

CAPITAL INVESTMENT IN OUR CULTURAL CENTERS OVER THREE YEARS



AFRICAN AMERICAN ART & CULTURE COMPLEX



Year built: 1935

Tenant org. founded: 2002

Former Acme Brewery

34,031 square feet

Three Floors

Theater Capacity 210

Supervisory District 5

BAYVIEW OPERA HOUSE RUTH WILLIAMS MEMORIAL THEATER



Year Built: 1888

Tenant Organization Founded: 1989

Former Masonic lounge

Registered San Francisco Landmark
(National Register of Historic Places)

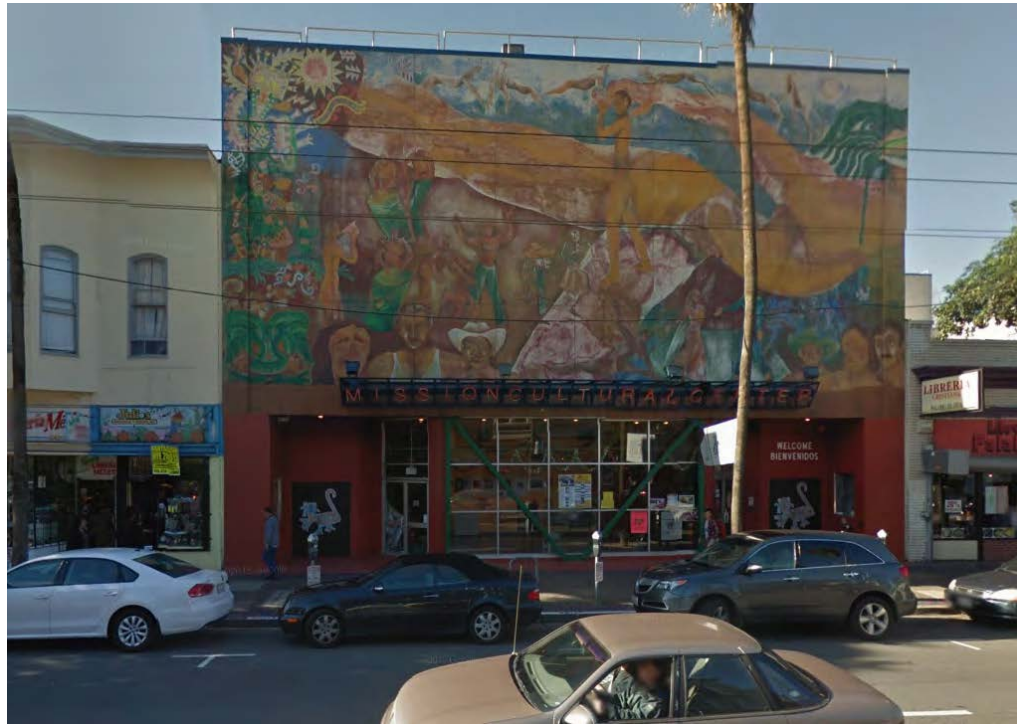
14,000 square feet

Three Floors

Theater Capacity 300

Supervisory District 10

MISSION CULTURAL CENTER FOR LATINO ARTS



Year Built: 1906

Tenant organization Founded: 1976

Former mattress factory

17,844 square feet

Four Floors

Theater Capacity 150

Supervisory District 9

SOMARTS CULTURAL CENTER



Year Built: 1906

Tenant Organization Founded: 1976

Former union ironworks machine shop

17,844 square feet

Two Floors

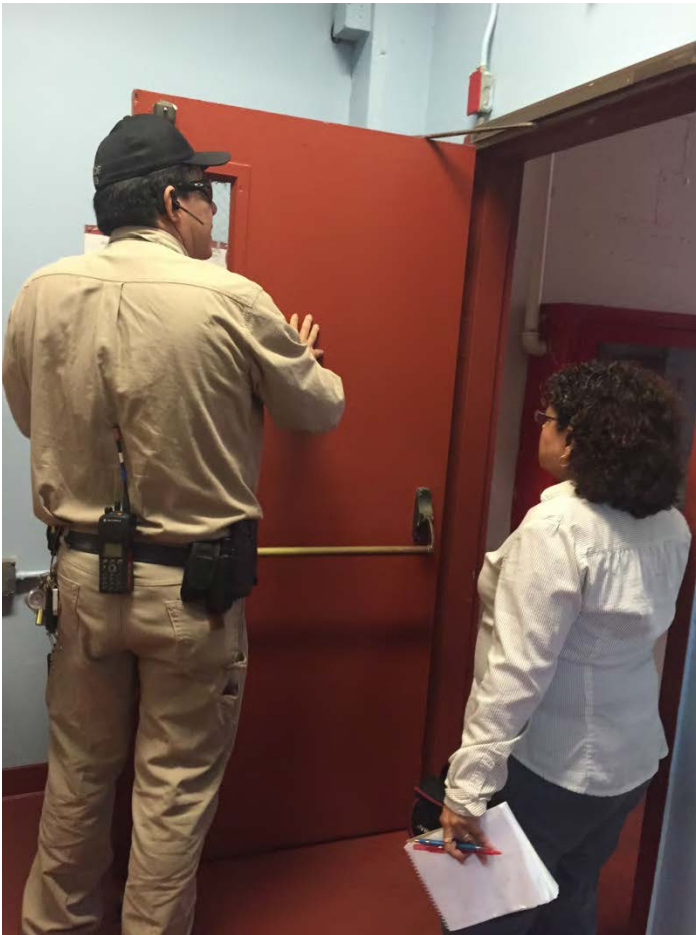
Theater Capacity 350

Supervisory District 6

TENANT VS. LANDLORD RESPONSIBILITIES

- Our responsibility as landlord is to cover the building systems: roof, plumbing, electrical, elevator, fire/life safety, ADA and seismic improvements, HVAC, exterior walls, lead and asbestos abatement, window and door frames
- The tenant should cover: basic maintenance, programmatic needs (sprung floor, theater lighting, painting the gallery space), clogged toilets and dripping sinks, doors, doorknobs, keys, broken windows, tree trimming, security

REAL ESTATE DIVISION AND SFAC



- 1 Building and Grounds Maintenance Supervisor
- 1 Senior Stationary Engineer
- Financial support to complete projects

MAINTENANCE AND REPAIR BUDGET

Fiscal Year	Amount
2013 – 2014	\$106,00
2014 – 2015	\$111,000
2015 – 2016	\$116,550
2016 – 2017	\$122,378
2017 – 2018	\$128,497*

*pending

MAJOR FACILITIES PROJECTS FY2014 - PRESENT

MCCLA ROOF

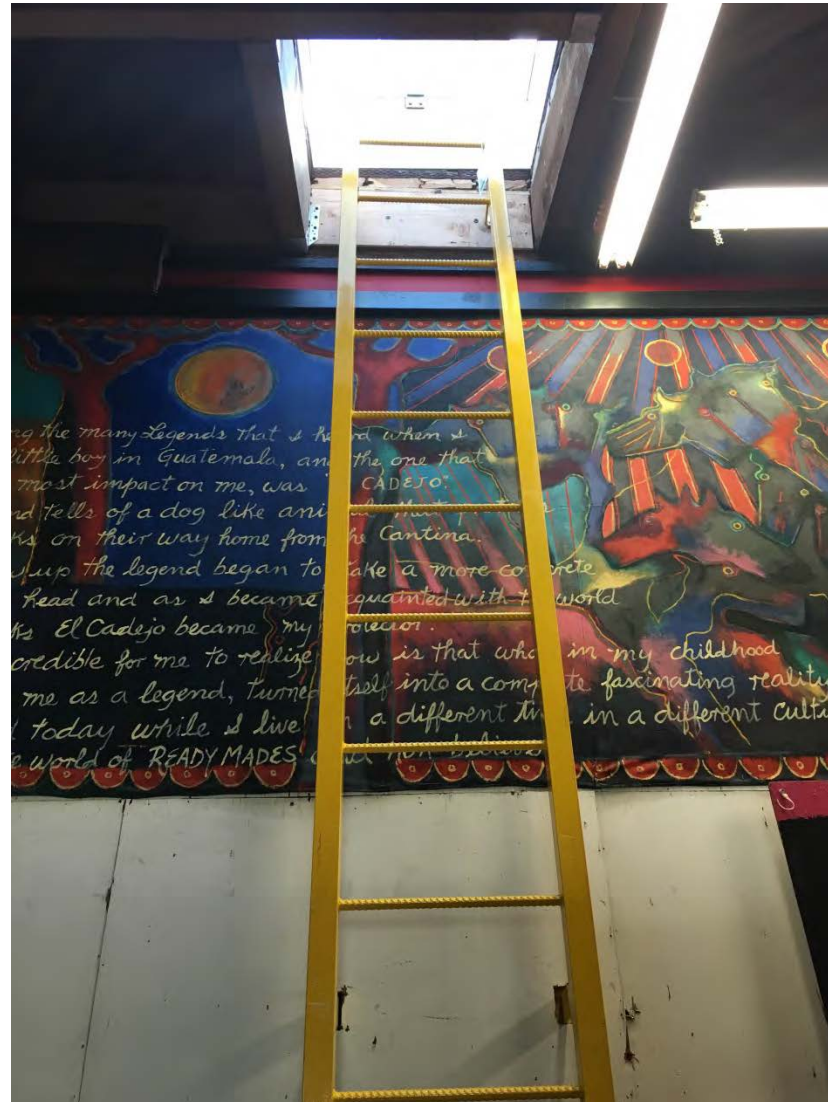
\$629,000



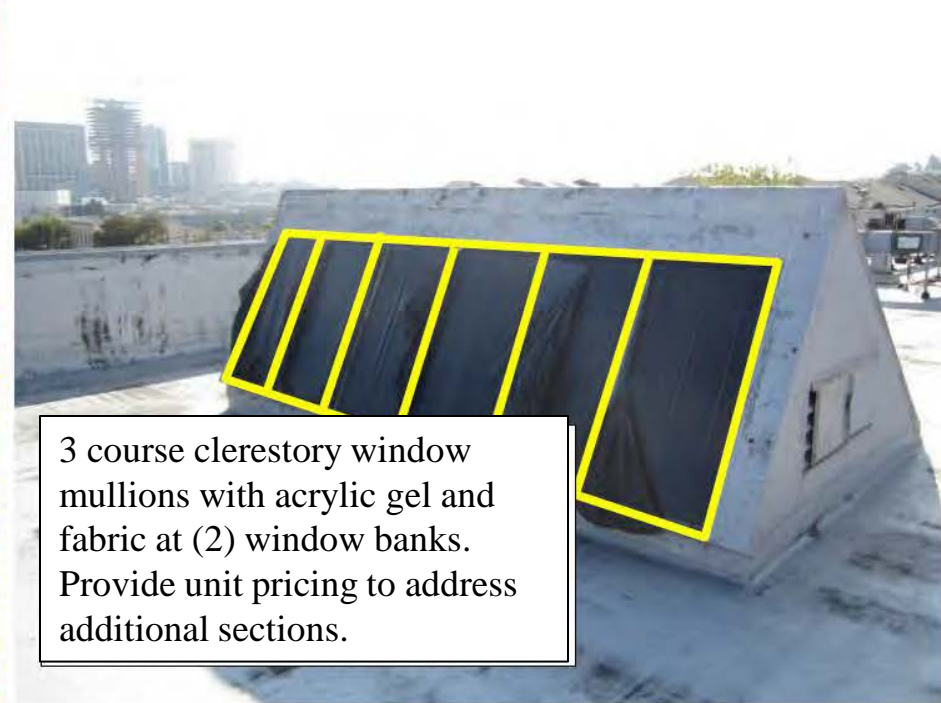


SOMARTS ROOF**\$797,000**





AAACC ROOF



AAACC HVAC

\$246,100



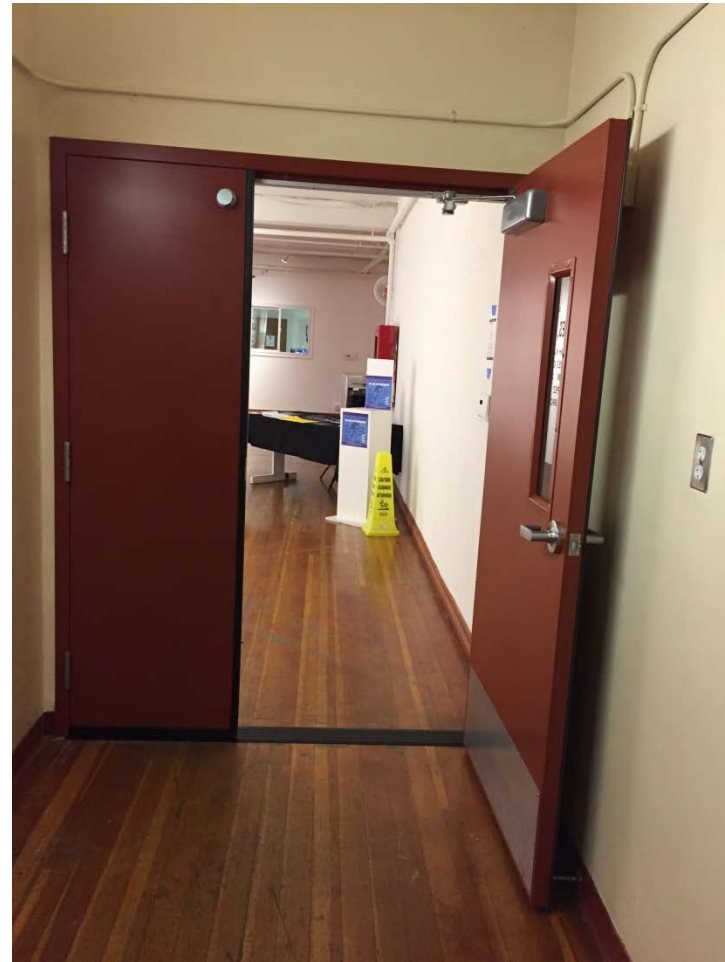
AAACC ELECTRICAL

\$268,000

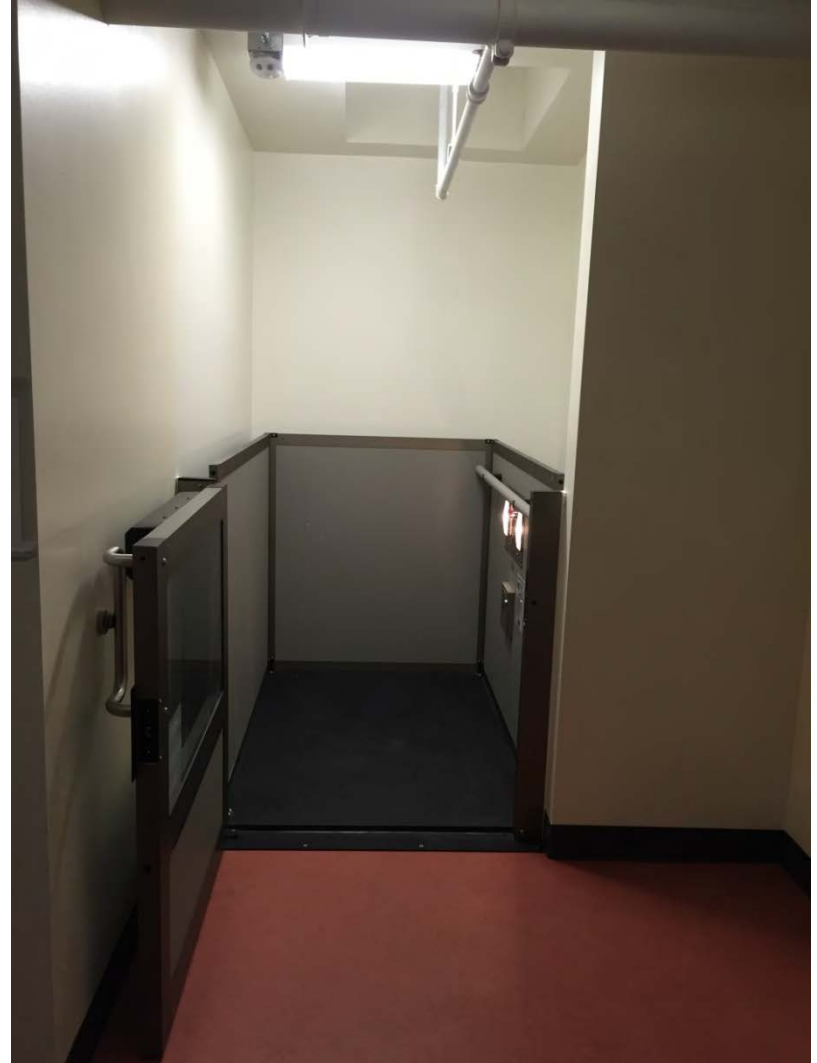


MCCLA FIRE PANEL AND FIRE DOORS

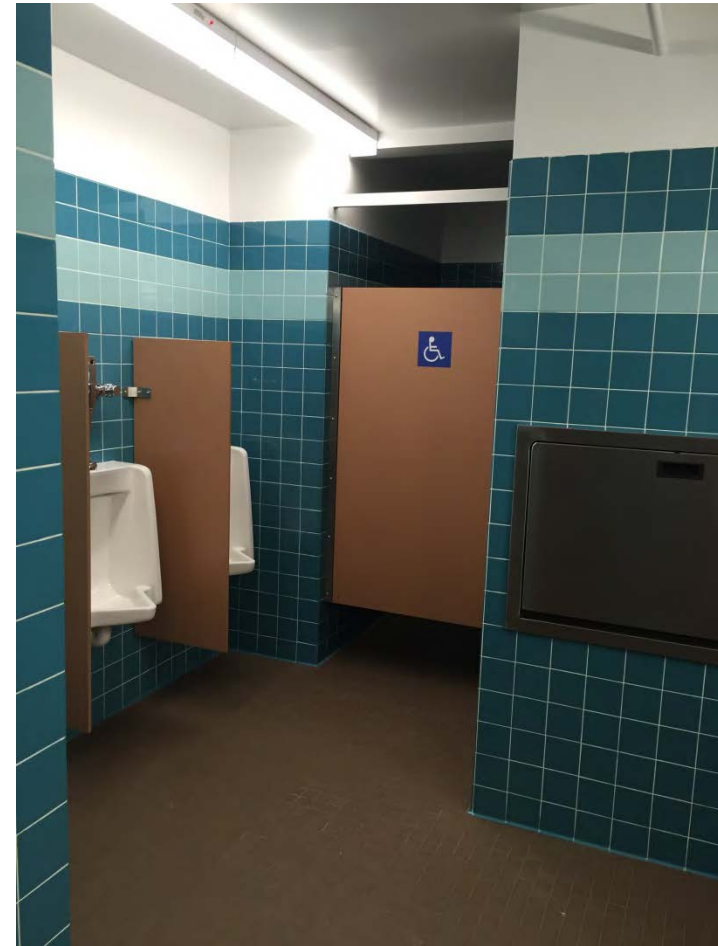
\$544,500



MCCLA ADA
\$917,000 (MOD)









BVOH RENOVATION PROJECT

BEFORE



























UPCOMING FACILITIES PROJECTS

Fiscal Year	Project	Amount
2016 – 2017	MCCLA: two elevator renovations	\$1 million
2016 – 2017	MCCLA: HVAC cooling	\$600,000
2016 – 2017	MCCLA: improvements to theater	\$200,000*
2016 – 2017	ALL BLDGS: Comprehensive security upgrade	\$800,000*
2016 – 2017	SOMArts: ADA work from MOD	\$600,000*
2017 – 2018	AAACC: HVAC improvement	\$250,000*
2017 – 2018	BVOH: HVAC improvement	\$250,000*

*proposed projects