BIC Regular Meeting
of
March 15, 2023

Agenda Item 14b

Major Projects Report Summary

(02/01/2023 – 02/28/2023)

Major Projects (⩾$5 million) that were completed, filed, or issued in February 2023.

There was a **25.5%** decrease **(-$31.6 million)** in total Construction Valuation compared to January 2023.

There was a **82.7%** decrease **(-177)** in the number of Net Units[i] compared to January 2023.

Percent change in construction valuation and net units, between January 2023 and February 2023:

Category	Total Construction Valuation	Net Units
Completed permits	-60.4%	-82.8%
Filed permits	241.9%	NA
Issued permits	1.3%	100.0%

CATEGORY	SUMMARY, January (01/01/2023 – 01/31/2023)			SUMMARY, February (02/01/2023 – 01/28/2023)			Comparison	
	Construction Valuation ($ Millions)		Net Units	Construction Valuation ($ Millions)		Net Units	Construction Valuation ($ Millions)	Net Units
COMPLETED	$94.3	76.1%	215	$37.3	40.4%	37	-$57.0	-178
FILED	$10.4	8.4%	0	$35.5	38.4%	0	$25.1	0
ISSUED	$19.3	15.5%	-1	$19.5	21.1%	0	$0.2	1
TOTAL	$124.0	100.0%	214	$92.4	100.0%	37	-$31.6	-177
						Change by Percentage	**↓ 25.5%**	**↓ 82.7%**

[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.

Report Date: 03/08/2023

MAJOR PROJECTS
(02/01/2023 - 02/28/2023)

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 #
201710040323	**2120 BROADWAY ***	4-Oct-17	6-Jun-19	17-Feb-23	COMPLETE	ALTERATION TO MCKINAE BUILDING TO INCLUDE THEATER GYM & CLASSROOM. ALTERATION TO MIDDLE CLASSROOM BUILDING - SEISMIC & COSMETIC	**0**	4	**$20.0**		SCHOOL	KWAN WO IRONWORKS INC 4158229628 KWAN WO IRONWORKS INC 31628 HAYMAN ST HAYWARD CA 94544-0000
200603277584	**1863 MISSION ST**	27-Mar-06	20-Dec-18	21-Feb-23	COMPLETE	ERECT 7-STORY 2 BASEMENTS 37 UNITS CONDOS FOR MIX USE BUILDING.	**37**	7	**$9.5**		APARTMENTS	DENNIS CULLINANE 4158619200 CULLINANE PLASTERING 1875 MISSION ST SAN FRANCISCO CA 94103-0000
201507302894	**698 02ND ST**	30-Jul-15	22-Mar-16	24-Feb-23	COMPLETE	REPLACE 4 760 HP DIESEL ENGINES COMPLETE W/NEW ENGINE CONTROLS PANEL. INSTAL NEW ANCHORBOLTS AND SLEEVES INTO (E) PUMP SKIDS INSTALL NEW SALT WATER PUMP AUX. SYMS INSTALL 2 FLOW METERS REMOVE & REPLAC SALT WATER PUMP SECT. PIPING INSTALL 8 NEW ELECTRIC MOTORIZED ACTUALATORS ON VALVES INSTALL	**0**	3	**$7.8**		SFPD OR SFFD STATION	N T K CONSTRUCTION INC. 4156543797 N T K CONSTRUCTION INC. 501 CESAR CHAVEZ ST SAN FRANCISCO CA 94124-0000

Report Date: 03/08/2023

MAJOR PROJECTS
(02/01/2023 - 02/28/2023)

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 #
202302172178	**550 TERRY A FRANCOIS BL**	17-Feb-23			FILED, New	THE SOUTH PORTION OF PRJ IS CORE-SHELL "WARM SHELL ONLY" RENOVATION & BEING SUBMITTED FOR PERMIT AS A B-GROUP OCCUPANCY. (E) BUILDING BOTH NORTH & SOUTH PORTIONS ARE B-GROUP. (E) SERVICE ELEVATOR ELEVATOR 5 WILL BE UPGRADED TO SERVE AS A HAZARDOUS MATERIALS LIFT. LIFE SAFETY UNDER SEPARATE PERMI	**0**	6	**$30.0**		OFFICE	(Blank)
202302021301	**2330 LANE ST**	2-Feb-23			FILED, New	ERECT A NEW ONE STORY MANUFACTURING/RETAIL BLDG NO DWELLINGS NO BASEMENT.TYPE 2-B	**0**	1	**$5.5**		RETAIL SALES	(Blank)
202104198808	**300 BARTLETT ST**	19-Apr-21	15-Feb-23		ISSUED, New	PRIORITY PROCESS: RENOVATION & ADDITION & SELECTIVE DEMO OF LIBRARY. UPDATE READING SPACES BOOKSTACKS (N) COMMUNITY RM & CHILDREN'S LIBRARY ADD'L RESTRMS STAFF SPACES & LANDSCAPED PATIO. (N) MECH ELECTR & FIRE PROTECTION SYSTEMS. BASEMENT PENTHOUSE & ATTIC UPDATES.	**0**	2	**$13.0**	Y	LIBRARY	GILBERT AMOROSO 6506541900 S J AMOROSO CONSTRUCTION 390 BRIDGE PARKWAY REDWOOD CITY CA 94065-0000

Report Date: 03/08/2023

MAJOR PROJECTS
(02/01/2023 - 02/28/2023)

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 #
202212198675	**345 SPEAR ST**	19-Dec-22	23-Feb-23		ISSUED, New	4TH FL NEW NON STRUCTURAL PARTITIONS CEILING LIGHT FIXTURES MILLWORK FINISHES. STRUCAL WORK INCLUDED. NO EXTERIOR WORK. MEP DEFERRED	**0**	17	**$6.5**		OFFICE	MIKE SCRIBNER 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
Total Construction Valuation Major Projects (≥$5m) completed in February 2023, filed, and issued						**$92.4 million**	vs. January 2023				**-$31.6 million**	**↓ 25.5%**
Total Units Major Projects (≥$5m) completed in February 2023, filed, and issued						**37**	vs. January 2023				**-177**	**↓ 82.7%**

Report Date: 03/08/2023

Major Projects Report

Building Inspection Commission

March 15, 2023

Major Projects Update and Highlights

- Major projects are those with a valuation of $5M or greater
- Data from: 2/1/2023-2/28/2023

FILED

Count – 2

Valuation – $35.5M

Net Housing Units – 0

Image courtesy of LoopNet

- 550 Terry A Francois Bl.
- Renovation of office building for life science use
- $30M

Image courtesy of LoopNet

- 2330 Lane St.
- New one-story manufacturing/ retail building
- $5.5M

Major Projects Update and Highlights

- Major projects are those with a valuation of $5M or greater
- Data from: 2/1/2023-2/28/2023

ISSUED

Count – 2

Valuation – $19.5M

Net Housing Units – 0

Mission Library side-view of the expansion from 24th Street, rendering via SF Public Works

- 300 Bartlett St.
- Renovation of and addition to Mission Library
- $13M

Image courtesy of LoopNet

- 345 Spear St.
- Office tenant improvement
- $6.5M

Major Projects Update and Highlights

- Major projects are those with a valuation of $5M or greater
- Data from: 2/1/2023-2/28/2023

COMPLETED

Count – 3

Valuation – $37.3M

Net Housing Units – 37

Image courtesy of The Hamlin School

- 2120 Broadway
- Full seismic and cosmetic renovation of school building
- $20M

Image courtesy of Apartment Finder

- 1863 Mission St.
- New condo building with 37 units – 4 that are BMR
- $6M

THANK YOU