



TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Adam Thongsavat, Liaison to the Board of Supervisors
RE: Real Property Acquisition - Pacifica SFO LLC, 601-617 Laguna Street - Not to Exceed
\$20,000,000; Certain Administrative Code Waivers
DATE: June 24, 2025

Ordinance 1) approving and authorizing the Director of Property to acquire certain real property located at 601–617 Laguna Street (Assessor’s Block 0806, Lot 002) (the “Property”); 2) approving and authorizing an Agreement of Purchase and Sale for Real Estate (the “Purchase Agreement”) for the acquisition of the Property from Pacifica SFO LLC, a California limited liability company (“Seller”), for \$11,030,000 together with a Construction Management Agreement attached as Exhibit E to the Purchase Agreement for the completion of certain improvements and the repair of deficiencies on the Property (the “Project”) by Seller for an amount not to exceed \$8,140,000 that includes a construction management fee, an amount not to exceed \$800,000 for the City contingency, and an amount not to exceed \$30,000 for closing costs for a total anticipated not-to-exceed project cost of \$20,000,000; 3) authorizing the Director of Property to make certain modifications to the Purchase Agreement and take certain actions in furtherance of the Purchase Agreement; 4) exempting the Project from contracting requirements in Administrative Code Chapter 6 and Chapter 14B; 5) approving the Seller and its architect, consultants, general contractor, subcontractors, employees and affiliates without competitive bidding, but requiring the payment of prevailing wages, implementation of a local business enterprise utilization program, and compliance with the City’s local hire policy and first source hiring ordinance; and 6) placing the Property under the jurisdiction of the Real Estate Division; and affirming the Planning Department’s determination under the California Environmental Quality Act, and adopting the Planning Department’s finding that the Purchase Agreement, and the transactions contemplated therein, are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Should you have any questions, please contact Adam Thongsavat at adam.thongsavat@sfgov.org