BIC Regular Meeting
of
June 21, 2023

Agenda Item 9b
Major Projects Report Summary
(05/01/2023 – 05/31/2023)

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

There was a 33.0% decrease (-$57.9 million) in total Construction Valuation compared to April 2023.
There was a 53.2% decrease (-222) in the number of Net Units\(^1\) compared to April 2023.

Percent change in construction valuation and net units, between April 2023 and May 2023:

<table>
<thead>
<tr>
<th>Category</th>
<th>Total Construction Valuation</th>
<th>Net Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed permits</td>
<td>-83.9%</td>
<td>-77.5%</td>
</tr>
<tr>
<td>Filed permits</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Issued permits</td>
<td>99.5%</td>
<td>NA</td>
</tr>
</tbody>
</table>

\(^1\) 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
(05/01/2023 - 05/31/2023)

<table>
<thead>
<tr>
<th>Application #</th>
<th>Address</th>
<th>File Date</th>
<th>Issue Date</th>
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<th>Status Code</th>
<th>Project Description</th>
<th># Net Units</th>
<th># of Stories</th>
<th>Construction Valuation ($ Millions)</th>
<th>Priority/ Premium</th>
<th>Proposed Use</th>
<th>Contact Name/ Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>201804136335</td>
<td>145 LEAVENWORTH ST</td>
<td>13-Apr-18</td>
<td>12-Jul-18</td>
<td>16-May-23</td>
<td>COMPLETE</td>
<td>TO ERECT 9 STORIES 1 BASEMENT TYPE 1-B 94 UNITS RESIDENTIAL COVERED MULTI FAMILY DWELLINGS WITH GROUND FLOOR RESTAURANT TENANT SPACE. (R-2 A-2 A-3) ** MAHER: N/A **</td>
<td>94</td>
<td>9</td>
<td>$24.0</td>
<td>Y</td>
<td>FILED, New</td>
<td>TO ERECT A ONE STORY WITH NO DWELLING RESTROM/ AND STORAGE BUILDING TYPE V IN A NEW PARK.</td>
</tr>
<tr>
<td>202305057244</td>
<td>421 LEAVENWORTH ST</td>
<td>5-May-23</td>
<td></td>
<td></td>
<td>FILED, New</td>
<td>PRIORITY PROCESSING-100% AFFORDABLE. 47 UNITS+COMMUNITY ROOM+OFFICES. FIRE RESTORATION &amp; VOLUNTARY SEISMIC. GRD FLR RECONFIGURATION. IN-KIND STAIR REPAIR/REPLACEMENT. WINDOW REPAIR/REPLACE DOOR REPLACE (N) MEP HVAC EXHAUST FIXTURES APPLIANCES MOBILITY+COMMUNICATION UNITS. HISTORIC FACADE REMAIN.</td>
<td>0</td>
<td>6</td>
<td>$10.0</td>
<td>Y</td>
<td>FILED, New</td>
<td>APARTMENTS</td>
</tr>
<tr>
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</tr>
<tr>
<td>202305026865</td>
<td>150 09TH ST</td>
<td>2-May-23</td>
<td></td>
<td></td>
<td>FILED, New</td>
<td>MAYOR DIR 13-01. 100% AFFORDABLE HOUSING. COMPREHENSIVE ALTERATION UPGRADE ADDITION &amp; REPAIR TO (E) EL DORADO RES. HOTEL (E) SRO 4-STORY WOOD FRAME INCREASE TO 62 SLEEPING RMS CONSTRUCT 5/F RESIDENTIAL ADDITION &amp; CONVERSION TO TYPE IIIA CONSTRUCTION. (SEISMIC INTERIOR EXTERIOR MEP)</td>
<td>2</td>
<td>5</td>
<td>$9.0</td>
<td>Y</td>
<td>APARTMENTS</td>
<td>PAULO FRIEDMAN 4155127677 D.F.P.F CORP DBA FINE LINE CONSTRUCTION 15 BRUSHPLACE ST SAN FRANCISCO CA 94103-0000</td>
</tr>
<tr>
<td>202305087336</td>
<td>98 PENNSYLVANIA AV</td>
<td>8-May-23</td>
<td></td>
<td></td>
<td>FILED, New</td>
<td>ALTER TO SITE PERMIT #201612235806/S REVISED TO PROPOSED NEW CONSTRUCTION OF 6-STORY OVER BASEMENT RESIDENTIAL BLDG WITH 64 UNITS (STATE DENSITY BONUS).</td>
<td>64</td>
<td>6</td>
<td>$8.0</td>
<td></td>
<td>APARTMENTS</td>
<td></td>
</tr>
<tr>
<td>202202097657</td>
<td>2 LAKE ST</td>
<td>9-Feb-22</td>
<td>3-May-23</td>
<td></td>
<td>ISSUED, New</td>
<td>INTERIOR RENOVATION OF THE TEMPLE HOUSE &amp; (N) ADDITION TO MAIN SANCTUARY WITHIN (E) HISTORIC EXTERIOR WALLS OF COURTYARD WING. RENOVATION INCLUDES: (N) MECH SYSTEMS SEISMIC STRENGTHENING (N) STAIRS &amp; ELEVATORS EXCAVATION FOR ADDITIONAL PROGRAM SPACES &amp; A (N) OCCUPIABLE ROOF DECK.</td>
<td>0</td>
<td>4</td>
<td>$21.5</td>
<td></td>
<td>CHURCH</td>
<td>JEFFREY SCOTT VAN DE WYNGAERDE 4152850500 PLANT CONSTRUCTION CO LP 300 NEWHALL ST SAN FRANCISCO CA 94124</td>
</tr>
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<tr>
<td>201912200210</td>
<td>915 NORTH POINT ST</td>
<td>20-Dec-19</td>
<td>19-May-23</td>
<td></td>
<td>ISSUED, New</td>
<td>ERECT A 4 STORY 34 DWELLING UNITS 1 BASEMENT RESIDENTIAL CONDO WITH PARKING.TYPE 3A</td>
<td>35</td>
<td>4</td>
<td>$12.2</td>
<td></td>
<td>APARTMENTS</td>
<td>SEAN SULLIVAN 4152061578 JS SULLIVAN CONSTRUCTION INC 2044 FILLMORE STREET 3RD FLOOR SAN FRANCISCO CA 94115-0000</td>
</tr>
<tr>
<td>202209071941</td>
<td>333 DOLORES ST</td>
<td>7-Sep-22</td>
<td>4-May-23</td>
<td></td>
<td>ISSUED, New</td>
<td>ERECT A 1 STORY PRESCHOOL BLDG NO DWELLING NO BASEMENT.TYPE -V</td>
<td>0</td>
<td>2</td>
<td>$7.5</td>
<td></td>
<td>DAY CARE CENTER</td>
<td>MIGUEL GUZMAN 4158591345 GUZMAN CONSTRUCTION GROUP INC. 2270 PALOU AV SAN FRANCISCO CA 94124-0000</td>
</tr>
<tr>
<td>202211237089</td>
<td>120 STOCKTON ST</td>
<td>23-Nov-22</td>
<td>9-May-23</td>
<td></td>
<td>ISSUED, New</td>
<td>4TH &amp; 5TH FL: INTERIOR TENANT IMPROVEMENT INCLUDES NEW NON-LOAD BEARING PARTITIONS CEILINGS WORK FINISHES AND CASEWORK. INSTALLATION OF HORIZONTAL EXIT ASSEMBLY. &quot;CHANGE OF USE AT 4/F-5/F TO ASSEMBLY OCCUPANCY AND GENERAL ENTERTAINMENT USE PER PLANNING CODE.&quot;</td>
<td>0</td>
<td>8</td>
<td>$6.0</td>
<td></td>
<td>OFFICE</td>
<td>FABIAN VALDIOSEDA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000</td>
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<tr>
<td>202212158453</td>
<td>1 DR CARLTON B GOODLETT PL</td>
<td>15-Dec-22</td>
<td>8-May-23</td>
<td></td>
<td>ISSUED, New</td>
<td>REPLACE (179)EXISTING WATER SOURCE HEAT PUMPS FLEXIBLE HOSE NECESSARY DUCTWORK &amp; THERMOSTATS WITH NEW.</td>
<td>0</td>
<td>5</td>
<td>$5.8</td>
<td></td>
<td></td>
<td>KEN RAY 6508925222 ACCO ENGINEERED SYSTEMS INC. 888 EAST WALNUT ST PASADENA CA 91101-0000</td>
</tr>
</tbody>
</table>

### Total Construction Valuation
Major Projects (≥$5m) completed in May 2023, filed, and issued

- **$117.6 million**
  - vs. April 2023
  - **-$57.9 million**
  - ↓ **33.0%**

### Total Units
Major Projects (≥$5m) completed in May 2023, filed, and issued

- **195**
  - vs. April 2023
  - **-222**
  - ↓ **53.2%**
Major Projects Report
Building Inspection Commission, June 21, 2023
Major Projects Update and Highlights

• Major projects are those with a valuation of $5M or greater
• Data from: 5/1/2023-5/31/2023

FILED

Count – 4
Valuation - $40.6M
Net Housing Units – 66

• 250 Main St.
• Transbay Block 3 park and streetscape improvement
• $13.6M

• 421 Leavenworth St.
• Major restoration of Sierra Madre apartments
• $10.0M
Major Projects Update and Highlights

- Major projects are those with a valuation of $5M or greater
- Data from: 5/1/2023-5/31/2023

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>Count – 5</td>
</tr>
<tr>
<td>Valuation - $53.0M</td>
</tr>
<tr>
<td>Net Housing Units – 35</td>
</tr>
</tbody>
</table>

- 2 Lake St.
- Major renovation of Congregation Emanu-el
- $21.5M

- 915 North Point St.
- New 35-unit condo building
- $12.2M
Major Projects Update and Highlights

- Major projects are those with a valuation of $5M or greater
- Data from: 5/1/2023-5/31/2023

**COMPLETED**

Count – 1

Valuation - $24.0M

Net Housing Units – 94

- 145 Leavenworth St.
- 94 units in TL Residences affordable/workforce housing development
- $24M
THANK YOU