

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

August 20, 2025

Agenda Item 4b

Major Projects Report Summary (07/01/2025 – 07/31/2025)

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

There was a **10.9% decrease (\$38.5 million)** in total Construction Valuation compared to June 2025.

There was a **16.2% decrease in net unitsⁱ (57 units)** compared to June 2025.

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

Category	Total Construction Valuation	Net Units
Completed permits	54.0%	NA
Filed permits	-19.9%	-0.4%
Issued permits	-20.2%	-100.0%

CATEGORY	SUMMARY, June (06/01/2025 – 06/30/2025)			SUMMARY, July (07/01/2025 – 07/31/2025)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$43.3	12.3%	0	\$66.7	21.2%	46	\$23.4	46
FILED	\$209.1	59.2%	251	\$167.4	53.2%	250	-\$41.6	-1
ISSUED	\$100.6	28.5%	102	\$80.3	25.5%	0	-\$20.3	-102
TOTAL	\$353.0	100.0%	353	\$314.5	100.0%	296	-\$38.5	-57
Change by Percentage							↓ 10.9%	↓ 16.2%

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
(07/01/2025 - 07/31/2025)

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 #
202105281321	800 CESAR CHAVEZ ST	28-May-21	24-May-22	7-Jul-25	COMPLETE	DEMOLITION OF SITE ELEMENTS INCLUCE; RAMPS FENCE & GATE PAVING AT 800 LOT FOR UNDERGROUND ELECTRICAL CONDUIT. RENOVATION OF AN EXISTING WAREHOUSE TO SUPPORT ELECTRIC VEHICLE MAINTENANCE INCLUDING ANCILARY OFFICE AND AMENITY SPACES; SITE DEVELOPMENT INCLUDES ELECTRIC VEHICLE CHARGING FOR FLEET.	0	1	\$21.0	Y	WAREHOUSE NO FRNITUR	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 2855 CAMPUS DR SAN MATEO CA 94403-0000
201205100184	220 GEARY ST	10-May-12	19-Jul-13	1-Jul-25	COMPLETE	PARTIAL DEMOLITION OF UNION SQUARE PLAZA AND GARAGE CONSTRUCTION OF NEW CENTRAL SUBWAY UNION SQUARE/MARKET STREET STATION ENTRANCE.	0	1	\$16.1		PUBLIC ASSMBLY OTHER	JOHN BARRETT 8183628391 TUTOR PERINI CORPORATION 15901 OLDEN ST SYLMAR CA 91342-0000
201912139512	4742 MISSION ST	13-Dec-19	31-Aug-22	30-Jul-25	COMPLETE	***PRIORITY PROCESS***TO ERECT AN 8-STORY TYPE-1A MIXED USE BUILDING W/ 46 RESIDENTIAL UNITS AND 1 BASEMENT. (N) BLDG WILL BE ON BOTH LOT 6956/004 & 6956/005. **TO COMPLY W/ MAHER ORD# 155-13 ROUTE TO HEALTH**	46	8	\$11.1	Y	APARTMENTS	JOBEEN TSANG 4158062788 MAGNUM CONSTRUCTION GROUP INC P O BOX 4045 FOSTER CITY CA 94404-0000

MAJOR PROJECTS
(07/01/2025 - 07/31/2025)

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202212128137	1800 OWENS ST	12-Dec-22	27-Jun-24	21-Jul-25	COMPLETE	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
202406053739	101 CALIFORNIA ST	5-Jun-24	16-Jul-24	3-Jul-25	COMPLETE	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
202506209120	401 CALIFORNIA AV	20-Jun-25			FILED, New	TO ERECT 6 STORIES NO BASEMENT TYPE I-A & II-A 150 UNITS RESIDENTIAL UNITS WITH CHILD DEVELOPMENT CENTER (WARMSHELL) (R-2 B A-3 S-1 S-2 I-4)	150	6	\$112.4	Y	APARTMENTS	KATHRYN CAHILL THOMPSON 4159860600 CAHILL CONTRACTORS LLC. 425 CALIFORNIA ST SAN FRANCISCO CA 94104-0000
202507090404	150 04TH TI ST	9-Jul-25			FILED, New	Priority 100% affordable project - Erect A 5-Story Type 2A 100 units of affordable senior housing with associated community and management spaces.	100	5	\$40.0	Y	APARTMENTS	(Blank)

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202506068152	552 FOLSOM ST	6-Jun-25			FILED, New	PROJ-25-0616: UNDER RAMP PARK: CONSTRUCT 2-STORY TYPE 5B OFFICE/ ASSEMBLY B & A-2	0	2	\$5.0			(Blank)
202507211271	560 MISSION ST	21-Jul-25			FILED, New	29th floor: architectural and structural for office build out. New partitions offices and conference rooms. MEP deferred.	0	31	\$5.0		OFFICE	DAVID HERKOWITZ 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
202507221345	560 MISSION ST	22-Jul-25			FILED, New	21ST/FLOOR: Architectural and structural for office build out. New partitions offices and conference rooms. MEP deferred	0	31	\$5.0		OFFICE	DAVID HERKOWITZ 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
202410173107	1 HARRISON ST	14-Nov-24	24-Jul-25		ISSUED, New	HORIZONTAL INFILL OF (E) TERRACES AT LEVELS 2-5 (N) MARQUEE. ARCHITECTURAL AND MEP CORE AND SHELL UPDATES AT ALL FLOORS AND (N) INTERIOR & EXTERIOR ASSEMBLY AMENITY SPACES AT LEVEL 6. SOFT DEMO INTERIOR TENANT IMPROVEMENTS AND VOLUNTARY SEISMIC UPGRADE TO BE DONE UNDER SEPARATE PERMITS.	0	6	\$13.3		OFFICE	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 2855 CAMPUS DR SAN MATEO CA 94403-0000

MAJOR PROJECTS
(07/01/2025 - 07/31/2025)

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202506269593	1455 MARKET ST	26-Jun-25	10-Jul-25		ISSUED, New	4/F: INTERIOR DEMO AND NEW CONSTRUCTION OF NON-STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS.	0	23	\$10.6		OFFICE	DAVID HERKOWITZ 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
202504043725	221 MAIN ST	15-Apr-25	10-Jul-25		ISSUED, New	PRIORITY PROCESSING PER AB-004.T.I OF SUITES 104 & 250 ON 1ST FL & 2ND FL TO CREATE SPACE FOR NON-PROFIT PRIVATE SCHOOL FOR FOR GRADE 6-12 INTERIOR DEMOLITION OF INTERIOR INCLUDING PORTION OF 2ND FL STRUCTURAL SLAB FOR(N) STAIR OPENING CONSTRUCTION OF(N)PARITIONS DOORS CEILINGS FINISHES FIXTURES.	0	16	\$10.0	Y	SCHOOL	PETER GOLDSMITH JESSE JAMES SWAFFORD 4159782790 GCI INC 875 BATTERY ST 1ST FLOOR SAN FRANCISCO CA 94111-0000
202504144304	600 MONTGOMERY ST	14-Apr-25	14-Jul-25		ISSUED, New	INTERIOR ALTERATIONS OF NEW TENANT FIT OUT OF LEVELS 10 12 AND 13 LEVELS. TO INCLUDE CONFERENCE ROOMS AND STORAGE AREAS.	0	50	\$9.8		OFFICE	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 2855 CAMPUS DR SAN MATEO CA 94403-0000

MAJOR PROJECTS
(07/01/2025 - 07/31/2025)

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202501228783	3838 CALIFORNIA ST	10-Mar-25	25-Jul-25		ISSUED, New	RENOVATION FOR IMAGING DEPARTMENT ON A PORTION OF THE 1ST FL. WORK INCLUDES TI WITH INTERIOR NON STRUCTURAL PARTITIONS CEILINGS CASEWORK EQUIPMENT & MEP. SELECTIVE DEMO UNDER A SEPARATE PERMIT.	0	8	\$7.0		CLINICS-MEDIC/DENTAL	GREGORY KENT MOTSCHENBACHER DAVID MICHAEL KIEVET 9207396321 THE BOLDT COMPANY PO BOX 419 APPLETON WI 54912-0000
202506128525	1455 MARKET ST	12-Jun-25	14-Jul-25		ISSUED, 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	DAVID HERKOWITZ 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
202504144336	600 MONTGOMERY ST	14-Apr-25	14-Jul-25		ISSUED, New	9TH & 11TH FL T.I. INTERIOR ALTERATION OF NEW TENANT FIT OUT INCLUDED CONFERENCE ROOMS STORAG AERAS ENCLOSED OFFICES LAN ROOMS W/ ASSOCIATED MEP & STRUCTURAL WORK	0	50	\$6.5		OFFICE	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 2855 CAMPUS DR SAN MATEO CA 94403-0000
202506058045	55 SPEAR ST	5-Jun-25	18-Jul-25		ISSUED, New	37&38/FL- REF 202505227124- TI (N) NON STRUCTURAL PARTITIONS CEILINGS FINISHES AND MEP	0	43	\$5.7		OFFICE	PETER GOLDSMITH JESSE JAMES SWAFFORD 4159782790 GCI INC 875 BATTERY ST 1ST FLOOR SAN FRANCISCO CA 94111-0000

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(07/01/2025 - 07/31/2025)

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202504114225	600 MONTGOMERY ST	11-Apr-25	8-Jul-25		ISSUED, New	23RD & 24TH FL: INTERIOR ALTERATION OF CONFERENCE ROOMS STORAGE AREAS ENCLOSED OFFICES PANTRIES AND LAN ROOMS WITH ASSOCIATED MEP (STRUCTURAL FOR COMMUNICATING OPENING FOR CONVENIENCE STAIRS UNDER SEPARATE PERMIT. PA#2025-0424-5130)	0	50	\$5.5		OFFICE	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 2855 CAMPUS DR SAN MATEO CA 94403-0000
202507211271	560 MISSION ST	21-Jul-25	28-Jul-25		ISSUED, New	29th floor: architectural and structural for office build out. New partitions offices and conference rooms. MEP deferred.	0	31	\$5.0		OFFICE	DAVID HERKOWITZ 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
Total Construction Valuation Major Projects (≥\$5m) completed in July 2025, filed, and issued						\$314.5 million	vs. June 2025			-\$38.5 million		↓ 10.9%
Total Units Major Projects (≥\$5m) completed in July 2025, filed, and issued						296	vs. June 2025			-57		↓ 16.2%

Major Projects Report

Building Inspection Commission, August 20, 2025

Major Projects Update (\$5M+ valuation)

Filed July 2025

5 projects filed

\$167.4M combined valuation

250 net housing units



401 California Av.
\$112.4M new 6-story residential building with 150 units and ground level child development center on Treasure Island



150 4th St. (Treasure Island)
\$40M new 5-story, 100-unit affordable senior housing building on same site as behavioral health building

Major Projects Update (\$5M+ valuation)

Issued July 2025

10 permits issued

\$80.3M combined valuation

0 net housing units



1 Harrison St.

\$13.3M exterior and interior remodel of office building



1455 Market St.

\$10.6M 4th floor office tenant improvement

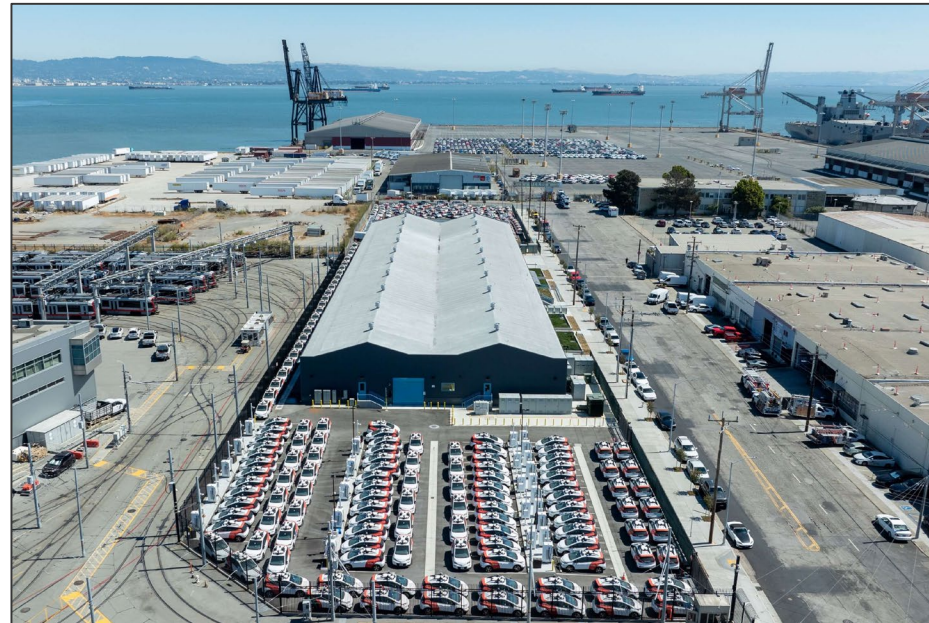
Major Projects Update (\$5M+ valuation)

Completed July 2025

5 projects completed

\$66.7M valuation

46 net housing units



800 Cesar Chavez St.

\$21M site improvements for electric vehicle charging and maintenance facility



4742 Mission St.

\$11.1M new 8-story, 46-unit residential building with 12 affordable units



THANK YOU