

Special Meeting
of the
Building Inspection Commission
December 11, 2024
Agenda Item 6b

Major Projects Report Summary (11/01/2024 – 11/30/2024)

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

There was a **13.3%** increase (**\$23.3 million**) in total Construction Valuation compared to October 2024.

There was an **100%** decrease (**276**) in Net Unitsⁱ compared to October 2024.

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

Category	Total Construction Valuation	Net Units
Completed permits	-82.3%	-100.0%
Filed permits	120.6%	-100.0%
Issued permits	123.0%	-100.0%

CATEGORY	SUMMARY, October (10/01/2024 – 10/31/2024)			SUMMARY, November (11/01/2024 – 11/30/2024)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$92.7	53.0%	137	\$16.4	8.3%	0	-\$76.3	-137
FILED	\$58.1	33.2%	120	\$128.2	64.7%	0	\$70.0	-120
ISSUED	\$24.0	13.7%	19	\$53.5	27.0%	0	\$29.5	-19
TOTAL	\$174.8	100.0%	276	\$198.1	100.0%	0	\$23.3	-276
Change by Percentage							↑13.3%	↓100%

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 (11/01/2024 - 11/30/2024)

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 #
202212229020	1635 DIVISADERO ST	22-Dec-22	12-Oct-23	20-Nov-24	COMPLETE	5TH FL TI SCOPE IS APPROX 7500 SF. INCLUDES 2 OPERATING ROOMS STERILE PROCESSING DEPT AND SUPPORT SPACES THAT INCLUDE PERIOPERATIVE AND RECOVERY BAYS AS WELL AS ADMINSTRATIVE SUPPORT. UPGRADE UTILITYS INCLUDE REPLACE EMERGENCY GENERATOR AIR HANDLING UNIT MED GAS HOLDING REPLACE VAC PUMP 2ND FL	0	6	\$8.9		CLINICS-MEDIC/DENTAL	GREGORY DANA VANCE 9163255500 UNGER CONSTRUCTION CO 910 X STREET (P.O. BOX 160247) SACRAMENTO CA 95816-0247
202209071941	333 DOLORES ST	7-Sep-22	4-May-23	27-Nov-24	COMPLETE	ERECT A 1 STORY PRESCHOOL BLDG NO DWELLING NO BASEMENT.TYPE -V	0	2	\$7.5		DAY CARE CENTER	MIGUEL GUZMAN 4158212522 GUZMAN CONSTRUCTION GROUP INC. 885 FOLSOM ST SAN FRANCISCO CA 94107-0000
202410032285	750 PHELPS ST	5-Nov-24			FILED, New	PROJ-24-0605; MOU SFPUC. TO ERECT 3 STORIES NO BASEMENT TYPE V-B BUSINESS BUILDING. (A B F H-3)	0	3	\$75.0		OFFICE	CLARK CONSTRUCTION GROUP CA LP 3012728100 CLARK CONSTRUCTION GROUP CA LP 7500 OLD GEORGETOWN RD BETHESDA MD 20814-0000
202408148660	3433 03RD ST	12-Nov-24			FILED, New	TO ERECT 2 STORY NO BASEMENT TYPE V-B UNION MEETING HALL & OFFICE BUILDING. (A-3 B S-2)	0	2	\$15.6		OFFICE	ROBERT NIBBI 4158631820 NIBBI BROS ASSOC INC 1000 BRANNAN STREET STE 102 SAN FRANCISCO CA 94103-0000

MAJOR PROJECTS (11/01/2024 - 11/30/2024)

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 #
202410173107	1 HARRISON ST	14-Nov-24			FILED, New	PHASE 3: ARCHITECTURAL UPDATES ON ALL FLOORS. SOFT DEMO AND VOLUNTARY SEISMIC UPGRADE UNDER SEPARTE PERMITS.	0	6	\$13.3		OFFICE	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 2855 CAMPUS DR SAN MATEO CA 94403-0000
202410314115	750 PHELPS ST	21-Nov-24			FILED, New	PROJ-24-0608; SFPUC MOU: PARTIAL BUILDING RENOVATION OF LEVEL 1 & 2. RENOVATION TO PROVIDE MORE OFFICE SPACES. EXTERIOR STAIRS WILL BE REPLACED & BROUGHT CODE STANDARDS. (E) FREIGHT ELEVATOR WILL BE MODERNIZED TO A PASSENGER ELEVATOR. MECHANICAL PLUMBING EQUIPMENT TO SERVE THE RENOVATED AREAS	0	2	\$6.8		OFFICE	
202411205356	2 NEW MONTGOMERY ST	20-Nov-24			FILED, New	FACADE REHABILITATION PROGRAM COMPRISING BRICK WORK REPAIR/REPOINTING TERRACOTTA REPAIR FACADE CLEANING WINDOW REPLACEMENT	0	8	\$6.5		TOURIST HOTEL/MOTEL	
202411185242	2323 CESAR CHAVEZ ST	18-Nov-24			FILED, New	REMOVE AND REPLACE EXISTING FUEL STATION LOCATED AT SF OPERATIONS YARD. UNDERGROUND STORAGE TANKS WILL BE REMOVED AND REPLACED WITH DBL WALL TANKS AS REQ. ALSO INCLUDES REPLACING E CANOPY FLUID STORAGE AREA BACK UP GENERATOR NEW PAVING STORM DRAINAGE. NO SIDEWALK OR ROAD CLOSURES.TRAFFIC NOT	0	1	\$6.0		FILLING/SERVICE STN	

MAJOR PROJECTS (11/01/2024 - 11/30/2024)

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 #
202411124841	1828 EGBERT AV	12-Nov-24			FILED, New	TI TO 1ST AND 2ND FLOOR. STRUCTURAL ARCHITECTURAL MECHANICAL AND ELECTRICAL WORK. SITE IMPROVEMENTS (N) PERMITER 8 FT METAL FENCE INTERIOR WORK INCLUDES NEW FREEZER BOXES SITE WORKS INCLUDES NEW REFRIGRATION EQUIPMENT AND CONCRETE PAD FOR HVAC	0	4	\$5.0		MOVING & STORAGE	
201911147319	5 03RD ST	14-Nov-19	21-Nov-24		ISSUED, New	CHANGE OF USE AND OCCUPANCY FROM OFFICE TO HOTEL INCLUSIVE W/ GUEST ROOMS & AMENITIES INCLUDING RESTAURANT/BAR @ GROUND FLOOR LOBBY RETAIL SHOP FITNESS CENTER EVENT/MEETING SPACE(S) OFFICES & A ROOFTOP LOUNGE/RESTAURANT/BAR TYPE 3B OVER 1A CONSTRUCTION 135 HOTEL GUEST ROOMS	0	13	\$53.5	13	TOURIST HOTEL/MOTEL	OWNER OWNER OWNER OWNER OWNER CA 00000-0000
Total Construction Valuation Major Projects (≥\$5m) completed in November 2024, filed, and issued							\$198.1 million	vs. October 2024			\$23.3 million	↑ 13%
Total Units Major Projects (≥\$5m) completed in November 2024, filed, and issued							0	vs. October 2024			-276	↓ 100%

Major Projects Report

Building Inspection Commission, December 11, 2024

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 11/1/2024-11/30/2024

FILED

Count – 7

Valuation – \$128.2M

Net Housing Units – 0



- 750 Phelps St.
- New 3-story office building for Southeast Treatment Plant
- \$75M



Carpenter's Union Hall establishing view over 3rd Street and Cargo Street, rendering by Mithun and lightly edited by YIMBY

- 3433 3rd St.
- New Carpenter's Union Hall
- \$15.6M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 11/1/2024-11/30/2024

ISSUED

Count – 1

Valuation – \$53.5M

Net Housing Units – 0



Hearst Building, image courtesy Hearst

- 5 Third St.
- Change of use to convert Hearst office building to hotel
- \$53.5M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 11/1/2024-11/30/2024

COMPLETED

Count – 2

Valuation - \$16.4M

Net Housing Units – 0



- 1635 Divisadero St.
- Medical office tenant improvement
- \$8.9M



333 Dolores Street aerial view of the play yard, rendering by Jensen Architects

- 333 Dolores St.
- New preschool facility at Children's Day School
- \$7.5M



THANK YOU