0	\$8.0	3.9%	0	-\$10.8	0
ISSUED	\$120.4	40.0%	257	\$79.7	39.2%	135	-\$40.7	-122
TOTAL	\$348.2	100.0%	652	\$203.4	100.0%	290	-\$97.5	-362
<b>Change by Percentage</b>							↓32.4%	↓55.5%

<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 (07/01/2024 - 07/31/2024)

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 #
201611303815	2500 TURK BL	30-Nov-16	16-Oct-18	2-Jul-24	COMPLETE	(EAST BUILDING) TO ERECT 4 STORIES WITH 1 BASEMENT TYPE VA BUILDING 84 UNITS STUDENT RESIDENCE HALL WITH AMENITY OFFICE. (R-2 B A-3 S-2)	84	4	\$50.0		APARTMENTS	CHRIS AMOS 8314611100 B F P FIRE PROTECTION 17 JANIS WY SCOTTS VALLEY CA 95066-0000
201611303820	2500 TURK BL	30-Nov-16	16-Oct-18	2-Jul-24	COMPLETE	(WEST BUILDING) TO ERECT 5 STORIES NO BASEMENT WITH 1 LEVEL TYPE I-A OVER 4 LEVELS TYPE 5-A 71 UNITS STUDENT RESIDENCE HALL WITH AMENITY OFFICE. (R-2 B A-3 S-2)	71	5	\$45.0		APARTMENTS	CHRIS AMOS 8314611100 B F P FIRE PROTECTION 17 JANIS WY SCOTTS VALLEY CA 95066-0000
201912270786	1000 MARKET ST	27-Dec-19	21-Jun-22	11-Jul-24	COMPLETE	EXTERIOR: RENOVATE ENTRANCE. REPAIR WINDOWS. INTERIOR: UPGRADE ENTRANCE AND COMMON AREA. ON RESIDENTIAL FLOORS REMODEL (E) UNITS BATHROOMS & REPLAE ENTRY DOORS; PROVIDE CODE REQUIRED MOBILITY & COMMUNICATION ROOMS. MEP INCLUDED. LIFE-SAFETY UNDER A SEPERATE PERMIT.	0	4	\$10.7	Y	APARTMENTS	JANSEN LUM MARSHALL LEE SNOW 5105277883 D & H CONSTRUCTION 2107 KEARNEY ST EL CERRITO CA 94530-0000
202207057745	1 MARKET ST	5-Jul-22	26-Sep-22	10-Jul-24	COMPLETE	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

Report Date: 08/16/2024

## MAJOR PROJECTS (07/01/2024 - 07/31/2024)

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 #
202407317680	1155 BATTERY ST	31-Jul-24			FILED, New	1/F: INTERIOR TENANT IMPROVEMENT INCLUDES NEW NON-LOAD BEARING PARTITIONS CEILING LIGHTING FINISHES AND CASEWORK.	0	7	\$8.0		OFFICE	(Blank)
202401083599	750 GOLDEN GATE AV	8-Jan-24	12-Jul-24		ISSUED, New	100% AFFORDABLE HOUSING. ERECT 8 STORY TYPE 1A RESIDENTIAL 75 UNITS PARKING OFFICE ASSEMBLY (R-2 S-1 S-2 B A-3). Mayor ED 13-01	75	8	\$37.1	Y	APARTMENTS	KATHRYN CAHILL THOMPSON 4159860600 CAHILL CONTRACTORS LLC. 425 CALIFORNIA ST SAN FRANCISCO CA 94104-0000
202310259516	3300 MISSION ST	25-Oct-23	5-Jul-24		ISSUED, New	PRIORITY PROCESSING: NEW 6-STORY TYPE IIIA OVER TYPE 1A MIXED-USE BLDG WITH 35 STUDIO UNITS (100% AFFORDABLE HOUSING MAYOR ED 13-01) RESIDENTIAL COMMUNITY SPACE AND COMMERCIAL/RETAIL SPACE ON 1ST FLOOR. PRESERVE (E) 2-STORY FACADE ALONG MISSION ST AND 29TH ST.	35	6	\$17.0	Y	APARTMENTS	MIGUEL GUZMAN 4158591345 GUZMAN CONSTRUCTION GROUP INC. 2270 PALOU AV SAN FRANCISCO CA 94124-0000
202406053739	101 CALIFORNIA ST	5-Jun-24	16-Jul-24		ISSUED, New	21ST FL FULL FLOOR TI MEP UPGRADES INCLUDED	0	48	\$8.8		OFFICE	MICHAEL THOMAS CLUNE 2134731500 CLUNE CONSTRUCTION COMPANY L P 725 SOUTH FIGUEROA ST LOS ANGELES CA 90071-0000

Report Date: 08/16/2024

## MAJOR PROJECTS (07/01/2024 - 07/31/2024)

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 #
202404260912	1160 BATTERY ST	26-Apr-24	16-Jul-24		ISSUED, New	4/F OFFICE TI W/PANTRY LOCATED ON THE EAST SIDE OF BUILDING TO INCLUDE REPLACING (E) PARTITIONS CEILINGS AND ASSOCIATED MEP WORK. BREAK ROOM CATERING KITCHEN SERVERY & DINING ROOM.	0	4	\$6.8		OFFICE	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000
202103035700	1055 TEXAS ST	3-Mar-21	17-Jul-24		ISSUED, New	TO ERECT NEW 7 STORIES NO BASEMENT TYPE III-A OVER TYPE I-A 25 UNITS APARTMENT BUILDING AS PER HOME SF GUIDLINES W/ONE ADDITIONAL STORY ABOVE 40-X HEIGHT LIMIT (EXTRA 10' BONUS HEIGHT); ON BLOCK 4224 LOT 178 (FORMERLY 032 & 033)	25	7	\$5.0		APARTMENTS	OWNER OWNER OWNER OWNER OWNER CA 00000- 0000
202405222693	50 CALIFORNIA ST	22-May-24	15-Jul-24		ISSUED, New	36TH FL: OFFICE TI INSTALLATION OF NEW FINISHES FLOORS & WALLS. MEP DEFFERED ON SEPARATE APPLICATION	0	37	\$5.0		OFFICE	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000
Total Construction Valuation Major Projects (≥\$5m) completed in July 2024, filed, and issued							\$203.4 million	vs. June 2024			-\$97.5 million	↓ 32.4%
Total Units Major Projects (≥\$5m) completed in July 2024, filed, and issued							290	vs. June 2024			-362	↓ 55.5%

Report Date: 08/16/2024

# Major Projects Report

Building Inspection Commission, August 21, 2024

# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 7/1/2024-7/31/2024

## FILED

Count – 1

Valuation - \$8M

Net Housing Units – 0



- 1155 Battery St.
- Office tenant improvement
- \$8M

# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 7/1/2024-7/31/2024

## ISSUED

Count – 6

Valuation – \$79.7M

Net Housing Units – 135



- 750 Golden Gate Av.
- New 75-unit affordable housing building for educators
- \$37.1M



3300 Mission Street establishing view, rendering by BAR Architects

- 3300 Mission St.
- 100% affordable, adaptive reuse project with 35 studio apartments
- \$17M



# Major Projects Update and Highlights

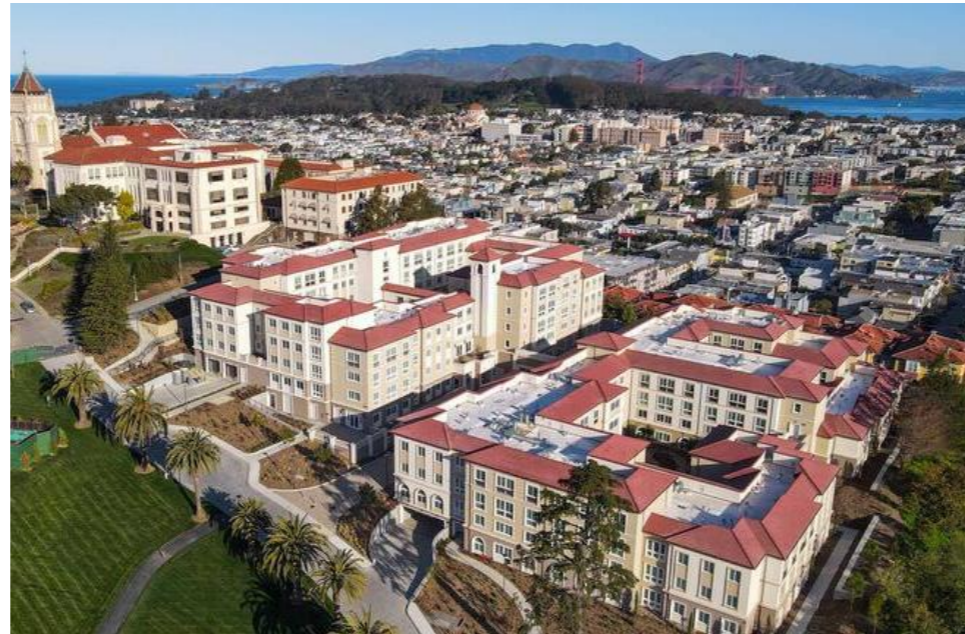
- Major projects are those with a valuation of \$5M or greater
- Data from: 7/1/2024-7/31/2024

## COMPLETED

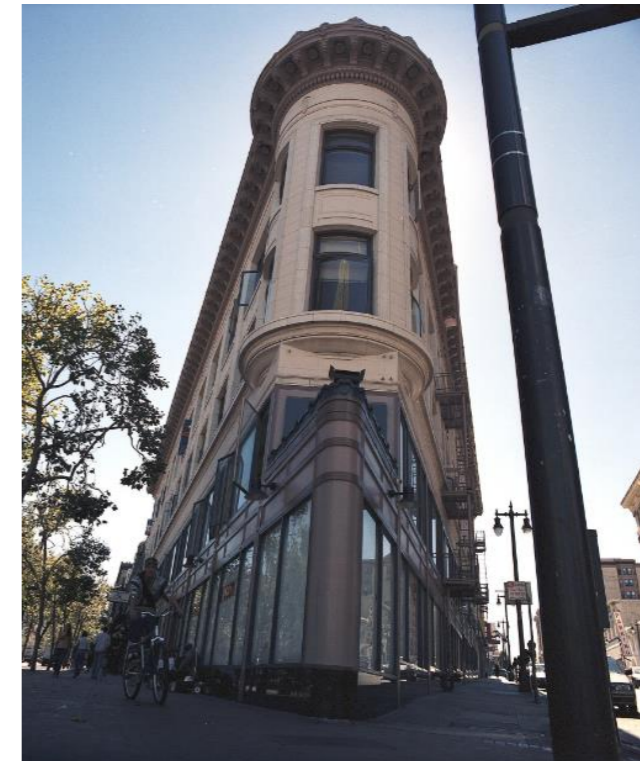
Count – 4

Valuation - \$115.7M

Net Housing Units – 155



- 2500 Turk Bl. (East & West)
- Two new University of SF residence halls with 155 units combined
- \$95M combined



- 1000 Market St.
- Exterior and interior renovation of supportive housing building
- \$10.7M



**THANK YOU**