

***Regular Meeting of the
Building Inspection Commission
November 20, 2024***

Agenda Item 6b

Major Projects Report Summary (10/01/2024 – 10/31/2024)

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

There was a **25.4%** increase (**\$35.4 million**) in total Construction Valuation compared to September 2024.

There was an **95.7%** decrease (**135**) in Net Unitsⁱ compared to September 2024.

Percent change in construction valuation and net units, between September 2024 and October 2024:

Category	Total Construction Valuation	Net Units
Completed permits	38.2%	20.2%
Filed permits	956.4%	NA
Issued permits	-64.1%	-29.6%

CATEGORY	SUMMARY, September (09/01/2024 – 09/30/2024)			SUMMARY, October (10/01/2024 – 10/31/2024)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$67.1	48.1%	114	\$92.7	53.0%	137	\$25.6	23
FILED	\$5.5	3.9%	0	\$58.1	33.2%	120	\$52.6	120
ISSUED	\$66.8	47.9%	27	\$24.0	13.7%	19	-\$42.8	-8
TOTAL	\$139.4	100.0%	141	\$174.8	100.0%	276	\$35.4	135
Change by Percentage							↓25.4%	↓95.7%

ⁱ 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 (10/01/2024 - 10/31/2024)

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 #
201903195605	4840 MISSION ST	19-Mar-19	14-Jun-21	16-Oct-24	COMPLETE	100% AFFORDABLE HOUSING. ERECT 4 STORIES 1 BASEMENT TYPE V-A 137 RESIDENTIAL UNITS & CLINIC BLDG.	137	5	\$70.0	Y	APARTMENTS	ROBERT NIBBI 4158631820 NIBBI BROS ASSOC INC 1000 BRANNAN STREET STE 102 SAN FRANCISCO CA 94103-0000
202107124132	1500 SUNNYDALE AV	12-Jul-21	6-Apr-22	15-Oct-24	COMPLETE	PRIORITY PROCESSING. MAYOR'S DIR #17-02. ERECT A 2-STORY TYPE 3B COMMUNITY CENTER WITH CHILDCARE CENTER. 1500 SUNNYDALE AKA 1550 SUNNYDALE	0	2	\$17.7	Y	CHILD CARE	THOMAS C. SEERLEY 5106327676 MC GUIRE AND HESTER 2810 HARBOR BAY PK ALAMEDA CA 94502-0000
202310058110	45 FREMONT ST	5-Oct-23	30-Oct-23	3-Oct-24	COMPLETE	26/F-SUITE 2600: T.I. PARTIAL SHELL CONDITION NO MODIFICATION TO (E) RATED CORE BARRIERS/EXTERIOR ENVELOPE. MODIFICATIONS TO ELEVATOR LOBBY MAINTAIN SMOKE BARRIER RATING.	0	34	\$5.0		OFFICE	MICHAEL THOMAS CLUNE 2134731500 CLUNE CONSTRUCTION COMPANY L P 725 SOUTH FIGUEROA ST LOS ANGELES CA 90071-0000
202403258532	150 04TH TI ST	16-Oct-24			FILED, New	MAYORAL ED 13-01/17-02: ERECT NEW 6-STORY BLDG. LEVELS 02-06 PROVIDES 120 RESIDENTIAL SLEEPING UNITS GROUP TRAINING ROOMS & THERAPIST OFFICES TO SUPPORT THE RESIDENTIAL USE. LEVEL 01 AMENITIES INCLUDE A FULL SERVICE KITCHEN DINING STAFF LOUNGE FITNESS MULTIPURPOSE ROOMS & OUTDOOR SPACE.	120	6	\$40.0	Y	APARTMENTS	(Blank)

MAJOR PROJECTS (10/01/2024 - 10/31/2024)

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 #
202410082583	1 HARRISON ST	8-Oct-24			FILED, New	PHASE 2: VOLUNTARY STRUCTURAL SEISMIC UPGRADE ON ALL FLOORS: SOFT DEMO AND ARCHITECTURE.	0	6	\$6.5		OFFICE	(Blank)
202410213389	425 MARKET ST	21-Oct-24			FILED, New	FLOOR 2: NEW NON LOAD BEARING PARTITONS CEILING SYSTEMS FINISHES CASEWORK ASOCIATED ELEC POWER/LIGHTING DISTRIBUTION ASSOCIATED WITH PLUMBING FIXTURES. ADD A-3 OCCUPANCY	0	38	\$5.9		OFFICE	(Blank)
202410213343	555 CALIFORNIA ST	21-Oct-24			FILED, New	T.I. CONSISTS OF OFFICE REMODEL WITH NEW OFFICE MEETING ROOM WORK ROOMS BREAK ROOM AND PANTRY. NEW LED LIGHTING & FINISES THROUGHOUT. D.A. UPGRADES TO RESTROOMS. MECHANICAL WORK DUCT REDISTRIBUTION AND ADDITION OF EQUIPMENT ELECTRICAL WORK: NEW LED LIGHTING & CONTROLS NEW ISMS SYSTEM.	0	56	\$5.6		OFFICE	(Blank)
202407317680	1155 BATTERY ST	31-Jul-24	16-Oct-24		ISSUED, New	1/F: INTERIOR TENANT IMPROVEMENT INCLUDES NEW NON-LOAD BEARING PARTITIONS CEILING LIGHTING FINISHES AND CASEWORK.	0	7	\$8.0		OFFICE	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000

MAJOR PROJECTS (10/01/2024 - 10/31/2024)

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 #
202402296854	429 CASTRO ST	29-Feb-24	10-Oct-24		ISSUED, New	PRIORITY: RENOVATION & ADDITION TO HISTORIC CASTRO THEATER.FLOOR SYSTEM W/AN ACCESS. PATH TO THE PLATFORM (N)ORGAN LIFT & ORGAN COVER (N)HVAC SYSTEM THETRICAL SYSTEM UPGRADES & ELECTRICAL FIRE ALARM LIGHTING & PLUMBING UPGRADES.ADDITION INSTALLED OVER(E)FOUNDATIONS INCLUDES(N)DRESSING RMS & RESTRMS	0	2	\$5.8	Y	THEATER	KEVIN BOHM SR. 5108934405 BOHM ENVIRONMENTAL SOLUTIONS PO BOX 24301 OAKLAND CA 94623-0000
202401083567	2323 SACRAMENTO ST	8-Jan-24	15-Oct-24		ISSUED, New	CHANGE OF USE AND OCCUPANCY: PROV. A SENIOR RES. CARE FACILITY. BASEMENT:1 ADA PARKING AND RENOVATE EXISTING KITCHEN LAUNDRY ROOM AND ADMIN AREAS.1/F: PROVIDE 12 SLEEPING UNITS MEDICAL OFFICE DINING ROOM RECEPTION. 2/F:PROVIDE 17 SLEEPING UNITS ACTIVITY/NURSING ROOM. TOTAL CAPACITY 29 UNITS/39 BED	19	2	\$5.2		NURSING HOME NON AMB	KENNETH HUESBY 4084671000 HILLHOUSE CONSTRUCTION COMPANY INC 140 CHARCOTT AVENUE SAN JOSE CA 95131-0000
202211186816	901 MARKET ST	18-Nov-22	31-Oct-24		ISSUED, New	LOWER LEVEL & STREET LEVEL - COMMERCIAL T.I. OF 39 743 SQ. FT. MINOR EXTERIOR MODIFICATIONS NEW STOREFRONT W ENTRY DOORS ROSS DRESS FOR LESS. FIRE SPRINKLER/FIRE ALARM DEFERRED.	0	6	\$5.0		RETAIL SALES	CHRIS EATOUGH 9167848400 SEQUOIA PACIFIC BUILDERS INC 1358 BLUE OAKS BL ROSEVILLE CA 95678-0000
Total Construction Valuation Major Projects (≥\$5m) completed in October 2024, filed, and issued							\$174.8 million	vs. September 2024			\$35.4 million	↑ 25.4%
Total Units Major Projects (≥\$5m) completed in October 2024, filed, and issued							276	vs. September 2024			135	↑ 95.7%

Major Projects Report

Building Inspection Commission, November 20, 2024

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 10/1/2024-10/31/2024

FILED

Count – 4

Valuation – \$58.1M

Net Housing Units – 120

COVER SHEET

TI PARCEL E1.2
BEHAVIORAL HEALTH BUILDING

D4D COMPLIANCE EXHIBITS



- 150 4th St. (Treasure Island)
- New 120-sleeping unit residential and behavioral health building
- \$40M



- 1 Harrison St.
- Seismic upgrades on all floors of office building
- \$6.5M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 10/1/2024-10/31/2024

ISSUED

Count – 4

Valuation – \$24M

Net Housing Units – 19



- 1155 Battery St.
- First floor tenant improvement of office building
- \$8M



- 2323 Sacramento St.
- Change of use/occupancy to create senior res. care facility with 29 units/39 beds
- \$5.2M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 10/1/2024-10/31/2024

COMPLETED

Count – 3

Valuation - \$92.7M

Net Housing Units – 137



- 4840 Mission St.
- New 137-unit affordable housing building with ground floor clinic
- \$70M



- 1500 Sunnydale Av.
- New community and childcare center in Sunnydale development
- \$17.7M



THANK YOU