

***Regular Meeting
of the
Building Inspection Commission***

July 16, 2025

Agenda Item 9b

Major Projects Update

Major Projects Report Summary (06/01/2025 – 06/30/2025)

Major Projects (\geq \$5 million) that were completed, filed, or issued in June 2025.

There was a **144.8%** increase (**\$208.8 million**) in total Construction Valuation compared to May 2025.

There was a **606%** increase in net unitsⁱ (**303 units**) compared to May 2025.

Percent change in construction valuation and net units, between May 2025 and June 2025:

Category	Total Construction Valuation	Net Units
Completed permits	-36.3%	NA
Filed permits	649.3%	422.9%
Issued permits	108.4%	5000.0%

CATEGORY	SUMMARY, May (05/01/2025 – 05/31/2025)			SUMMARY, June (06/01/2025 – 06/30/2025)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$68.0	47.2%	0	\$43.3	12.3%	0	-\$24.7	0
FILED	\$27.9	19.4%	48	\$209.1	59.2%	251	\$181.2	203
ISSUED	\$48.3	33.5%	2	\$100.6	28.5%	102	\$52.4	100
TOTAL	\$144.2	100.0%	50	\$353.0	100.0%	353	\$208.8	303
Change by Percentage							↑ 144.8%	↑ 606.0%

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
(06/01/2025 - 06/30/2025)

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 #
201209190112	266 04TH ST	19-Sep-12	19-Jul-13	13-Jun-25	COMPLETE	ERECT CENTRAL TRANSIT SUBWAY STATION.	0	1	\$38.3		PUBLIC ASSEMBLY OTHER	JOHN BARRETT 8183628391 TUTOR PERINI CORPORATION 15901 OLDEN ST SYLMAR CA 91342-0000
201910023333	200 RHODE ISLAND ST	2-Oct-19	30-Dec-21	24-Jun-25	COMPLETE	Priority Project: CORE & SHELL ALTERATION & INTEGRATION OF (3) STRUCTURES (ON SAME LOT) ADA UPGRADES PRESERVATION OF 5-STORY BUILDING & REMOVAL OF NON-HISTORIC FEATURES. (N) ENTRY LOBBY ON RHODE ISLAND STREET @ OLD LOADING DOCK. OTHER FACADE ABD ROOFTOP CHANGES COMPATIBLE WITH HISTORIC CHARACTER.	0	5	\$5.0	Y	OFFICE	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000
202505156557	880 MCALLISTER ST	15-May-25			FILED, New	100% AFFORDABLE SENIOR HOUSING FOR A 104 000SF TYPE 1 7 STORY/115 UNIT WITH COMMERICAL GROUND FLOOR. 81 1-BEDROOM AND 35-2 BEDROOM UNITS. 2 GROUND FLOOR LANDSCAPE COURTYARD AND ROOF TERRACE.	115	7	\$70.0	Y	APARTMENTS	MIGUEL GUZMAN 4158212522 GUZMAN CONSTRUCTION GROUP INC. 885 FOLSOM ST SAN FRANCISCO CA 94107-0000

MAJOR PROJECTS

(06/01/2025 - 06/30/2025)

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 #
202505065861	50 POST ST	6-Jun-25			FILED, New	Core & shell renovation of an open-air retail facility. Selective demolition of (e) bldg elements enclosure of open-air atrium w/ (n) curtain walls (n) facades on Post St. & Sutter St.(n) stairs & elevators infrastructure for (n) commercial cooking facilities (n) mechanical & smoke control systems	0	3	\$40.0		RETAIL SALES	(Blank)
202506047864	2970 16TH ST	4-Jun-25			FILED, New	100% AFFORDABLE PERMANENT SUPPORTIVE HOUSING 9-STORIES TYPE 1-A. 136-UNITS. 65% STUDIO & 35% 1-BEDROOMS. GROUND FLR WILL HOUSE RESIDENT SERVICE OFFICES SHARED COMMON AREAS WELLNESS CLINIC AND A SECURED OUTDOOR COURTYARD. 2/F PROVIDE COMMUNITY LAUNDRY ROOM & TERRACE. RESIDENTIAL UNITS LVL 2-9.	136	9	\$27.5	Y	APARTMENTS	ALEX SCHIEFER 4156770640 CAHILL GUZMAN CONSTRUCTION GROUP JV 425 CALIFORNIA STREET 22ND FL SAN FRANCISCO CA 94104-0000
202505196735	2675 GEARY BL	6-Jun-25			FILED, New	COMMERCIAL TENANT IMPROVEMENT FOR FUTURE GROCERY STORE.	0	5	\$15.0		RETAIL SALES	(Blank)

MAJOR PROJECTS
(06/01/2025 - 06/30/2025)

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 #
202506057967	629 POST ST	5-Jun-25			FILED, New	E.O.13-01:BSMT 1/F UPGRADES TO OFFICES/COMMON AREA;ELEVATOR TO BSMT.ALT (E) ENTRANCES FOR ADA; VOLUNTARY SEISMIC UPGRADES SOFT STORY RETRO.ALT 1/F RESIDENCES:20 OF 63 UNITS UPGRADE W/ (N) COOKING AREA. LIMITED CEILING R/R IN-KIND FOR FLOOR TIES PASSTHROUGH FOR SEISMIC UPGRADE.	0	1	\$12.0		RESIDENTIAL HOTEL	JANSEN LUM MARSHALL LEE SNOW 5105277883 D & H CONSTRUCTION 1190 TENTH STREET BERKELEY CA 94710-0000
202506188988	500 TERRY A FRANCOIS BL	18-Jun-25			FILED, New	5/FL: INTERIOR ALTERATION OF EXISTING TENANT SPACES AT THE EXISTING FIFTH FLOOR. INCLUDING FINISHES FIXTURES AND EQUIPMENT.	0	6	\$11.6		OFFICE	(Blank)
202506269593	1455 MARKET ST	26-Jun-25			FILED, New	4/F: INTERIOR DEMO AND NEW CONSTRUCTION OF NON-STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS.	0	23	\$10.6		OFFICE	(Blank)
202506128521	301 VAN NESS AV	12-Jun-25			FILED, New	METAL ROOFING REROOFING OF THE HISTORIC WAR MEMORIAL OPERA HOUSE BUILDING AND ALTERNATE SCOPE OF INSTALLING FALL PROTECTION SYSTEM WITH ROOF ACCESS LADDERS. NO HOTWORKS WITHOUT SFFD OPERATING PERMIT.	0	4	\$9.7		PUBLIC ASSMBLY OTHER	(Blank)

MAJOR PROJECTS
(06/01/2025 - 06/30/2025)

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 #
202506128525	1455 MARKET ST	12-Jun-25			FILED, New	LEVEL 1 INTERIOR DEMOLITION & NEW CONSTRUCTION OF NON STRUCTURAL ELEMENTS INCLUDING BUT NOT NECESSARILY LIMITED TO INTERIOR PARTITIONS DOORS FINISHES CEILINGS LIGHTING MECHANICAL & ELECTRICAL OUTLETS & SWITCHES	0	22	\$7.0		OFFICE	(Blank)
202506058045	55 SPEAR ST	5-Jun-25			FILED, New	37&38/FL- REF 202505227124- TI (N) NON STRUCTURAL PARTITIONS CEILINGS FINISHES AND MEP	0	43	\$5.7		OFFICE	(Blank)
202411215486	1123 SUTTER ST	21-Nov-24	26-Jun-25		ISSUED, New	This permit #202411215486 is only for the building base core shell and 102 affordable units.22 story over 1 basement Type 1A fully sprinklered mixed use residential.(R-2 occupancy only approved at this stage).The 201 market rate units and commercial spaces are under separate permit #202411215452.	102	22	\$44.6		APARTMENTS	ROBERT NIBBI 4158631820 NIBBI BROS ASSOC INC 1000 BRANNAN STREET STE 102 SAN FRANCISCO CA 94103-0000
202502120165	1075 CALIFORNIA ST	25-Feb-25	13-Jun-25		ISSUED, New	RENOVATION OF ALL (E) GUEST ROOMS INCLUDING NEW FINISHES AND FURNISHINGS FULL (N) BATH RENOVATIONS (N) LIGHTING CONVERSION OF SELECT GUEST ROOMS AT LEVEL 12 TO PRESIDENTIAL SUITE.REFRESH OF FINISHES FURNISHINGS AND LIGHTING AT SPA AND POOL MAIN LOBBY BIG 4 RESTAURANT SELECT PARTITION CHANGES...	0	12	\$28.2		TOURIST HOTEL/MOTEL	JEFFREY GHERARDINI 4153679399 BUILD SINGULAR JOINT VENTURE 160 SOUTH VAN NESS AV SAN FRANCISCO CA 94103-0000

MAJOR PROJECTS
(06/01/2025 - 06/30/2025)

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 #
202405021240	2401 KEITH ST	2-May-24	10-Jun-25		ISSUED, New	TENANT IMPROVMENT OF SOUTHEAST HEALTH CENTER 2401 KEITH ST CLINIC BUILDING. INTERIOR SCOPE INCLUDES MODIFIED PARTITIONS FINISHES IMPROVEMENTS TO MECHANICAL ELECTRICAL PLUMBING FIRE PROTECTION/ALARM SYSTEMS GLAZING REPLACEMENT AND MODIFICATIONS TO SIDEWALK LANDSCAPE AREA ALONG ARMSTRONG AV.	0	1	\$9.0		CLINICS-MEDIC/DENTAL	ROBERT CHIANG 4158226088 CHIANG C M CONSTRUCTION INC. 2727 JENNINGS ST SAN FRANCISCO CA 94124
202501148331	1 MARKET ST	14-Jan-25	6-Jun-25		ISSUED, New	LEVEL 7-TERRACE: RENOVATION OF THE LEVEL 7 EXISTING NORTHEAST & SOUTHWEST TERRACE CONNECTED TO AN EXISTING BUILDING. THE WORK WILL INCLUDE NW CONSTRUCTIONS OF PAVILIONS PLANTERS AND SEATING. THE EXISTING STEUART STREET TOWER LOBBY FINISHES WILL ALSO BE RENOVATED. MEP & LIFE SAFTY UNDER SEPERATE.	0	43	\$8.0		OFFICE	JOHN GRCINA 4156488140 FIELD CONSTRUCTION INC. 490 2ND ST SAN FRANCISCO CA 94107-0000

MAJOR PROJECTS
(06/01/2025 - 06/30/2025)

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 #
202409040025	88 SPEAR ST	4-Sep-24	26-Jun-25		ISSUED, New	RETAIL AND OFFICE RENOVATION TO (E) BLDG. LEVELS B 1 2 CORE SHELL AND INTERIOR AMENITIES RENOVATION. SEPARATION OF NORTH AND SOUTH SIDE OF LVL 1 W/1-HR RATED CONSTRUCTION. CONSTRUCTION OF INTER STORY FEATURE STAIRS IN BASEMENT TO LVL 1 AND LVL 1 TO LVL 2. DEMO (E) RESTROOMS AND CONSTRUCT (N)....	0	12	\$5.5		RETAIL SALES	PETER GOLDSMITH JESSE JAMES SWAFFORD 4159782790 GCI INC 875 BATTERY ST 1ST FLOOR SAN FRANCISCO CA 94111-0000
202503313350	500 HOWARD ST	31-Mar-25	20-Jun-25		ISSUED, New	5TH FL: INTERIOR TI. INCLUDE PAINT THROUGHOUT. REMOVAL OF EXISTING WALLS CEILINGS AND FINISHES. NEW INTERIOR CONSTRUCTION OF WALLS NEW WALL & FLOOR FINISHES. MECHANICAL ELECTRICAL PLUMBING & STRUCTURAL INCLUDED	0	10	\$5.4		OFFICE	ROBERT WILLIAMSON 6507011500 NOVO CONSTRUCTION INC 1460 O'BRIEN DRIVE ST MENLO PARK CA 94025-0000
Total Construction Valuation Major Projects (≥\$5m) completed in June 2025, filed, and issued							\$353.0 million		vs. May 2025		\$208.8 million	↑ 144.8%
Total Units Major Projects (≥\$5m) completed in June 2025, filed, and issued							353		vs. May 2025		303	↑ 606.0%

Major Projects Report

Building Inspection Commission, July 16, 2025

Major Projects Update (\$5M+ valuation)

June 2025 Filed

10 projects filed

\$209.1M combined valuation

251 net housing units



880 McAllister St
\$70M New 7-story 100% affordable senior housing building with 115 units and commercial ground floor



1721 15th St.
\$40M Core and shell renovation of Crocker Galleria

Major Projects Update (\$5M+ valuation)

June 2025 Issued

6 permits issued

\$100.6M combined valuation

102 net housing units



1123 Sutter St.
\$44.6M New, 22-story residential building – this permit is only for the base, core shell, and 102 affordable units



1075 California St.
\$28.2M Renovation of the Huntington Hotel

Major Projects Update (\$5M+ valuation)

June 2025 Completed

2 projects completed

\$43.3M valuation

0 net housing units



266 4th St.
\$38.3M Central Subway Transit Station



200 Rhode Island St.
\$5M Renovation of historic building to include PDR and office space



THANK YOU