

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

July 17, 2024

Agenda Item 5b

Major Projects Report Summary (06/01/2024 – 06/30/2024)

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

There was a **51.4%** increase (**\$102.2 million**) in total Construction Valuation compared to May 2024.

There was an **667.1%** increase (**567**) in Net Unitsⁱ compared to May 2024.

Percent change in construction valuation and net units, between May 2024 and June 2024:

Category	Total Construction Valuation	Net Units
Completed permits	105.0%	NA
Filed permits	-5.3%	NA
Issued permits	20.4%	202.4%

CATEGORY	SUMMARY, May (05/01/2024 – 05/31/2024)			SUMMARY, June (06/01/2024 – 06/30/2024)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$78.9	39.7%	0	\$161.7	53.7%	395	\$82.8	395
FILED	\$19.8	10.0%	0	\$18.8	6.2%	0	-\$1.1	0
ISSUED	\$100.0	50.3%	85	\$120.4	40.0%	257	\$20.4	172
TOTAL	\$198.7	100.0%	85	\$348.2	100.0%	652	\$102.2	567
Change by Percentage							↑ 51.5%	↑ 677.1%

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 (06/01/2024 - 06/30/2024)

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 #
201912139581	1 AVENUE OF THE PALMS *	13-Dec-19	13-Apr-21	27-Jun-24	COMPLETE	ERECT (N) (138) 100% AFFORDABLE MULTIFAMILY DWELLING RESIDENCE & MIXED-USED BUILDING	138	7	\$60.0	Y	APARTMENTS	ROBERT NIBBI 4158631820 NIBBI BROS ASSOC INC 1000 BRANNAN STREET STE 102 SAN FRANCISCO CA 94103-0000
201807033677	2340 SAN JOSE AV	3-Jul-18	31-Jan-19	6-Jun-24	COMPLETE	PER ORD# 17-02 PARALLEL PROCESS TO ERECT 9 STORIES NO BASEMENT TYPE I-B 131 UNITS RESIDENTIAL AFFORDABLE HOUSING PROJECT. ** MAHER: DISTURBANCE OF AT LEAST 50 CU.YD. OF SOIL TO DPH **	131	9	\$55.0	Y	APARTMENTS	MATTHEW JOHN TRAFICONTE 8007847612 CALIFORNIA SOLAR INTEGRATORS INC. 200 SOUTH SAN PEDRO ST LOS ANGELES CA 90012-0000
201612285985	830 EDDY ST	28-Dec-16	7-Sep-18	21-Jun-24	COMPLETE	TO ERECT 13 STORIES 3 BASEMENTS TYPE I-A 126 RESIDENTIAL UNITS WITH PARKING BUILDING.	126	13	\$38.7		APARTMENTS	CHRISTIAN ANDREW PLUE LEONARD JOHN VETRONE 5102050955 WEBCOR CONSTRUCTION LP 1751 HARBOR WAY PKWY ALAMEDA CA 94502-0000

MAJOR PROJECTS (06/01/2024 - 06/30/2024)

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 #
201912190012	480 EDDY ST	19-Dec-19	19-Aug-20	18-Jun-24	COMPLETE	100% AFFORDABLE & PRIORITY PROCESS HOUSING. THE SCOPE OF WORK INCLUDES THE RENOVATION OF 32 UNITS OF 100% AFFORDABLE HOUSING IN A SIX STORY BUILDING A VOLUNTARY SEISMIC UPGRADE MECHANICAL ELECT & PLUMB UPGRADES AND GROUND FLOOR ALTERATIONS FOR ACCESSIBILITY IMPROVEMENT WILL ALSO BE INCLUDED.	0	6	\$8.0	Y	APARTMENTS	JANSEN LUM MARSHALL LEE SNOW 5105277883 D & H CONSTRUCTION 2107 KEARNEY ST EL CERRITO CA 94530-0000
202406053739	101 CALIFORNIA ST	5-Jun-24			FILED, New	21ST FL FULL FLOOR TI MEP UPGRADES INCLUDED	0	48	\$8.8		OFFICE	MICHAEL THOMAS CLUNE 2134731500 CLUNE CONSTRUCTION COMPANY L P 725 SOUTH FIGUEROA ST LOS ANGELES CA 90071-0000
202406063863	2828 VALLEJO ST	6-Jun-24			FILED, New	REMODEL INTERIOR OF BASEMENT & UPPER 4-STORIES INCLUDING RECONFIGURING INTERIOR FRAMING. REMODEL EXTERIOR INCLUDING REPLACEMENT OF EXTERIOR WINDOWS & DOORS ROOF TILES BRICK & WOOD SIDING ADDITION OF MECHANICAL VAULT @ DRIVEWAY COURT(WITHIN PROPERTY LINE); UPGRADE MECH ELECT & PLUMBING. REF:	0	3	\$5.0		1 FAMILY DWELLING	CHARLES JOHN MAZZOLA 4155225930 FORDE MAZZOLA ASSOCIATES INC 665 03RD ST SAN FRANCISCO CA 94107-0000

MAJOR PROJECTS (06/01/2024 - 06/30/2024)

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 #
202406265293	50 CALIFORNIA ST	26-Jun-24			FILED, New	35TH FL. OFFICE T.I. INCLUDES INSTALLATION OF NEW FINISHES FLOORS WALLS MEP DEFERRED ON SPEARATE APPLICATION	0	37	\$5.0		OFFICE	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000
202306059259	1515 SOUTH VAN NESS AV	5-Jun-23	20-Jun-24		ISSUED, New	MOHCD. 100% AFFORDABLE PROJECT ED 13-01. TO ERECT 9 STORIES NO BASEMENT TYPE I-A 168 UNITS RESIDENTIAL APARTMENTS WITH MIXED USE BUILDING. (R-2 E)	168	9	\$60.7	Y	APARTMENTS	GUZMAN CONSTRUCTION MARINSHIP DEVELOPMENT 4158212522 GUZMAN-MARINSHIP JOINT VENTURE 885 FOLSOM STREET SAN FRANCISCO CA 94107-0000
202211297323	1501 SUNNYDALE AV	29-Nov-22	11-Jun-24		ISSUED, New	PRIORITY PROCESSING. MAYOR'S DIR #17-02. ERECT A 5-STORY 89 DWELLING UNITS WITH PARKING ASSEMBLY AND OFFICES. TYPE VA.	89	5	\$45.0	Y	APARTMENTS	ALEX SCHIEFER 4156770640 CAHILL GUZMAN CONSTRUCTION GROUP JV 425 CALIFORNIA STREET 22ND FL SAN FRANCISCO CA 94104-0000

MAJOR PROJECTS (06/01/2024 - 06/30/2024)

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 #
202212128137	1800 OWENS ST	12-Dec-22	27-Jun-24		ISSUED, New	SECTOR 1: TENANT IMPROVEMENT ON THE 6TH AND 7TH FLOORS OF AN EXISTING 12-STORY BUILDING. SCOPE OF WORK INCLUDES OFFICE AND LABRATORIES (CHANGING OCCUPANCY FROM B TO L) WITH ASSOCIATED MECHANICAL PLUMBING AND ELECTRICAL REQUIREMENTS.	0	12	\$9.7		CLINICS-MEDIC/DENTAL	MICHAEL FIRENZE 4156410800 DOME CONSTRUCTION CORP 393 EAST GRAND AV SO. SAN FRANCISCO CA 94080-0000
202212289303	340 FELL ST	28-Dec-22	26-Jun-24		ISSUED, New	RENOVATE TWO STORY PORTION INTO AN ELECTRICAL AUTOMOBILE SERVICE CENTER AND ONE STORY PORTION WILL BE AN AUTOMOBILE SHOWROOM. BUILDING DOES NOT HAVE AN ELEVATOR PER CBC 11B-206.2.3 EXCEPTION 1.1 THE PROJECT INCLUDES CORE AND SHELL MODIFICATIONS THE TI WILL BE SUBMITTED UNDER SEPARATE PERMIT.	0	2	\$5.0		AUTO REPAIRS	PETER GOLDSMITH 4159782790 GCI INC 875 BATTERY ST 1ST FLOOR SAN FRANCISCO CA 94111-0000
Total Construction Valuation Major Projects (≥\$5m) completed in June 2024, filed, and issued							\$300.9 million	vs. May 2024			\$102.2 million	↑ 44.5%
Total Units Major Projects (≥\$5m) completed in June 2024, filed, and issued							652	vs. May 2024			567	↑ 667.1%

Major Projects Report

Building Inspection Commission, July 17, 2024

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 6/1/2024-6/30/2024

FILED

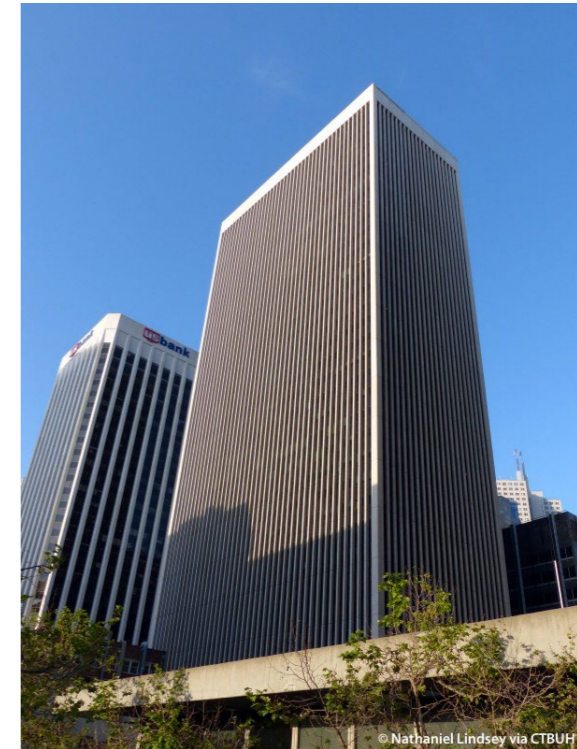
Count – 3

Valuation - \$18.8M

Net Housing Units – 0



- 101 California St.
- Full floor office tenant improvement
- \$8.8M



- 50 California St.
- Office tenant improvement
- \$5M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 6/1/2024-6/30/2024

ISSUED

Count – 4

Valuation - \$120.4M

Net Housing Units – 257



1515 South Van Ness Avenue corner view, preliminary rendering by David Baker Architects and Y.A. Studio

- 1515 South Van Ness Av.
- New 100% affordable, 168-unit apartment building
- \$60.7M



Sunnydale Block 7 seen from Santos Street, illustration by Saïda + Sullivan Design Partners

- 1501 Sunnydale Av.
- HOPE SF Sunnydale Block 7 – 89-unit 100% affordable apartment building
- \$45M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 6/1/2024-6/30/2024

COMPLETED

Count – 4

Valuation - \$161.7M

Net Housing Units – 395



- 1 Avenue of the Palms (a.k.a. 78 Johnson St.)
- 138-unit new affordable housing building
- \$60M



- 2340 San Jose Av.
- 131-unit new affordable housing building
- \$55M



THANK YOU