

*Regular Meeting of the  
Building Inspection Commission  
September 18, 2024*

*Agenda Item 8b*

## Major Projects Report Summary (08/01/2024 – 08/31/2024)

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

There was a **123.6%** increase (**\$251.3 million**) in total Construction Valuation compared to July 2024.

There was an **127.6%** increase (**370**) in Net Units<sup>i</sup> compared to July 2024.

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

Category	Total Construction Valuation	Net Units
<b>Completed permits</b>	103.8%	203.2%
<b>Filed permits</b>	<b>-100.0%</b>	NA
<b>Issued permits</b>	174.7%	40.7%

CATEGORY	SUMMARY, July (07/01/2024 – 07/31/2024)			SUMMARY, August (08/01/2024 – 08/31/2024)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
<b>COMPLETED</b>	\$115.7	56.9%	155	\$235.8	51.9%	470	\$120.1	315
<b>FILED</b>	\$8.0	3.9%	0	\$0.0	0.0%	0	<b>-\$8.0</b>	0
<b>ISSUED</b>	\$79.7	39.2%	135	\$218.9	48.1%	190	\$139.2	55
<b>TOTAL</b>	\$203.4	100.0%	290	\$454.7	100.0%	660	\$251.3	370
<b>Change by Percentage</b>							↑123.6%	↑127.6%

<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**  
**(08/01/2024 - 08/31/2024)**

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 #
201602089004	950 MARKET ST	8-Feb-16	14-Dec-17	21-Aug-24	COMPLETE	TO ERECT 13 STORIES 2 BASEMENTS TYPE I-A 470 UNITS RESIDENTIAL HOTEL RETAIL BUILDING. (R-2 R-1 M)	470	13	\$144.0		TOURIST HOTEL/MOTEL	BOVIS LEND LEASE INC. 4155120586 LEND LEASE (US) CONSTRUCTION INC 71 STEVENSON ST SAN FRANCISCO CA 94105-0000
201805048215	120 STOCKTON ST	4-May-18	15-Nov-18	21-Aug-24	COMPLETE	MAJOR ALTERATIONS OF AN (E) BUILDING & INCLUDES THE REPLACEMENT OF EXTERIOR WALL & THE ADDITION OF 4 ROOF AMENITY SPACE. **COMPLY W/ MAHER**	0	8	\$80.0		RETAIL SALES	JEFFREY SCOTT VAN DE WYNGAERDE 4152850500 PLANT CONSTRUCTION CO LP 300 NEWHALL ST SAN FRANCISCO CA 94124
202208019663	1800 OWENS ST	1-Aug-22	29-Aug-23	9-Aug-24	COMPLETE	TENANT IMPROVEMENT ON THE 4TH AND 5TH FLOORS OF AN EXISTING 12-STORY BUILDING. SCOPE OF WORK INCLUDES OFFICE AND LABRATORIES (CHANGING OCCUPANCY FROM B TO L) WITH ASSOCIATED MECHANICAL PLUMBING AND ELECTRICAL REQUIREMENTS.	0	12	\$6.0		OFFICE	MICHAEL FIRENZE 4156410800 DOME CONSTRUCTION CORP 393 EAST GRAND AV SO. SAN FRANCISCO CA 94080-0000

## MAJOR PROJECTS (08/01/2024 - 08/31/2024)

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 #
202010217056	1527 GRANT AV	21-Oct-20	15-Nov-21	19-Aug-24	COMPLETE	100% Affordable 34 SRO units full non.structural rehabScope includes: New paint flooring fixtures lighting hardware in common area and units. MEP duct work.(N)retrofit windows on flrs 2&3. Wood on Grant side & clad on Cadel Place. Exterior paint No work performed in the public right of way.	0	3	\$5.8	Y	RESIDENTIAL HOTEL	JASON BEERS 5102868200 BBI - CON INC 1155 THIRD ST OAKLAND CA 94607-0000
202307252968	2001 37TH AV	25-Jul-23	6-Aug-24		ISSUED, New	APPROX 58 000gsf OF DEMO OF (E) EDUCATIONAL KITCHEN & ACCESSORY ASSEMBLY SPACES. ADDITION OF BRACED STEEL FRAME W/ COMPOSITE STEEL & CONCRETE FLRS. PROPOSED USE INCLUDE EDUCATIONAL & ACCESSORY ASSEMBLY ON ALL LEVELS;FULL KITCHEN IN BASEMENT;OCCUPIED ROOF TERRACE ON LEV3. (N) MEP SYSTEM...	0	3	\$76.5		SCHOOL	GARY J. FILIZETTI 4089428200 DEVCON CONSTRUCTION 690 GIBRALTAR DR MILPITAS CA 95035
202211146447	1652 SUNNYDALE AV	14-Nov-22	12-Aug-24		ISSUED, New	MAYOR DIR 17-02 PRIORITY PROJECT - ERECT A 4-STORY TYPE 5A/TYPE 1A APARTMENT BUILDING WITH 95 UNITS AND ONE BASEMENT LEVEL.	95	4	\$70.0	Y	APARTMENTS	ALEX SCHIEFER 4156770640 CAHILL GUZMAN CONSTRUCTION GROUP JV 425 CALIFORNIA STREET 22ND FL SAN FRANCISCO CA 94104-0000

## MAJOR PROJECTS (08/01/2024 - 08/31/2024)

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 #
202309227225	967 MISSION ST	22-Sep-23	19-Aug-24		ISSUED, New	MAYORAL ED 13-01 PRIORITY PROCESS AB004 - ERECT 9-STORY RESIDENTIAL APARTMENT BUILDING 95 DWELLING UNITS WITH NO BASEMENT TYPE 1A.	95	9	\$61.0	Y	APARTMENTS	ROBERT NIBBI 4158631820 NIBBI BROS ASSOC INC 1000 BRANNAN STREET STE 102 SAN FRANCISCO CA 94103-0000
202403137744	1 WARRIORS WY	27-Mar-24	2-Aug-24		ISSUED, New	TENANT IMPROVEMENT OF (E) SPACE TO (N) SPORTS BAR & SUPPORTING BACK OF HOUSE SPACES. SCOPE INCLUDES NON-LOAD BEARING PARTITIONS CEILING MILLWORK FINISHES LIGHTING MECHANICAL ELETRICAL AUDIOVISUAL AND PLUMBING	0	8	\$11.4		FOOD/BEVERAGE HNDLNG	MATTHEW FRANCIS GUIDRY 6504741450 DPR CONSTRUCTION A P O BOX 5614 REDWOOD CITY CA 94063-0000
Total Construction Valuation Major Projects (≥\$5m) completed in August 2024, filed, and issued							\$454.7 million	vs. July 2024			\$251.3 million	↑ 123.6%
Total Units Major Projects (≥\$5m) completed in August 2024, filed, and issued							660	vs. July 2024			370	↑ 127.6%

# Major Projects Report

Building Inspection Commission, September 18, 2024



# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 8/1/2024-8/31/2024

## ISSUED

Count – 4

Valuation – \$218.9M

Net Housing Units – 190



Sunnydale Block 9, rendering by VMWP and Kerman Morris Architects

- 1652 Sunnydale Av.
- New 95-unit affordable housing building in HOPE SF Sunnydale \$70M



967 Mission Street red color palette option, rendering by Leddy Maytum Stacy Architects and Y.A. Studio

- 967 Mission St.
- New 95-unit affordable senior housing building
- \$61M

# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 8/1/2024-8/31/2024

## COMPLETED

Count – 4

Valuation - \$235.8M

Net Housing Units – 470



950 Market Street from Market, image by Andrew Campbell Nelson

- 950 Market St.
- New building with 470 condos and hotel guest rooms combined
- \$144M



120 Stockton Street street activity, image by Gensler

- 120 Stockton St.
- Major renovation of existing building to convert upper floors from retail to office space
- \$80M





**THANK YOU**